

Office Space For Sublease



2401 Shadelands Dr.
Walnut Creek, CA

17,000 - 37,000 sq. ft.

- \$50/sq. ft. nnn
(net jan. and utilities, equivalent to est. \$1.15/sf full service!!!)
- \$22/sq. ft. TI allowance from shell, possible additional TI depending on credit
- Term through April 14, 2008
- Newly-remodeled project
- Never moved in!
- Long term at aggressive rates also available!!!
- Five year full-service equivalent at \$ 1.45/sf
- **10% procuring brokerage fee**

BART bus connection, numerous nearby restaurants and amenities (only 2.5 miles from Pleasant Hill BART, just minutes from downtown Walnut Creek at less than 50% of the cost!)

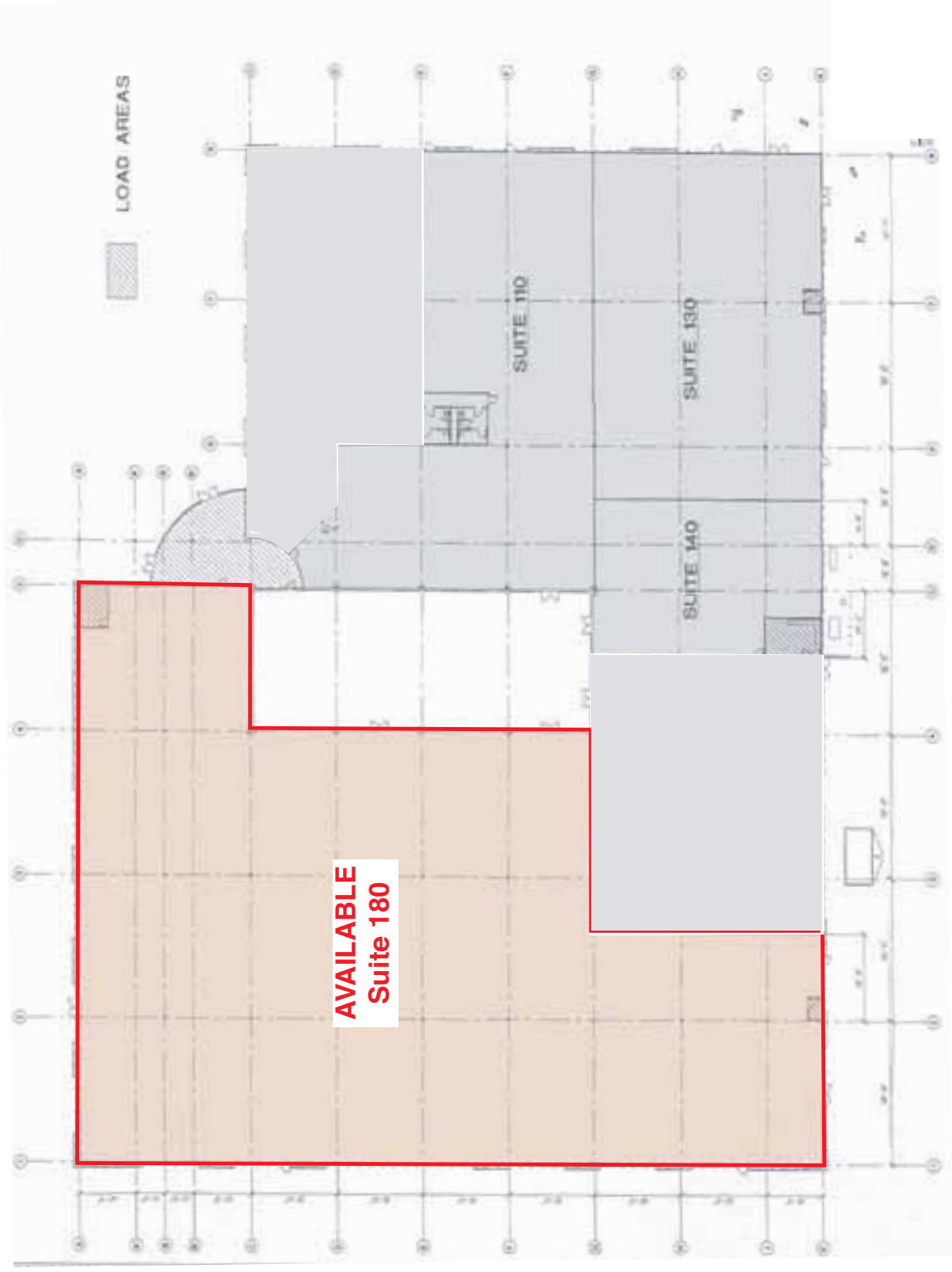


For Further Information Contact

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