



PACIFIC PLAZA

WORKPLACE REDEFINED

1340 Treat Boulevard | Walnut Creek, CA 94597

www.1340treat.com



A&B™ | CBRE



PACIFIC PLAZA

WELCOME TO YOUR
NEW WAY OF WORKING



PACIFIC PLAZA

Today's office has been redefined as a destination that workers intentionally choose over working remotely. It's a place where they connect with others, embrace a sense of community and feel safe. At Pacific Plaza, we've cultivated an environment that encourages human interaction and diverse experiences, and our workplace prioritizes tenant safety and wellbeing.

Engage in a workday defined by dynamic collaboration areas, convenience-boosting amenities and easier-than-ever office mobility. All that—and more—awaits at Pacific Plaza.

THIS IS HOW WE GO ABOVE & BEYOND™.



ACCLAIMED OWNERSHIP. EXCEPTIONAL PROPERTY.

At Pacific Plaza, the facts confirm it—this is a top workplace. Our property's superior amenities, along with our focus on tenant wellbeing and safety, increases your ability to recruit and retain the very best talent. Discover why we're the address of choice for the most distinguished brands and professionals to call Walnut Creek home.



FACTS + STATS

- Class: **A**
- Building Size: **±260,000 RSF**
- Location: **Walnut Creek, CA**
- Owner: **CBRE Investment Management**
- Leasing & Property Management: **CBRE**
- Floor Plates: **±40,000 SF**
- Parking: **3.0/1,000**
- Year Built/Renovated: **1987/2017**
- Sustainability: **LEED Gold®**, **ENERGY STAR® certified**

FEATURES + MORE

- Safe working environment with daily monitoring of all public areas
- Outdoor plaza perfect for fresh-air collaboration or focused individual work
- Large, open lobby flooded with natural light and plenty of space to connect with colleagues
- Advanced technology to support virtual communication
- Large, flexible floor plates optimized for social distancing
- Unobstructed views of Mount Diablo
- Two-level underground parking garage with covered and surface parking options
- Immediate I-680 freeway access
- Prime locale within Walnut Creek Centre —a 125-acre site expertly engineered for easy access and a commanding executive presence
- Adjacent to the BART Pleasant Hill station, Embassy Suites and Marriott Renaissance Hotel



ABOUT OUR OWNERS, **CBRE INVESTMENT MANAGEMENT**

- Industry leader in return-to-work protocols, touchless technologies and tenant safety communications
- Fast responses to tenant inquiries and requests
- Leading innovator of dynamic workplace experiences nationwide
- Creator of the nationally acclaimed A&B tenant experience of standout services, amenities, shared spaces and more
- Millions of dollars invested in Pacific Plaza

ABOVE & BEYOND™

FOR BUSINESS

What makes Pacific Plaza so different? It's a workplace that feels more like a small community of professionals making connections, sharing ideas and creating innovative solutions. It's a place where you choose from a variety of our A&B spaces to meet up with your colleague, catch up with your team or get in on the latest brainstorming session. It's where tenants make meaningful connections.



ADAPTABLE SHARED SPACES

- **A&B Outside**—Enjoy our large outdoor plaza that welcomes fresh-air collaboration
- **A&B Lobby**—Meet up with clients or coworkers in our stylish, bright two-story lobby
- **A&B Fit**—Stay healthy in our fitness center designed for optimal safety and wellbeing
- **A&B Center**—Host meetings or trainings in our adaptable, tech-equipped conference space



What employees value more about working in an office after working remotely due to COVID-19*

- 38% Random interactions with my colleagues
- 34% Change of scenery
- 33% In-person meetings
- 32% In-person collaboration

*COVID-19 drives demand for flexibility and more meaningful office connections, U.S. WFH Survey Report, Hana whitepaper (<https://www.yourhana.com/en-US/resources/covid19-workplace-research/>)

PASSIONATE PEOPLE. UNPARALLELED SERVICE.

Our talented team revolutionizes today's approach to tenant services. With an enthusiastic spirit, our A&B Manager is your ambassador to Pacific Plaza, offering personalized business and concierge services that transcend simple assistance.

With our exciting culture-driven environment, hospitable on-site management team and network of nationwide properties, Pacific Plaza is much more than an office—it's a hub for human interaction.



A&B MANAGER

Engage the Pacific Plaza A&B Manager for full-time assistance with event planning, concierge services and reserving meeting space in the A&B Center. Our A&B Manager also regularly releases communications regarding workplace safety and wellness.



MARLENE BECKER

Real Estate Manager/A&B Manager
Pacific Plaza
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marlene.becker@cbre.com

Space. Community. Service.





The property management staff is extremely helpful and easy to work with to resolve issues efficiently.

Stacey R. | Stantec



The A&B team is very professional, responsive, courteous, friendly and accommodating.

Vini G. | CenturyLink

EXPANDED REACH. BROADENED HORIZONS.



- 2100 Powell
- Pacific Plaza
- The Townsend Building

Stamford Towers

161 North Clark

- 150 North Michigan
- West End on Fulton

Liberty Center

Tanner Point

Metropoint I & II

Portland ●

Chicago ●

Pittsburgh ●

Washington, D.C. ●

Stamford ●

Denver ●

Atlanta ●

The Warner

Dallas ●

San Francisco ●

San Jose ●

Los Angeles ●

237@First

Pasadena Towers

- Stadium Tower
- 5999 Center Drive
- 2600 Michelson
- Brand 801

The Collective at Concourse

8750 NorthPark Central

Sherry Lane Place

A&B NETWORK

Get exclusive access to 20 A&B properties. As a Pacific Plaza tenant, you have exclusive access to A&B spaces, amenities and services at any A&B workplace community in our nationwide network of top-tier workplaces.



237@First

San Jose, CA
369,000 RSF



Tanner Point

Portland, OR
183,000 RSF



Pasadena Towers

Pasadena, CA
479,000 RSF



161 North Clark

Chicago, IL
1,070,000 RSF



Stamford Towers

Stamford, CT
327,000 RSF



8750 NorthPark Central

Dallas, TX
512,000 RSF



The Collective at Concourse

Atlanta, GA
761,000 RSF

Above & Beyond for Business

FASTER CONNECTIONS. SEAMLESS MOBILITY.

With the Pleasant Hill BART station next door and the I-680 on-ramp within minutes, Pacific Plaza makes getting around faster, easier and more convenient than ever.





TRANSIT TIMES:



BY CAR:

- Oakland: **20 min.**
- San Francisco: **35 min.**
- San Jose: **50 min.**
- Oakland International Airport: **30 min.**
- San Francisco International Airport: **40 min.**



BY BART:

- Oakland: **25 min.**
- San Francisco: **45 min.**
- Oakland International Airport: **1 hr.**
- San Francisco International Airport: **1 hr. 20 min.**



CENTRAL LOCATION. VIBRANT SURROUNDINGS.

Having a diverse array of restaurants, retail and hotels nearby is essential for a well-rounded workday.
At Pacific Plaza, the options are endless.

DINING

Ann's Sunshine Café
54 Mint Forno Italiano
Back Forty Texas BBQ
Benvenuti Ristorante
Black Bear Diner
Broderick Walnut Creek
China Palace
Citrus Fresh Market
Heavenly Bistro
Hops & Scotch
IHOP
IKOI Sushi Walnut Creek
Jacks Restaurant & Bar
La Sen Bistro
Limon Rotisserie
Lokanta Grill & Bar
Main Street Kitchen
Masses Sports Bar & Grill
Mint Forno Italiano
Montecatini Ristorante
Nama Sushi & Teriyaki
P. F. Chang's
Parada
Pasta Primavera Walnut Creek

Plaza Café
Ramen Hiroshi
Sabores Del Sur
Taheri's Mediterranean
Restaurant & Catering
Taqueria Los Gallos Express
Thai Osha Restaurant
Tonli Kitchen
True Food Kitchen
Urban Plates
Wences Restaurant
Yan's China Bistro
Zachary's Chicago Pizza

HOTELS

Courtyard by Marriott
Embassy Suites
Extended Stay America
Holiday Inn Express
Hyatt House
Marriott Renaissance Hotel
Walnut Creek Marriott

QUICK BITES & COFFEE

Bondadoso Coffee
and Tea Collective
Burger King
Café Dolce Pacific Plaza
Chick-fil-A
Chipotle Mexican Grill
Corner Bakery Café
Freebirds World Burrito
Jimmy John's
Oak Road Café
Oke Poke
Panera Bread
Peet's Coffee
Pokeatery
Specialty's Café & Bakery
Starbucks
Sweet Tomatoes
The Coffee Bean & Tea Leaf
The Habit Burger Grill
Wendy's
Yalla Mediterranean

RETAIL & CONVENIENCE

Bed Bath & Beyond
BevMo!
Crate and Barrel
DICK'S Sporting Goods
DSW Designer Shoe Warehouse
ENroute Market
Macy's
Marshalls
Neiman Marcus
Nordstrom
Sprouts Farmers Market
Staples
Target
TJ Maxx
Total Wine
Trader Joe's
Walgreens
Whole Foods Market



GREGORY LANE
DOWNTOWN
PLEASANT HILL

BOYD RD

PATTERSON BLVD

OAK PARK BLVD

GEARY RD

BUENA VISTA AVE

N. MAIN ST

OAK RD

JONES RD

DOWNTOWN
WALNUT CREEK

MONUMENT BLVD

OAK GROVE RD

680

MAYHEW WAY

PLEASANT HILL
BART STATION

YGNACIO
VALLEY

TREAT BLVD

BANCROFT RD

PACIFIC PLAZA

YGNACIO VALLEY RD

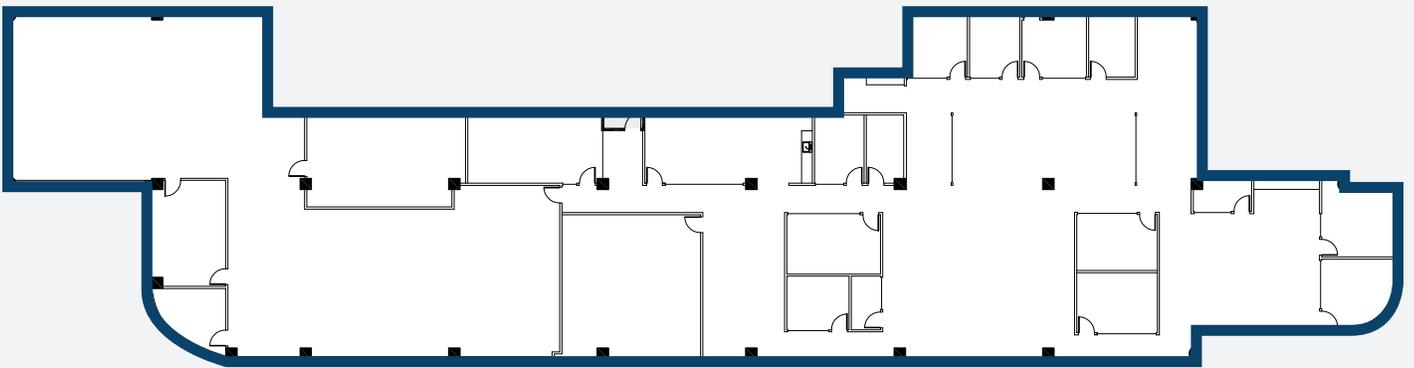
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AVAILABLE SPACE

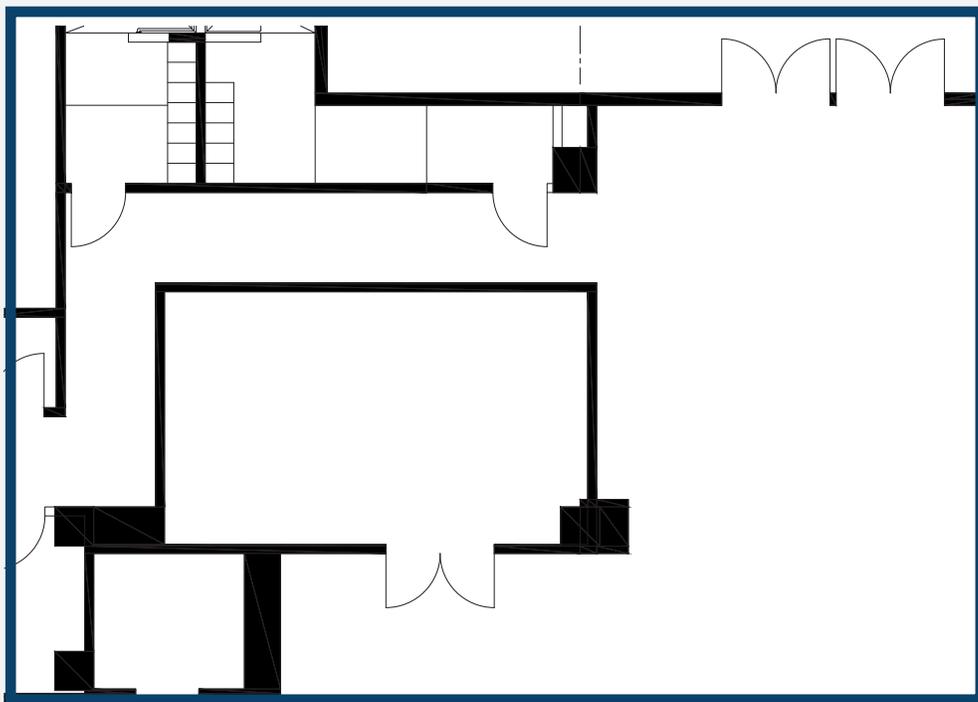
SUITE 100



SUITE 100 | ±14,352 RSF | Available Now

AVAILABLE SPACE

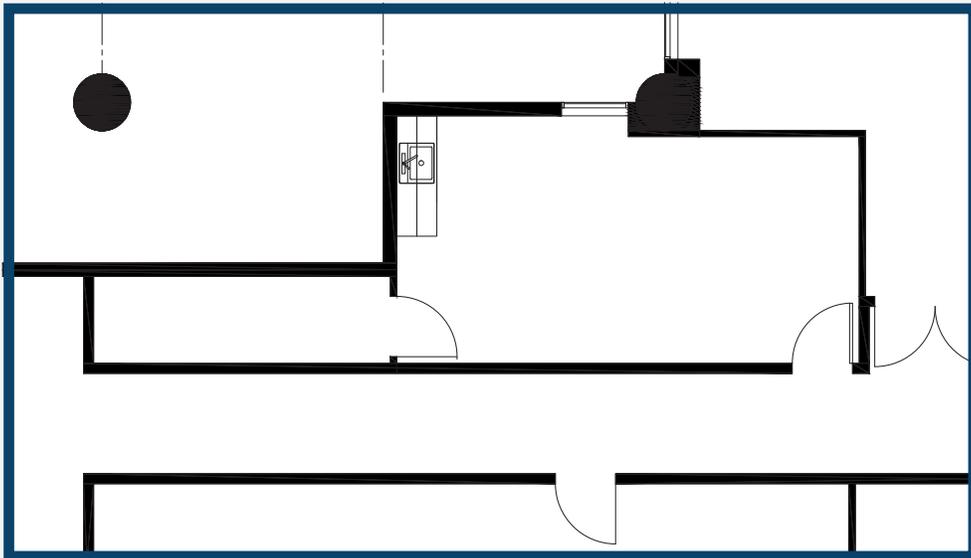
SUITE 101



SUITE 101 | ±366 RSF | Available Now

AVAILABLE SPACE

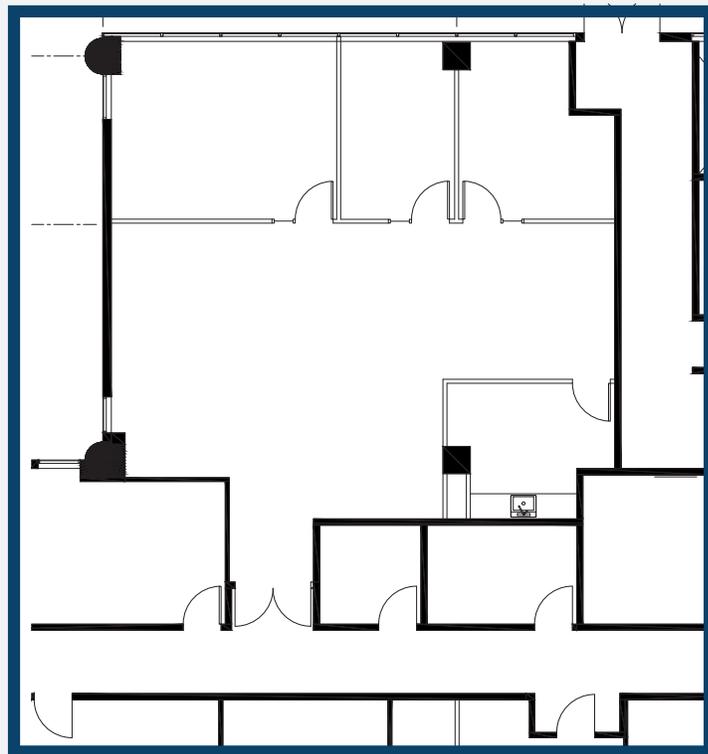
SUITE 109



SUITE 109 | ±385 RSF | Available Now

AVAILABLE SPACE

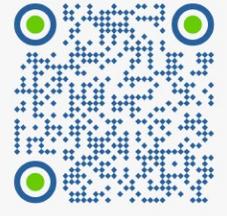
SUITE 110



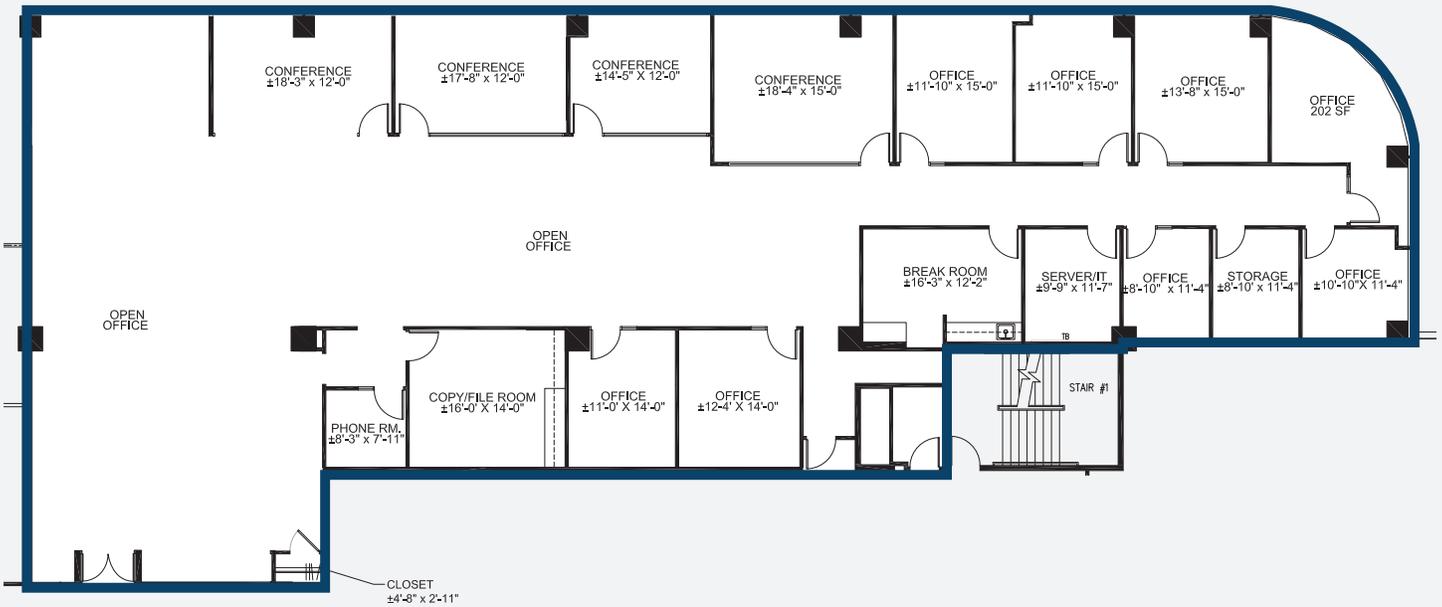
SUITE 110 | ±1,811 RSF | Available Now

AVAILABLE SPACE

VIEW VIRTUAL TOUR



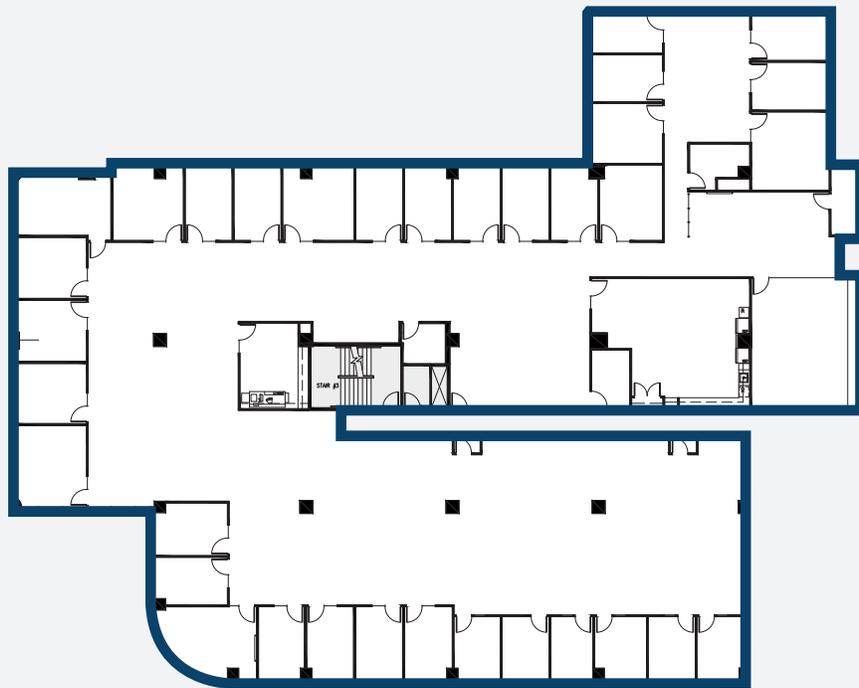
SUITE 209



SUITE 209 | ±7,303 RSF | Available Now

AVAILABLE SPACE

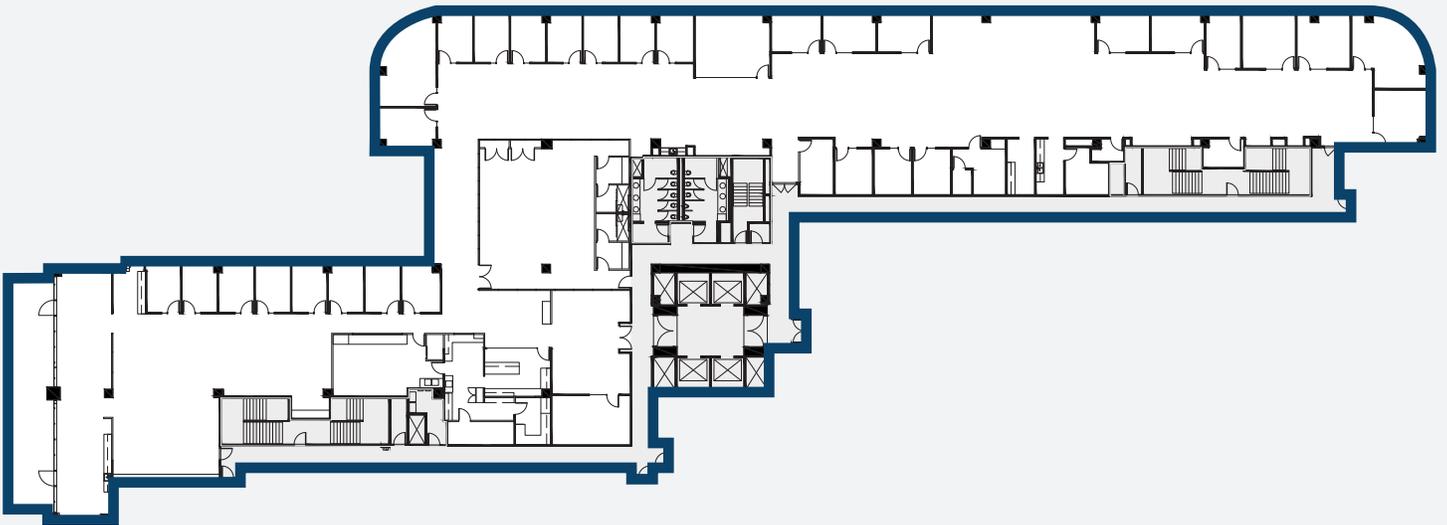
SUITE 250



SUITE 250 | ±17,267 RSF | Available Now

AVAILABLE SPACE

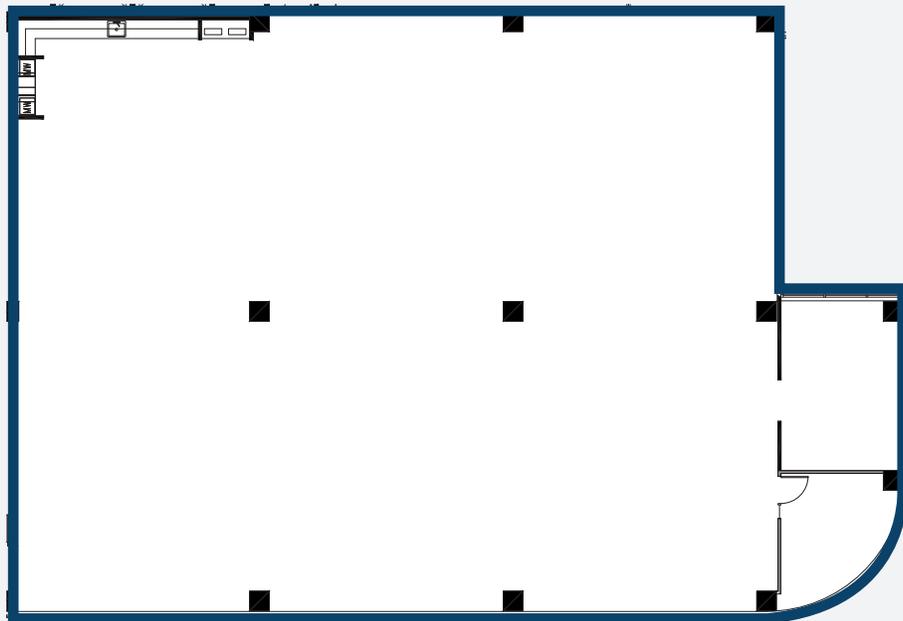
SUITE 350



SUITE 350 | ±22,370 RSF | Available: 1/1/24

AVAILABLE SPACE

SUITE 420

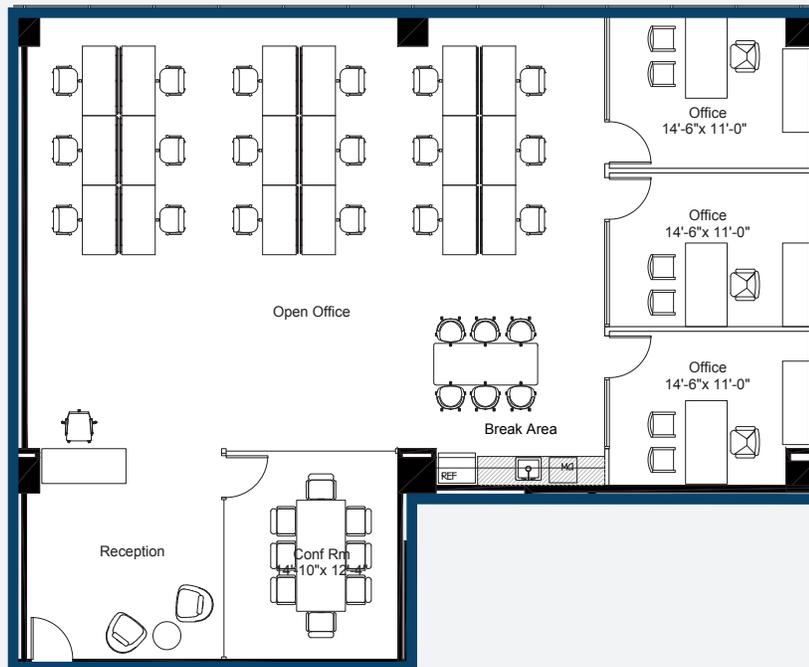


SUITE 420 | ±7,426 SF | Available Now

AVAILABLE SPACE

Hypothetical floor plan. Furniture not included.

SUITE 430



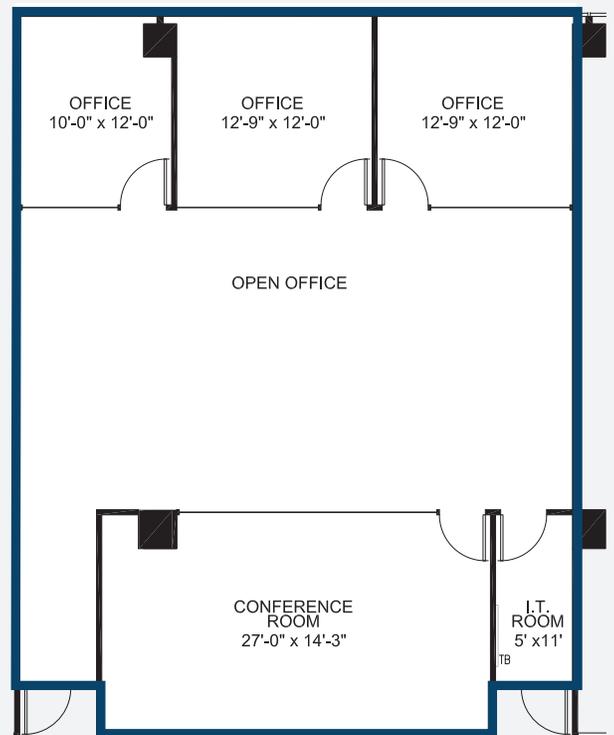
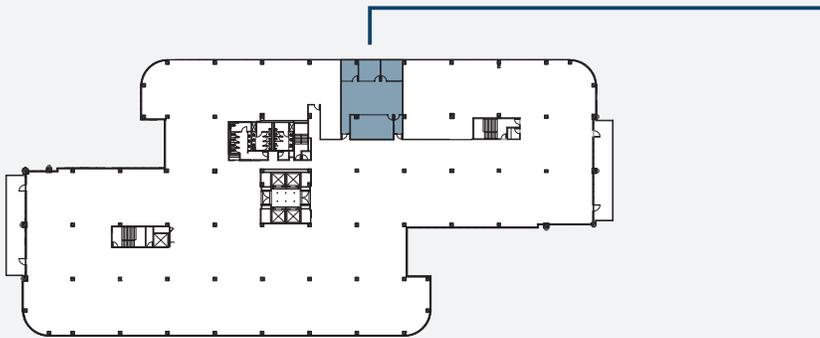
SUITE 430 | ±2,706 RSF | Available Now

AVAILABLE SPACE

VIEW VIRTUAL TOUR



SUITE 535



SUITE 535 | ±1,934 RSF | Available Now



PACIFIC PLAZA

INSPIRED WORKDAYS. INSPIRED SUCCESS.

From our tech-equipped conference space and large outdoor plaza to the strategic advantages we afford to each and every tenant—Pacific Plaza is your haven for collaboration and collective achievement.

Your next-level workday begins here. Contact us to get started.

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CBRE

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