

Exclusive Listings

- › Office
- › Industrial
- › Retail
- › Land
- › Multi-Family

Exclusive Property Summary

COLLIERS INTERNATIONAL › WALNUT CREEK CA 94596

Walnut Creek Research Department

1850 Mt. Diablo Blvd. Suite 200 › Walnut Creek, CA › 94596 › +1 925 279 0120 › [colliers.com](https://www.colliers.com)





INDUSTRIAL - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

Antioch Distribution Center

**2140 Wilbur Ave B
Antioch, CA 94509**



1016115514 - Y



Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 494,270
 Lot Size: 26.26 Acres
 Construction Status: Existing
 Construction Material: Concrete
 Year Built: 1956
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: M-2
 Territory: WNC-Antioch
 APN: 051-100-025-9

FOR LEASE

Available SF: 26,000
 Office BuildOut SF: 1,000
 Warehouse SF: 25,000
 Avail Subtype: Warehouse
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 2
 Grade Level Doors: 1
 Clear Height (min - max): 26' - 26'
 Column Spacing: 40'w x 40'd
 Amps ; Volts: 400 ; 277/480

BROKERAGE:

Colliers International
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

PROPERTY DESCRIPTION

Excellent warehouse or manufacturing facility with 3 phase heavy power, yard rail, and dock high doors with covered apron on the east side of the premises. Grade level doors on the west side of the premises. Good access to a large cost effective labor pool in East Contra Costa County.

FEATURES: Heavy Industrial - M-2 Zoning

Highway Access - Hwy 4 and Hwy 160
 Rail Service - Santa Fe Pacific (south side of building)
 Skylights
 Sprinklers - 0.33/1,000 within the 26' clear bays.
 Ordinary hazard in the 22' bays
 Yard - Surfaced yard

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

2



1016083743 - Y



Antioch Distribution Center
2180 Wilbur Ave B, Suite C
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 494,270
 Lot Size: 26.26 Acres
 Construction Status: Existing
 Construction Material: Concrete
 Year Built: 1956
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: M-2
 Territory: WNC-Antioch
 APN: 051-100-025-9

FOR LEASE

Available SF: 39,000
 Min - Max Divisibility: 39,000 - 74,000
 Office BuildOut SF: 986
 Warehouse SF: 38,014
 Avail Subtype: Warehouse
 Rental Rate: TBD
 Expenses: \$0.13
 Dock High Doors: 1
 Grade Level Doors: 3
 Clear Height (min - max): 22' - 22'
 Column Spacing: 40'w x 40'd
 Amps ; Volts: 250 ; 277/480

BROKERAGE:
 Colliers International
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

FEATURES: Highway Access - Hwy 4 and Hwy 160
 Rail Service - Santa Fe Pacific (south side of building)
 Skylights
 Sprinklers - 0.33/1,000 within the 26' clear bays.
 Ordinary hazard in the 22' bays
 Yard - Surfaced yard

PROPERTY DESCRIPTION
 Excellent warehouse or manufacturing facility with 3 phase heavy power, yard rail, and dock high doors with covered apron on the east side of the premises. Grade level doors on the west side of the premises. Good access to a large cost effective labor pool in East Contra Costa County.

3



1016120972 - Y



Antioch Distribution Center
2200 Wilbur Ave A
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 169,322
 Lot Size: 10.80 Acres
 Construction Status: Existing
 Construction Material: Concrete
 Year Built: 1956
 Available Date: Immediate
 Occupied?: No
 Zoning: M-2
 Territory: WNC-Antioch
 APN: 051-100-021-8

FOR LEASE

Available SF: 24,000
 Office BuildOut SF: 986
 Warehouse SF: 23,014
 Avail Subtype: Warehouse
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 1
 Grade Level Doors: 3
 Clear Height (min - max): 22' - 22'
 Column Spacing: 40'w x 40'd
 Amps ; Volts: 2,000 ; 277/480

BROKERAGE:
 Colliers International
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

FEATURES: Highway Access - Hwy 4 and Hwy 160
 Rail Service - Santa Fe Pacific (south side of building)
 Sprinklers - 0.33/1,000 within the 26' clear bays.
 Ordinary hazard in the 22' bays
 Yard - Surfaced yard

PROPERTY DESCRIPTION
 Excellent warehouse or manufacturing facility with 3 phase heavy power, yard rail, and dock high doors with covered apron on the east side of the premises. Grade level doors on the west side of the premises. Good access to a large cost effective labor pool in East Contra Costa County.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

4



1016094074 - Y



Antioch Distribution Center
2240 Wilbur Ave B
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 494,270
 Lot Size: 26.26 Acres
 Construction Status: Existing
 Construction Material: Concrete
 Year Built: 1956
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: M-2
 Territory: WNC-Antioch
 APN: 051-100-025-9

FOR LEASE
 Available SF: 35,000
 Min - Max Divisibility: 35,000 - 74,000
 Office BuildOut SF: 125
 Warehouse SF: 34,875
 Avail Subtype: Warehouse
 Rental Rate: TBD
 Expenses: \$0.13
 Dock High Doors: 1
 Grade Level Doors: 1
 Clear Height (min - max): 22' - 22'
 Column Spacing: 40'w x 40'd
 Amps ; Volts: 100 ; 120/208

BROKERAGE:
 Colliers International
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

FEATURES: Highway Access - Hwy 4 and Hwy 160
 Rail Service - Santa Fe Pacific (south side of building)
 Sprinklers - 0.33/1,000 within the 26' clear bays.
 Ordinary hazard in the 22' bay
 Yard - Surfaced yard

PROPERTY DESCRIPTION
 Excellent warehouse or manufacturing facility with 3 phase heavy power, yard rail, and dock high doors with covered apron on the east side of the premises. Grade level doors on the west side of the premises. Good access to a large cost effective labor pool in East Contra Costa County.

5



1016154214 - Y



Antioch Distribution Center
2260 Wilbur Ave B
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 494,270
 Lot Size: 26.26 Acres
 Construction Status: Existing
 Construction Material: Concrete
 Year Built: 1956
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: M-2
 Territory: WNC-Antioch
 APN: 051-100-025-9

FOR LEASE
 Available SF: 11,265
 Avail Subtype: Warehouse
 Rental Rate: TBD
 Expenses: \$0.13
 Clear Height (min - max): 22' - 26'
 Column Spacing: 40'w x 40'd
 Amps ; Volts: 2,000 ; 277/480

BROKERAGE:
 Colliers International
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

FEATURES: Heavy Industrial - M-2 Zoning
 Highway Access - Hwy 4 and Hwy 160
 Rail Service - Santa Fe Pacific (south side of building)
 Skylights
 Sprinklers - 0.33/1,000 within 26' clear bays.
 Ordinary hazard within 22' clear bays
 Yard - 40' x 80'

PROPERTY DESCRIPTION
 Excellent warehouse or manufacturing facility with 3 phase heavy power, yard rail, and dock high doors with covered apron on the east side of the premises. Grade level doors on the west side of the premises. Good access to a large cost effective labor pool in East Contra Costa County.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

6



1016161249 - Y



Antioch Marina Business Park
1200 W 4th St
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 291,140
 Lot Size: 8.93 Acres
 Construction Status: Existing
 Year Built: 1946
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 066-110-009-9

FOR LEASE
 Available SF: 53,561
 Min - Max Divisibility: 52,222 - 53,561
 Avail Subtype: Warehouse/Distribution
 Rental Rate: \$0.25 - \$0.50 GR
 Expenses: TBD

FEATURES: Yard - concrete

BROKERAGE:
[Colliers International](#)
[Curt Scheve, SIOR](#) 925-279-5593
[Bill Hillis, SIOR](#) 925-279-5578

LEASE NOTES
 > ±5,100 SF, ±7,500 SF, and ±22,000 SF
 > 14' x 16' roll-up doors
 > Restroom/office for each space
 > Move-in June, 2014
 > Concrete yard areas

7



1016161250 - Y



Antioch Marina Business Park
1200 W 4th St, Suite A-2
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 291,140
 Lot Size: 8.93 Acres
 Construction Status: Existing
 Year Built: 1946
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 066-110-009-9

FOR LEASE
 Available SF: 21,800
 Avail Subtype: Warehouse/Distribution
 Rental Rate: \$0.25 - \$0.50 GR
 Expenses: TBD

FEATURES: Yard - concrete

BROKERAGE:
[Colliers International](#)
[Curt Scheve, SIOR](#) 925-279-5593
[Bill Hillis, SIOR](#) 925-279-5578

LEASE NOTES
 > ±5,100 SF, ±7,500 SF, and ±22,000 SF
 > 14' x 16' roll-up doors
 > Restroom/office for each space
 > Move-in June, 2014
 > Concrete yard areas

8



1016096925 - Y



Antioch Marina Business Park
1300 W 4th St
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 113,750
 Lot Size: 3.65 Acres
 Construction Status: Existing
 Construction Material: Metal
 Year Built: 1981
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 066-110-005-7

FOR LEASE
 Available SF: 20,000
 Min - Max Divisibility: 4,000 - 113,750
 Office BuildOut SF: 1,000
 Warehouse SF: 19,000
 Avail Subtype: Warehouse
 Rental Rate: \$0.25 - \$0.50 GR
 Expenses: TBD
 Dock High Doors: 1
 Grade Level Doors: 4
 Clear Height (min - max): 20' - 20'

BROKERAGE:
[Colliers International](#)
[Curt Scheve, SIOR](#) 925-279-5593
[Bill Hillis, SIOR](#) 925-279-5578

LEASE NOTES
 > ±4,000 SF expandable to ±113,000 SF
 > Minimum 20' clear height
 > Multiple oversized grade level doors
 > Dock platform
 > Heavy power available

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9



1016096926 - Y



Antioch Marina Business Park
1300 W 4th St
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 113,750
 Lot Size: 3.65 Acres
 Construction Status: Existing
 Construction Material: Metal
 Year Built: 1981
 Occupied?: Yes
 Territory: WNC-Antioch
 APN: 066-110-005-7

FOR LEASE

Available SF: 63,000
 Min - Max Divisibility: 4,000 - 113,750
 Avail Subtype: Warehouse
 Rental Rate: \$0.25 - \$0.50 GR
 Expenses: TBD
 Grade Level Doors: 3
 Clear Height (min - max): 22' - 22'

BROKERAGE:

Colliers International
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

LEASE NOTES

> ±4,000 SF expandable to ±113,000 SF
 > Minimum 20' clear height
 > Multiple oversized grade level doors
 > Dock platform
 > Heavy power available

10



1016132701 - Y



Brentwood Business Center - Bldg A
550 Valdry Ct A, Suite A-1
Brentwood, CA 94513

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 9,780
 Lot Size: 3.93 Acres
 Construction Status: Existing
 Year Built: 2005
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: LI
 Territory: WNC-Brentwood
 APN: 010-160-028-6

FOR LEASE

Available SF: 2,280
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 2.0 / 1000
 Clear Height (min - max): 12' - 14'
 Amps ; Volts: ; 120/208

BROKERAGE:

Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

> Truck Ingress: All spaces accessible to 18-wheeler deliveries (requires no reverse gear)
 > Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4
 > Spaces prepared for immediate occupancy
 > Small offices, large warehouse & 10' truck door in each unit
 > On busiest commute artery in and out of Brentwood
 > Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services

FEATURES: Sprinklers

11



1016153668 - Y



Brentwood Business Center - Bldg C
570 Valdry Ct C, Suite C-7
Brentwood, CA 94513

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 16,500
 Lot Size: 3.93 Acres
 Construction Status: Existing
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: LI
 Territory: WNC-Brentwood
 APN: 010-160-028

FOR LEASE

Available SF: 1,500
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 2.0 / 1000

BROKERAGE:

Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

> Truck Ingress: All spaces accessible to 18-wheeler deliveries (requires no reverse gear)
 > Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4
 > Spaces prepared for immediate occupancy
 > Small offices, large warehouse & 10' truck door in each unit
 > On busiest commute artery in and out of Brentwood
 > Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

12



1016185332 - Y



Brentwood Business Center - Bldg D
580 Valdry Ct D, Suite D-8
Brentwood, CA 94513

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 16,500
 Lot Size: 3.93 Acres
 Construction Status: Existing
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: LI
 Territory: WNC-Brentwood
 APN: 010-160-028

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:

BROKERAGE:
 1,200 [Colliers International](#)
 Light Industrial [Bill Hillis, SIOR](#) 925-279-5578
 TBD [Curt Scheve, SIOR](#) 925-279-5593

PROPERTY DESCRIPTION
 > Truck Ingress: All spaces accessible to 18-wheeler deliveries (requires no reverse gear)
 > Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4
 > Spaces prepared for immediate occupancy
 > Small offices, large warehouse & 10' truck door in each unit
 > On busiest commute artery in and out of Brentwood
 > Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services

13



1016178465 - Y



1238 Diamond Way
Concord, CA 94520

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 13,175
 Lot Size: 0.57 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1965
 Available Date: Immediate
 Occupied?: No
 Zoning: PI
 Territory: WNC-Concord
 APN: 127-231-002-8

FOR LEASE
 Available SF:
 Min - Max Divisibility:
 Office BuildOut SF:
 Light Industrial SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Grade Level Doors:

BROKERAGE:
 6,500 [Colliers International](#)
 1,500 - 6,500 [Curt Scheve, SIOR](#) 925-279-5593
 5,000 [Bill Hillis, SIOR](#) 925-279-5578

PROPERTY DESCRIPTION
 > Visible location at corner of Diamond Way and Challenge Drive
 > Close to Willow Pass Rd exit off I-680

LEASE NOTES
 4 Warehouse with Office/Showroom

> ±5,000 SF of office/showroom, ±1,500 SF of warehouse and ±2,500 SF of second floor mezzanine storage.
 > Interior Improvements may be altered to suit your needs
 > Building size ±13,175 SF, situated on a ±0.57 AC parcel
 > Unit is divisible down to 1,500 SF
 > Visible location at corner of Diamond Way and Challenge Drive
 > Four (4) grade level doors
 > Close to Willow Pass Rd exit off Interstate 680
 > Front and side loading unit

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

14

**1045 Shary Ct, Suite F
Concord, CA 94518**



1016179423 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 10,368
 Lot Size: 1.00 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1967
 Available Date: Immediate
 Occupied?: No
 Zoning: PI
 Territory: WNC-Concord
 APN: 129-352-021-7

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Grade Level Doors:
 Clear Height (min - max):
 Amps ; Volts:

1,765
 Light Industrial
 TBD
 TBD
 1
 18' - 20'
 ; 120/208

BROKERAGE:

Colliers International
 Bill Hillis, SIOR
 Curt Scheve, SIOR

925-279-5578
 925-279-5593

LEASE NOTES

- 1 For Lease > Warehouse / Office Space
- > ±1,765 SF, Unit F
- > Central Concord location
- > 120/208, 3 phase power available
- > Ideal warehouse / contractor space
- > Site plan on reverse
- > Mezzanine Areas
- > 1045 Shary Ct., Unit F
- > 12' x 12' roll-up door to each space
- > Restrooms and offices in each unit
- > Ample Parking
- > 18'-20' warehouse clearance

15

**1220 Diamond
1220 Diamond Way, Suite 130
Concord, CA 94520**



1016182968 - Y



Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 42,000
 Lot Size: 2.27 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1969
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: PI
 Territory: WNC-Concord
 APN: 127-231-016-8

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Parking Ratio:
 Parking Spaces:
 Grade Level Doors:
 Clear Height (min - max):
 Amps ; Volts:
 Phase:
 Passenger/Freight Elevators:

1,182
 R&D/Flex
 TBD
 3.0 / 1000
 150
 3
 26' - 28'
 800 ; 480
 3
 1/

BROKERAGE:

Colliers International
 Curt Scheve, SIOR
 Bill Hillis, SIOR

925-279-5593
 925-279-5578

PROPERTY DESCRIPTION

- > Building has freeway visibility
- > Spacious lobbies, 2nd floor corridors, and rest rooms
- > Class A improvements in a Class B building
- > Comfortable environment
- > Abundant parking
- > Functional office configurations; see floor plans
- > Close proximity to 680 and 242 freeways freeway
- > Located within walking distance to numerous retail amenities
- > Building has a rock climbing gym on site

FEATURES: Sprinklers

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

16



1016179232 - N



Gateway Industrial Park
3955 Industrial Way, Suite B
Concord, CA 94520

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 55,147
 Lot Size: 2.70 Acres
 Construction Status: Existing
 Year Built: 2008
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 159-060-083-7

FOR LEASE
 Available SF: 2,125
 Min - Max Divisibility: 2,125 - 4,864
 Office BuildOut SF: 600
 Light Industrial SF: 1,525
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 20' - 26'
 Phase: 3

FEATURES: Sprinklers

BROKERAGE:
 2,125 [Colliers International](#)
 2,125 - 4,864 [Bill Hillis, SIOR](#) 925-279-5578
 600 [Curt Scheve, SIOR](#) 925-279-5593

PROPERTY DESCRIPTION
 Gateway Industrial Park is a ±54,000 sq ft, high quality Light Industrial / Sales Commercial Business Park located near the Highway 4 and 242 interchange. The property is excellent for Light Industrial, Assembly, Wholesale and Distribution type companies. Each building is designed with an office entrance, roll-up loading door, separately metered power and fire sprinklered. The Gateway Industrial Park offers local businesses the unique opportunity to own their own facility.

LEASE NOTES
 > Located on the corner of Arnold Industrial Way and Industrial Way, Concord
 > Two units available: ±2,125 SF & ±2,740 SF, can be combined for a total of ±4864 SF
 > Newest light industrial development in central Contra Costa County
 > Parking garage in addition to on grade stalls
 > Fire sprinklers throughout
 > 3-phase electrical
 > Excellent Freeway access to Highway 4 and 242

17



1016179286 - Y



543 Bliss Ave
Pittsburg, CA 94565

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 10,500
 Lot Size: 0.30 Acre
 Construction Status: Existing
 Year Built: 1950
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Pittsburg
 APN: 088-250-054-9

FOR LEASE
 Available SF: 9,000
 Office BuildOut SF: 900
 Light Industrial SF: 8,100
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 3
 Amps ; Volts: ; 480

FEATURES: Highway Access - Hwy 4

BROKERAGE:
 9,000 [Colliers International](#)
 900 [Curt Scheve, SIOR](#) 925-279-5593
 8,100 [Bill Hillis, SIOR](#) 925-279-5578

PROPERTY DESCRIPTION
 > Located off Harbor and Railroad Ave, with easy Hwy 4 access
 > Office / Warehouse combination building
 > 12' x 14' roll-up loading doors
 > Dock-high and forklift ramp loading

LEASE NOTES
 > ±9,000 SF available with restroom
 > Vacant, move-in ready
 > 3 Dock High Roll Up Doors
 > Ideal for storage and distribution
 > Excellent access to Hwy 4

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

18



1016179287 - Y



**544 Bliss Ave
Pittsburg, CA 94565**

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 9,000
 Lot Size: 0.30 Acre
 Construction Status: Existing
 Year Built: 1950
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Pittsburg
 APN: 088-250-030-9

FOR LEASE

Available SF: 9,000
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 3
 Amps ; Volts: ; 480

BROKERAGE:

Colliers International
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

PROPERTY DESCRIPTION

- > Located off Railroad Ave, with easy Highway 4 access
- > Office / Warehouse combination building
- > Three 12' x 14' roll-up loading doors
- > Dock-high and forklift ramp loading
- > Move-in ready

LEASE NOTES

- > ±9,000 SF available
- > Small office, restroom with loading dock
- > Upgraded 480v power

19



1016151210 - Y



**1221-1225 California Ave.
1225 California Ave
Pittsburg, CA 94565**

Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 187,683
 Lot Size: 10.39 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1959
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Territory: WNC-Pittsburg
 APN: 073-190-018-9

FOR LEASE

Available SF: 40,988
 Avail Subtype: Warehouse/Distribution
 Rental Rate: TBD
 Expenses: TBD
 Dock High Doors: 8
 Grade Level Doors: 2
 Clear Height (min - max): 26' - 26'

FEATURES: Sprinklers

Yard

BROKERAGE:

Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

LEASE NOTES

- Space is occupied. Contact broker for availability
- 40,988.5± Sq Ft Available
- 26' Minimum clear height
- 8 Dock high doors
- Fire sprinkler systems
- 2 Grade level doors
- Heavy Power
- Concrete truck apron
- 3,500± Sq Ft office space
- Excellent location at the Loveridge / Hwy 4 interchange
- R Rail service possible

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

20



1016178359 - Y



Diablo Industrial
981 Garcia Ave, Suite F-G
Pittsburg, CA 94565

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 20,000
 Lot Size: 1.12 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1985
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Pittsburg
 APN: 088-540-012-7

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Grade Level Doors:

BROKERAGE:
 5,272 [Colliers International](#)
 Light Industrial [Curt Scheve, SIOR](#) 925-279-5593
 TBD [Bill Hillis, SIOR](#) 925-279-5578

TBD PROPERTY DESCRIPTION
 2 Sierra Pacific's industrial properties consist of ten buildings offering a full range of sizes and configurations. Ideal for light industrial, office, flex/r&d, or service commercial uses, these properties are conveniently located between the overridge road and railroad avenue exits off of highway 4, offering easy access to transportation routes and nearby amenities. Call for more information!

- LEASE NOTES**
- ±5,272 sq. ft. corner unit
 - Two (2) loading door, 12' x 14' in size
 - Functional show room and office build-out
 - Available now
 - Nice store front entry - corner Garcia Avenue frontage
 - Rear yard area, good truck access

21



1016186204 - Y



Garcia Industrial
980 Garcia Ave, Suite D
Pittsburg, CA 94565

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 10,000
 Lot Size: 1.14 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1982
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Pittsburg
 APN: 088-530-001-2

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Grade Level Doors:

FEATURES: Yard - fenced

BROKERAGE:
 7,219 [Colliers International](#)
 Light Industrial [Curt Scheve, SIOR](#) 925-279-5593
 TBD [Bill Hillis, SIOR](#) 925-279-5578

- TBD LEASE NOTES**
 4 • ±7,219 sq. ft.
- Four (4) loading doors, 12' x 14' in size in front and rear of space
 - Functional office build-out
 - Separate office restrooms, warehouse restroom
 - Nice store front entry / corner unit
 - End unit with fenced yard

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

22

Harbor Industrial
2201 Harbor St, Suite Unit-I
Pittsburg, CA 94565



1016182692 - Y



Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 32,000
 Lot Size: 1.95 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1981
 Available Date: Immediate
 Occupied?: No
 Zoning: 51
 Website: www.sierrapacificpittsburg.com
 Territory: WNC-Pittsburg
 APN: 088-392-016-7

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:
 Grade Level Doors:
 Clear Height (min - max):
 Amps ; Volts:
 Phase:

2,520
 Warehouse
 TBD
 TBD
 1.5 / 1000
 1
 - 18'
 100 ; 120/208
 3

BROKERAGE:

Colliers International
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

PROPERTY DESCRIPTION

Sierra Pacific's industrial properties consist of ten buildings offering a full range of sizes and configurations. Ideal for light industrial, office, flex/r&d, or service commercial uses, these properties are conveniently located between the overridge road and railroad avenue exits off of highway 4, offering easy access to transportation routes and nearby amenities. Call for more information!

LEASE NOTES

- ±2,520 sq. ft. unit
- 18' minimum ceiling height
- One 12'x14' grade level roll-up doors
- Heavy power available
- Fantastic visibility on Harbor Street
- Available now

23

Markstein Beverage Co., Main Building
2700 California Ave Main
Pittsburg, CA 94565



1016066922 - Y



Property Type: Industrial
 Property Subtype: Warehouse/Distribution
 Property SF: 70,000
 Lot Size: 6.00 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1980
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: CS
 Territory: WNC-Pittsburg
 APN: 088-151-008-5

FOR LEASE

Available SF:
 Office BuildOut SF:
 Warehouse/Distribution SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:
 Clear Height (min - max):

6,520
 1,400
 5,120
 Warehouse/Distribution
 TBD
 TBD
 1
 18' - 24'

FEATURES: Yard

BROKERAGE:

Colliers International
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

LEASE NOTES

Two building complex with yard/parking area on site. Smaller 6,520 sq ft building available for lease. Includes approx. 1,400 sf of office, and 1/4 acre of surfaced yard.
 Good clear height, heavy power, potential fencing of yard. Phenomenal signage opportunity on Hwy 4.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

24



1016186188 - Y



Sierra Pacific Industrial Properties
970 Garcia Ave, Suite C,D
Pittsburg, CA 94565

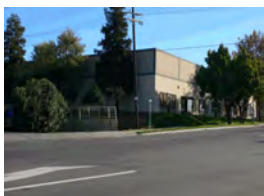
Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 29,120
 Lot Size: 1.87 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1986
 Available Date: Immediate
 Occupied?: No
 Website: www.sierrapacificpittsburg.com
 Territory: WNC-Pittsburg
 APN: 088-530-007-9

FOR LEASE
 Available SF: 4,566
 Office BuildOut SF: 3,600
 Light Industrial SF: 966
 Avail Subtype: R&D/Flex, Light Industrial
 Rental Rate: \$0.80 IG
 Expenses: TBD
 Parking Ratio: 2.0 / 1000
 Dock High Doors: 1
 Grade Level Doors: 1
 Clear Height (min - max): 20' - 20'

BROKERAGE:
 Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

LEASE NOTES
 80% office.

25



1016162527 - Y



Walnut Industrial
2159-2199 Harbor St, Suite 2183-2189
Pittsburg, CA 94565

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 22,000
 Lot Size: 1.27 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1981
 Available Date: Immediate
 Occupied?: Yes
 Zoning: 51
 Website: www.sierrapacificpittsburg.com
 Territory: WNC-Pittsburg
 APN: 088-391-001-0

FOR LEASE
 Available SF: 5,424
 Min - Max Divisibility: 2,183 - 8,112
 Avail Subtype: Light Industrial
 Rental Rate: \$0.65 IG
 Expenses: TBD
 Grade Level Doors: 2

FEATURES: Sprinklers

BROKERAGE:
 Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION
 Sierra Pacific's industrial properties consist of ten buildings offering a full range of sizes and configurations. Ideal for light industrial, office, flex/r&d, or service commercial uses, these properties are conveniently located between the overridge road and railroad avenue exits off of highway 4, offering easy access to transportation routes and nearby amenities. Call for more information!

LEASE NOTES

- Reception, private offices, conference room, warehouse with two roll-up doors
- Available with 30 days notice
- Nice store front entry- Harbor Street frontage
- Rear yard area, good truck areas






COLLIERS EXCLUSIVES

INDUSTRIAL - FOR LEASE AND SALE

OCTOBER 09, 2015

PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
----------------------	-----------------------	--------------------

<p>1</p>  <p>1016171447 - N</p>  	<p>721 E 18th St Antioch, CA 94509</p> <hr/> <p>Property Type: Industrial Property Subtype: Light Industrial Property SF: 8,624 Lot Size: 0.96 Acre Construction Status: Existing Year Built: 1988 Available Date: Immediate Occupied?: No Territory: WNC-Antioch APN: 065-235-022-4</p>	<p>FOR LEASE AND SALE</p> <p>Available SF: 8,624 Min - Max Divisibility: 2,000 - 8,624 Avail Subtype: Light Industrial Rental Rate: TBD Expenses: TBD Sale Price: \$1,150,000 Price PSF: \$133.35</p>	<p>BROKERAGE:</p> <p>8,624 Colliers International 2,000 - 8,624 Bill Hillis, SIOR Light Industrial Curt Scheve, SIOR 925-279-5578 925-279-5593</p> <hr/> <p>LEASE NOTES</p> <p>TBD FOR SALE OR LEASE > LIGHT INDUSTRIAL/RETAIL PROPERTY</p> <ul style="list-style-type: none"> ±8,624 SF Office/Showroom > ±8,624 RSF in two buildings situated on .961 Acres > Front building: retail type uses ideal > Rear building: warehouse / office > Roll-up door(s) in each building > Well maintained property with good street visibility > Ideal for owner occupant, or can be delivered potentially occupied > 31 parking stalls > APN: 065-235-022-4 > Year Built 1989 <p>SALE NOTES</p> <ul style="list-style-type: none"> • Can be delivered partially occupied
---	---	--	---

<p>2</p>  <p>1016160860 - N</p>  	<p>1700 Cavallo Rd Antioch, CA 94509-1930</p> <hr/> <p>Property Type: Office Property Subtype: Office/Flex Property SF: 24,900 Lot Size: 1.72 Acres Construction Status: Existing Year Built: 1965 Available Date: Immediate Occupied?: No Zoning: C-1 Territory: WNC-Antioch APN: 065-151-049-7</p>	<p>FOR LEASE AND SALE</p> <p>Available SF: 24,900 Office BuildOut SF: 14,940 Office/Flex SF: 9,960 Avail Subtype: Warehouse Rental Rate: TBD Expenses: TBD Sale Price: \$1,500,000 Price PSF: \$60.24 Parking Ratio: 2.5 / 1000 Parking Spaces: 63 Dock High Doors: 1 Grade Level Doors: 4</p> <p>FEATURES: Yard - fenced</p>	<p>BROKERAGE:</p> <p>24,900 Colliers International 14,940 Bill Hillis, SIOR 9,960 Curt Scheve, SIOR 925-279-5578 925-279-5593</p> <hr/> <p>PROPERTY DESCRIPTION</p> <ul style="list-style-type: none"> • ±24,900 SF office (60%) & warehouse (40%) combination • Office areas include open bull pen area, multiple private offices, kitchen, boiler room and rest rooms • 1965 construction • ±74,793 SF land area (1.7 acres) APN: 065-151-049-7 • 63 parking stalls (2.5/1,000 SF) • Warehouse has four (4) grade level roll-up doors and one (1) dock high pit loading platform • Two separate fenced yard areas on each side of the building • Ideal owner / user property • \$1,500,000 new asking price
--	--	--	--

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016175469 - Y



2625 Crow Ct
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 7,234
 Lot Size: 1.15 Acres
 Construction Status: Existing
 Year Built: 2003
 Available Date: Immediate
 Occupied?: No
 Zoning: H-I
 Territory: WNC-Antioch
 APN: 074-052-022-6

FOR LEASE AND SALE

Available SF: 7,234
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: \$950,000
 Sale Price: \$131.32
 Planned Use: Industrial
 Topography: Level

BROKERAGE:
 Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION
 Move-in condition office areas and adjacent warehouse with restrooms. Situated on 1.15 acre, yard areas adjacent to building. Zoned M-I, flexible zoning includes: Commercial, Office R&D, Light Industrial, Manufacturing and Warehouse. Two grade level toll-up doors. Excellent freeway access to Highway 4. Located near the to Century Plaza Shopping Center and across the street from Costco. Available with 60 days notice. Existing companies in the Delta Business Park include Costco, AAA, Abbey Carpet, AT&T, AIRCOLD & Reliance Steel.

4



16045444 - Y



Delta Business Park - Bldg D
2624 Verne Roberts Cir D, Suite D-2
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 17,000
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE AND SALE

Available SF: 1,500
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 15'
 Amps ; Volts: 100 ; 120/208

FEATURES: Sprinklers

BROKERAGE:
 Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION
 The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES
 • Shell

5



16045451 - Y



Delta Business Park - Bldg D
2624 Verne Roberts Cir D, Suite D-4
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 17,000
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE AND SALE

Available SF: 1,500
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 15'
 Amps ; Volts: 100 ; 120/208

FEATURES: Sprinklers

BROKERAGE:
 Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION
 The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES
 • Turn-key

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

6

Delta Business Park - Bldg E1
2616 Verne Roberts Cir E1, Suite E-1
Antioch, CA 94509

FOR LEASE AND SALE

BROKERAGE:

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 4,000
 Lot Size: 0.10 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 074-470-019-6

Available SF: 4,000
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Clear Height (min - max): 12' - 12'
 Amps ; Volts: 400 ; 277/480

Colliers International 925-279-5578
 Bill Hillis, SIOR
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES

• Shell



16045733 - Y



7

Delta Business Park - Bldg E2
2604 Verne Roberts Cir E-2, Suite E2
Antioch, CA 94509

FOR LEASE AND SALE

BROKERAGE:

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 4,000
 Lot Size: 0.10 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 074-470-018-8

Available SF: 4,000
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Clear Height (min - max): 12' - 12'
 Amps ; Volts: 400 ; 277/480

Colliers International 925-279-5578
 Bill Hillis, SIOR
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

Building for sale and for lease. Expected completion date Aug-05. The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES

• Shell



16045735 - Y



8

Delta Business Park - Bldg H
2516 Verne Roberts Cir H, Suite H-1
Antioch, CA 94509

FOR LEASE AND SALE

BROKERAGE:

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 13,800
 Lot Size: 1.75 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

Available SF: 1,800
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 6
 Clear Height (min - max): - 15'
 Amps ; Volts: 100 ; 208

Colliers International 925-279-5578
 Bill Hillis, SIOR
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.



1016161222 - Y



PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9



16046033 - Y



Delta Business Park - Bldg H
2516 Verne Roberts Cir H, Suite H-4
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 13,800
 Lot Size: 1.75 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE AND SALE

Available SF: 1,650
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 15'
 Amps ; Volts: 100 ; 120/208

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES

• Shell

10



16046034 - Y



Delta Business Park - Bldg H
2516 Verne Roberts Cir H, Suite H-5
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 13,800
 Lot Size: 1.75 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE AND SALE

Available SF: 1,650
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 15'
 Amps ; Volts: 100 ; 120/208

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES

• Shell

11



16045752 - Y



Delta Business Park - Bldg H
2516 Verne Roberts Cir H, Suite H-6
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 13,800
 Lot Size: 1.75 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE AND SALE

Available SF: 1,375
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 15'
 Amps ; Volts: 100 ; 120/208

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES

• Shell

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

12



16045750 - Y



Delta Business Park - Bldg K4
2589 W 10th St K-4, Suite K-4A-N
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 8,800
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 074-470-032-9, 074-470-033-7

FOR LEASE AND SALE

Available SF: 4,400
 Avail Subtype: Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 2
 Clear Height (min - max): 16' - 16'
 Amps ; Volts: 100 ; 277/480

FEATURES: Sprinklers
 Yard

BROKERAGE:

Colliers International 925-279-5578
 Bill Hillis, SIOR
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

Building for Sale or Lease. The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES

• Shell

13



1016166755 - Y



Venture Commerce Center, Bldg D
5139 Lone Tree Way D
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 2,786
 Lot Size: 0.03 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2006
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE AND SALE

Available SF: 1,391
 Office BuildOut SF: 1,391
 Avail Subtype: R&D/Flex
 Rental Rate: TBD
 Expenses: TBD
 Price PSF: Call
 Parking Ratio: 4.0 / 1000
 Parking Type: 2 stalls per condo unit
 Amps ; Volts: 100 ; 120/208
 Phase: 3

FEATURES: Sprinklers

BROKERAGE:

Colliers International 925-279-5578
 Bill Hillis, SIOR
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

<http://www.ventureprofessionalcenter.com/venturecommercecenter/antioch/default.htm>

LEASE NOTES

- ±1,391 square feet corner unit (move-in ready!)
- 100% office, high end finishes
- Located within high quality Venture Professional Center
- Easy walk to multiple restaurants and retail shopping center
- Quality image with good parking

14



1016046922 - Y



1300 Willow Pass Ct C
Concord, CA 94520

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 8,240
 Lot Size: 0.79 Acre
 Construction Status: Planned (w/in 12 mos)
 Year Built: 2008
 Available Date: Immediate
 Occupied?: No
 Zoning: P-1
 Territory: WNC-Concord
 APN: 099-210-003-2

FOR LEASE AND SALE

Available SF: 8,240
 Office BuildOut SF: 1,800
 R&D/Flex SF: 6,440
 Avail Subtype: R&D/Flex, Light Industrial
 Rental Rate: TBD
 Expenses: TBD
 Sale Price: Call
 Price PSF: Call
 Clear Height (min - max): - 22'

BROKERAGE:

Colliers International 925-279-5578
 Bill Hillis, SIOR
 Curt Scheve, SIOR 925-279-5593

SALE NOTES

Lot size: 34,432 sf
 Site Ready
 Yard



COLLIERS EXCLUSIVES

OCTOBER 09, 2015

INDUSTRIAL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

Antioch Glass Industrial

**1400 W 4th St
Antioch, CA 94509**



1016109200 - N



Property Type: Industrial
 Property Subtype: Warehouse
 Property SF: 222,500
 Lot Size: 19.50 Acres
 Construction Status: Existing
 Construction Material: Metal
 Year Built: 1947
 Available Date: Immediate
 Occupied?: No
 Zoning: H-I
 Territory: WNC-Antioch
 APN: 074-040-025-4

FOR SALE

Available SF: 222,500
 Office BuildOut SF: 5,000
 Warehouse SF: 217,500
 Avail Subtype: Manufacturing, Warehouse
 Sale Price: \$10,000,000
 Price PSF: \$44.94
 Dock High Doors: 1
 Grade Level Doors: 12
 Clear Height (min - max): - 30'
 Amps ; Volts: 600-1,200 ; 277/480
 Phase: 3

FEATURES: Yard - Surfaced

BROKERAGE:

Colliers International
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

PROPERTY DESCRIPTION

> ±222,500 SF total building area
 > Divisible to ±50,000 sf
 > ±19.5 Acres of land
 > Ideal for large-scale Warehouse Users; dead storage, paved outside yard space, production and manufacturing
 > Up to ±30 ft clear height
 > 12 Grade level, 1 dock high, ability for more loading doors
 > Power: 4,160 volts/1,200 amps, distributed 277/480 volts and 600 amps
 > Surfaced yard on site
 > Drive around truck access
 > Close to Hwy 4, Pittsburg / Antioch Hwy & W. 10th St

LEASE NOTES

> ±222,500 SF Available
 > Divisible to ±40,500
 > ±19.5 Acres
 > Ideal for large-scale Warehouse User; dead storage, paved outside yard space, production and manufacturing
 > Up to 30 ft Clear height
 > 12 Grade level, 1 dock high, ability for more loading doors
 > Power: 4,160 volts/1,200 amps, distributed 277/480 volts and 600 amps
 > Surfaced yard on site
 > Drive around truck access
 > Close to Hwy 4, Pittsburg / Antioch Hwy & W. 10th St

SALE NOTES

> ±222,500 SF total building area
 > Divisible to ±50,000 sf
 > ±19.5 Acres of land
 > Ideal for large-scale Warehouse Users; dead storage, paved outside yard space, production and manufacturing
 > Up to ±30 ft clear height
 > 12 Grade level, 1 dock high, ability for more loading doors
 > Power: 4,160 volts/1,200 amps, distributed 277/480 volts and 600 amps
 > Surfaced yard on site
 > Drive around truck access
 > Close to Hwy 4, Pittsburg / Antioch Hwy & W. 10th St

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

2



1016083102 - N



**5353 Byron Hot Springs Rd
Byron, CA 94514**

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 6,000
 Lot Size: 5.50 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 003-320-006-9

FOR SALE
 Available SF: 6,000
 Avail Subtype: Light Industrial

BROKERAGE:
 Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

3



1016140387 - N



**1448-1450 Sally Ride Dr
Concord, CA 94520**

Property Type: Industrial
 Property Subtype: Specialty
 Property SF: 37,550
 Lot Size: 2.56 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1991
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 125-010-023-5

FOR SALE
 Available SF: 37,550
 Office BuildOut SF: 5,500
 Specialty SF: 32,050
 Avail Subtype: Light Industrial
 Sale Price: Call
 Price PSF: Call
 Parking Spaces: 40
 Clear Height (min - max): 20' - 26'

BROKERAGE:
 Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION
 The subject site consists of two adjacent parcels, both with a mid-block location along the northeast side of Sally Ride Drive located at the northwest end of Buchanan Field Airport of Contra Costa County. The subject site is ground leased from the county and totals approximately 2.56 acres. The ground leased site is referred to as "Parcel CH-6" (1.674 AC) and "Parcel CH-8" (0.89 AC) at Buchanan Airfield.

FEATURES: HVAC - Forced air. Ground-mounted
 AC units.
 Insulation
 Sprinklers

4



1016141428 - N



**Loveridge Center
1251 California Ave
Pittsburg, CA 94565**

Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 24,500
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2002
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Pittsburg
 APN: 073-290-009-7

FOR SALE
 Available SF: 11,911
 Min - Max Divisibility: 3,000 - 11,911
 Avail Subtype: R&D/Flex
 Sale Price: \$1,100,000
 Price PSF: \$92.35
 Load Factor: 0.00%
 Parking Ratio: 4.0 / 1000
 Phase: 3

BROKERAGE:
 Colliers International
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

PROPERTY DESCRIPTION
 > Great Freeway Access Via Loveridge Rd Interchange
 > Grade Level Doors
 > Shops & Services Located Within Walking Distance
 > Ample Parking
 > Built in 2002, Concrete Tilt-Up Construction Quality

FEATURES: Highway Access - Immediate
 Sprinklers



COLLIERS EXCLUSIVES

OCTOBER 09, 2015

LAND - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

**Brentwood Blvd near Valdry Ct
Brentwood, CA 94513**



1016056077 - N



Property Type:	Land
Property Subtype:	Land
Property SF:	28,000
Lot Size:	0.64 Acre
Construction Status:	Potential Development
Available Date:	Immediate
Occupied?:	No
Territory:	WNC-Brentwood

FOR LEASE AND SALE

Available SF:	27,443
Avail Subtype:	Land
Rental Rate:	\$3,666/Month NNN
Expenses:	TBD
Sale Price:	\$550,000
Price PSF:	\$20.04

BROKERAGE:

27,443 [Colliers International](#)
Land [Curt Scheve, SIOR](#)







925-279-5593

PROPERTY DESCRIPTION

- Very Rare Single User Ground Lease Opportunity
- Excellent Brentwood Blvd./Hwy 4 Visibility
- Zoning: Commercial, PD-12 subarea "A", provides for automotive, restaurant, retail and other uses which cater to the use of the automobile
- 27,443± Sq Ft (0.63 Acres)
- Asking Price: \$44,000 NN , per Annum/Lease \$550,000/Sale
- Possible Users: Fast Food, Oil Changers, Retail Sales, Restaurant
- APN 010-100-029-4



LAND - FOR SALE

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
<p>1</p>  <p>1016178463 - N</p>  	<p>900 Apollo Ct Antioch, CA 94509</p> <hr/> <p>Property Type: Land Property Subtype: Land Property SF: 71,613 Lot Size: 1.64 Acres Construction Status: Existing Available Date: Immediate Occupied?: No Zoning: LI Territory: WNC-Antioch APN: 065-122-023-8</p>	<p>FOR SALE Available SF: Avail Subtype:</p>	<p>71,613 Land</p> <p>BROKERAGE: Colliers International Curt Scheve, SIOR 925-279-5593 Bill Hillis, SIOR 925-279-5578</p> <hr/> <p>SALE NOTES For Sale > Industrial Land Development Opportunity</p> <p>> Available for sale or built-to-suit > APN: 065-122-023-8 > 71,613 SF Lot (1.64 Acres) > Concept plan for small building > Located on the corner of Wilbur Ave and Apollo Court</p>
<p>2</p>  <p>1016108282 - N</p>  	<p>Verne Roberts Cir near Crow Ct Antioch, CA 94509</p> <hr/> <p>Property Type: Land Property Subtype: Land Lot Size: 2.91 Acres Construction Status: Existing Available Date: Immediate Occupied?: No Zoning: Commercial Territory: WNC-Antioch APN: 074-052-020-0, 074-052-041-6</p>	<p>FOR SALE Available SF: Avail Subtype: Sale Price: Price PSF:</p>	<p>126,760 Land \$887,000 \$7.00</p> <p>BROKERAGE: Colliers International Curt Scheve, SIOR 925-279-5593 Bill Hillis, SIOR 925-279-5578</p> <hr/> <p>PROPERTY DESCRIPTION Steps away from Antioch Costco on Verne Roberts Circle, within the Delta Business Park and adjacent to Century Plaza Retail Center.</p> <p>SALE NOTES</p> <ul style="list-style-type: none"> • 2.91 Acres • Adjacent to Costco and Costco Gas Station • Improved site with utilities stubbed nearby • Topography flat • Commercial Zoning • Located in the established Delta Business Park • Nearby businesses include: AT&T, CED, Abbey Carpet, Social Security Administration Office, Black Diamond Electric, Parsons Brinckerhoff & Cal Trans

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

**2105-2151 Wilbur Ave, Suite TBD
Antioch, CA 94509-8509**



16049030 - N



Property Type: Land
 Property Subtype: Land
 Property SF: 805,860
 Lot Size: 18.15 Acres
 Construction Status: Existing
 Year Built: 1948
 Available Date: Immediate
 Occupied?: No
 Zoning: H-1
 Territory: WNC-Antioch
 APN: 051-020-010-8, 051-020-009-0

FOR SALE

Available SF: 805,860
 Avail Subtype: Land

FEATURES: Yard

BROKERAGE:

Colliers International
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

PROPERTY DESCRIPTION

3,420 SF Industrial building on site.

SALE NOTES

Call.

4

**3840-3870 Balfour Rd (1.55 ac)
Brentwood, CA 94513**



1016107986 - N



Property Type: Land
 Property Subtype: Land
 Lot Size: 1.55 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 010-110-016-2

FOR SALE

Available SF: 30,056
 Avail Subtype: Land
 Sale Price: Call
 Price PSF: Call

BROKERAGE:

Colliers International
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

SALE NOTES

- > More than 400 feet of frontage on Balfour Road.
- > All improvements in place including sidewalks, curbs, gutters, parking lot and landscaping.
- > Neighboring tenants include: In-Shape Health Club, McCurley's Flooring, Little Gym & multiple retail establishments
- > Zoning: PD-69 Ord No 825 4/11/06

5

**Brentwood Blvd near Lone Tree Way
Brentwood, CA 94513**



1016161252 - N



Property Type: Land
 Property Subtype: Land
 Lot Size: 3.03 Acres
 Construction Status: Undeveloped
 Available Date: Immediate
 Occupied?: No
 Zoning: C-1
 Territory: WNC-Brentwood
 APN: 018-230-042

FOR SALE

Available SF: 137,441
 Avail Subtype: Land
 Price PSF: Call

BROKERAGE:

Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

SALE NOTES

- > ±3.03 acres of land
- > C-1 Zoning
- > Located at busy intersection
- > Population of more than 100,000 within a 5-mile radius
- > Great exposure with high visibility
- > New developments coming from major retailers

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

6



1016163141 - N



2721 Empire Ave (3.31 ac)
Brentwood, CA 94513

Property Type: Land
 Property Subtype: Land
 Lot Size: 3.31 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 056-120-096-5

FOR SALE

Available SF: 144,184
 Avail Subtype: Land
 Sale Price: \$1,500,000
 Price PSF: \$10.40

BROKERAGE:

Colliers International
 Henry Englehardt 925-279-4602
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

> ±3.13 Acres For Sale
 > APN: 056-120-096-5 Contra Costa County
 > Subject to East Lone Tree specific plan
 > Zoned: PD Retail Employment
 > Proximate to 1 Million SF of promotional & community retailers:
 Target, JC Penney, Bed Bath & Beyond, Hobby Lobby, Old Navy, etc.
 > Property offered at \$1,500,000

7



1016137565 - N



300 John Muir Pkwy (3.02 ac)
Brentwood, CA 94513

Property Type: Land
 Property Subtype: Land
 Property SF: 131,551
 Lot Size: 3.02 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Zoning: PA 20
 Territory: WNC-Brentwood
 APN: 010-010-028-8

FOR SALE

Available SF: 131,551
 Avail Subtype: Land
 Sale Price:
 Price PSF:

BROKERAGE:

Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Henry Englehardt 925-279-4602

PROPERTY DESCRIPTION

3.02 acres general planned as professional office. Zoned PA 20/
 Planned Employment Center. Approved uses include: outpatient medical
 services, rehabilitation care, congregate care, or other general office
 uses. Owner can sell the site, built to suit, or ground lease.

SALE NOTES

Make Offer

8



16042644 - N



Bridgehead Rd near HWY 4
Oakley, CA 94509

Property Type: Retail
 Property Subtype: Land
 Lot Size: 3.29 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Oakley

FOR SALE

Available SF: 143,312
 Avail Subtype: Land
 Price PSF: \$10.00

BROKERAGE:

Colliers International
 Deborah Perry 925-279-4650

PROPERTY DESCRIPTION

> Signalized intersection, all traffic movements
 > Two parcels totaling ±3.29 acres (±0.74 ac & ±2.55 ac)

SALE NOTES

Pads and shop space available. Drive-thru available in shop building.
 Signalized intersection, all traffic movements.



COLLIERS EXCLUSIVES

OCTOBER 09, 2015


MULTI-FAMILY - FOR SALE


PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1





1016178412 - N 

**1112 Alhambra Ave
Martinez, CA 94553-2353**

Property Type:	Multi-Family	FOR SALE	Available SF:	4,224	BROKERAGE:	
Property Subtype:	Multi-Family	Avail Subtype:	Multi-Family		Colliers International	
Property SF:	4,224	Sale Price:	\$990,000		Rich Martini	925-279-4614
Lot Size:	0.11 Acre	Price PSF:	\$234.38		SALE NOTES	
Construction Status:	Existing	Cap Rate:	3.76 %		Multi-Family Investment Sale.	
Year Built:	1925					
Available Date:	Immediate					
Occupied?:	No					
Territory:	WNC-Martinez					
APN:	372-372-003-7					

2



1016178861 - N 

**30 Castlewood
Pittsburg, CA 94565**

Property Type:	Multi-Family	FOR SALE	Available SF:	65,382	BROKERAGE:	
Property Subtype:	Multi-Family	Avail Subtype:	Multi-Family		Colliers International	925-279-4614
Property SF:	65,382	Sale Price:	\$11,950,000		Rich Martini	925-279-5578
Lot Size:	6.22 Acres	Price PSF:	\$182.77		Bill Hillis, SIOR	
Construction Status:	Existing	Cap Rate:	5.07 %		PROPERTY DESCRIPTION	
Year Built:	2003				88	
Floors:	1				SALE NOTES	
Available Date:	Immediate				Investment Sale.	
Occupied?:	No					
Zoning:	R12					
Territory:	WNC-Pittsburg					
APN:	89-60-8-3					



OFFICE - FOR LEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

**2545 W 10th St, Suite A/B
Antioch, CA 94509**



1016117532 - Y



Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 23,860
 Lot Size: 1.35 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1990
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: H-I
 Territory: WNC-Antioch
 APN: 074-051-016-9

FOR LEASE

Available SF: 4,166
 Min - Max Divisibility: 4,166 - 5,684
 Avail Subtype: Office
 Rental Rate: \$1.00 IG
 Expenses: TBD
 Parking Ratio: 2.7 / 1000
 Parking Spaces: 63
 Phase: 3

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

LEASE NOTES

- Close to Costco, shops, and services. Move-In Ready
- 100% Office
- 12 private offices

2

**2390 Country Hills Dr
Antioch, CA 94531**



1016182976 - N



Property Type: Office
 Property Subtype: Medical
 Property SF: 9,600
 Lot Size: 0.22 Acre
 Construction Status: Existing
 Class: B
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE

Available SF: 3,109
 Avail Subtype: Office, Professional, Medical
 Rental Rate: TBD
 Floor Num: 1

BROKERAGE:

Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

Medical / Professional Office

- > Located on the corner of Country Hills Drive and Deer Valley Road
- > ±3,109 SF Medical/Office space
- > Shell space allowing for specific office design for personalized use and needs
- > Located within the newest medical / professional office development in East Contra Costa County
- > Parking ratio of 5 stalls per ±1,000 sq ft building area
- > Fire sprinklers throughout
- > 3-phase electrical
- > Prominent building / signage opportunities
- > Excellent Freeway access to Highway 4 via Deer Valley Road and / or Lone Tree Way
- > Located minutes from Sutter Delta Hospital, John Muir Hospital and Kaiser Permanente Deer Valley Road facilities

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016109539 - N


Bluerock Center
4035 Lone Tree Way
Antioch, CA 94509

Property Type: Office
 Property Subtype: Office
 Property SF: 18,000
 Lot Size: 0.64 Acre
 Construction Status: Build-To-Suit
 Class: A
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 072-490-001-4

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:

BROKERAGE:

18,000 [Colliers International](#)
 Office [Bill Hillis, SIOR](#) 925-279-5578
 TBD [Eric Erickson, SIOR, CCIM](#) 925-279-5580
 TBD [Curt Scheve, SIOR](#) 925-279-5593

LEASE NOTES

- Built to suit

For more information please visit <http://www.eastbayoffice.com>

4



1016135935 - N


Bluerock Center
4041 Lone Tree Way, Suite 101
Antioch, CA 94509

Property Type: Office
 Property Subtype: Office
 Property SF: 32,235
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2006
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 000-000-000

FOR LEASE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:
 Parking Ratio:
 Parking Spaces:
 Parking Type:

5,550 [Colliers International](#)
 2,500 - 5,550 [Bill Hillis, SIOR](#) 925-279-5578
 Office [Eric Erickson, SIOR, CCIM](#) 925-279-5580
 TBD [Curt Scheve, SIOR](#) 925-279-5593

PROPERTY DESCRIPTION

Office Building.

LEASE NOTES

Ground floor signage available. Eleven (11) private offices, conference and training room. Move in ready.

FEATURES: Signage - ground floor

For more information please visit <http://www.eastbayoffice.com>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



1016135929 - N



Bluerock Center
4041 Lone Tree Way, Suite 110
Antioch, CA 94509

Property Type: Office
 Property Subtype: Office
 Property SF: 32,235
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2006
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 000-000-000

FOR LEASE
 Available SF: 1,750
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 4.0 / 1000
 Parking Spaces: 550
 Parking Type: Surface

FEATURES: Signage - ground floor

BROKERAGE:
 Colliers International
 Office Bill Hillis, SIOR 925-279-5578
 TBD Eric Erickson, SIOR, CCIM 925-279-5580
 TBD Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

Office Building.

LEASE NOTES

Ground floor signage available. Two (2) private offices and open space for cubicles. Move in ready.

For more information please visit <http://www.eastbayoffice.com>

6



1016103043 - N



Bluerock Center
4049 Lone Tree Way, Suite C
Antioch, CA 94509

Property Type: Office
 Property Subtype: Retail
 Property SF: 13,437
 Lot Size: 0.46 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2006
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE
 Available SF: 1,343
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 4.0 / 1000
 Parking Type: Surface

FEATURES: Signage

BROKERAGE:
 Colliers International
 Office Bill Hillis, SIOR 925-279-5578
 TBD Eric Erickson, SIOR, CCIM 925-279-5580
 TBD Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

Ground floor retail building.

LEASE NOTES

• Unit in vanilla shell condition with existing T-bar ceiling, HVAC, one (1) restroom, and kitchen/break room. Signage available.

For more information please visit <http://www.eastbayoffice.com>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7



1016018569 - N


Bluerock Center
4053 Lone Tree Way
Antioch, CA 94509

Property Type: Office
 Property Subtype: Medical
 Property SF: 37,248
 Lot Size: 0.90 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2007
 Class: A
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 072-490-006-3

FOR LEASE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:
 Parking Type:
 Passenger/Freight Elevators:

10,365
 3,700 - 10,365
 Medical
 TBD
 TBD
 4.0 / 1000
 Surface
 1/

BROKERAGE:

Colliers International
 Bill Hillis, SIOR
 Eric Erickson, SIOR, CCIM
 Curt Scheve, SIOR

925-279-5578
 925-279-5580
 925-279-5593

PROPERTY DESCRIPTION

Class A Medical Office Building.

LEASE NOTES

- Second floor medical or professional office space in a new class A medical office building
- Balance of the building is leased to Sutter Regional Medical Foundation

For more information please visit <http://www.eastbayoffice.com>

8



1016186103 - N


Country Hills Medical Center
2345 Country Hills Dr
Antioch, CA 94509

Property Type: Office
 Property Subtype: Medical
 Property SF: 20,000
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 055-740-026

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:
FEATURES: Sprinklers -

4,000
 Professional, Medical
 TBD
 TBD
 5.0 / 1000

BROKERAGE:

Colliers International
 Bill Hillis, SIOR
 Curt Scheve, SIOR

925-279-5578
 925-279-5593

PROPERTY DESCRIPTION

The 2345 Country Hills Road ±4,000 SF office is within a high quality Professional and Medical Office Business Park located near the intersection of Lone Tree Way and Country Hills Drive. The property is excellent for all medical & professional offices, clinics, and outpatient type services. Designed with a professional office entrance, 5/1,000 parking ratio, separately metered power and fire sprinklered, offers local medical and professional office businesses a high image front streetside corner.

LEASE NOTES

- > ±4,000 sq ft in shell condition allowing for custom interior layouts
- > Located on the corner of Country Hills Road and Lone Tree Way
- > Newest Medical and Professional development in East Contra Costa County
- > Parking ratio of 5 stalls per ±1,000 sq ft building area
- > Fire sprinklers throughout
- > Located minutes from Sutter Delta, John Muir Health and Kaiser Permanente Health facilities
- > Prominent building / signage opportunities
- > Excellent Freeway access to Highway 4 and Hillcrest Road and / or Lone Tree Way
- > 3-phase electrical

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9



1016156359 - N



Delta Medical Plaza
3501 Lone Tree Way
Antioch, CA 94509-6066

Property Type: Office
 Property Subtype: Medical
 Property SF: 28,792
 Lot Size: 3.26 Acres
 Construction Status: Existing
 Year Built: 1989
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: C-0
 Territory: WNC-Antioch
 APN: 071-151-012-3

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Load Factor:
 Parking Ratio:
 Parking Spaces:

BROKERAGE:
 1,292 [Colliers International](#)
 Medical [Curt Scheve, SIOR](#) 925-279-5593
 TBD [Bill Hillis, SIOR](#) 925-279-5578

PROPERTY DESCRIPTION
 15.00%
 5.0 / 1000
 120
 > Two (2) medical and professional office buildings totaling ±28,792 SF
 > Very close proximity to Antioch Sutter Delta Medical Center
 > Prominent Lone Tree Way addresses
 > Turn-key medical units, move-in condition
 > Parking Ratio: 5 / 1,000

10



1016156360 - N



Delta Medical Plaza
3501 Lone Tree Way
Antioch, CA 94509-6066

Property Type: Office
 Property Subtype: Medical
 Property SF: 28,792
 Lot Size: 3.26 Acres
 Construction Status: Existing
 Year Built: 1989
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: C-0
 Territory: WNC-Antioch
 APN: 071-151-012-3

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Load Factor:
 Parking Ratio:
 Parking Spaces:

BROKERAGE:
 2,750 [Colliers International](#)
 Medical [Curt Scheve, SIOR](#) 925-279-5593
 TBD [Bill Hillis, SIOR](#) 925-279-5578

PROPERTY DESCRIPTION
 15.00%
 5.0 / 1000
 120
 > Two (2) medical and professional office buildings totaling ±28,792 SF
 > Very close proximity to Antioch Sutter Delta Medical Center
 > Prominent Lone Tree Way addresses
 > Turn-key medical units, move-in condition
 > Parking Ratio: 5 / 1,000

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

11



1016156361 - N



Delta Medical Plaza
3501 Lone Tree Way
Antioch, CA 94509-6066

Property Type: Office
 Property Subtype: Medical
 Property SF: 28,792
 Lot Size: 3.26 Acres
 Construction Status: Existing
 Year Built: 1989
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: C-0
 Territory: WNC-Antioch
 APN: 071-151-012-3

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Load Factor:
 Parking Ratio:
 Parking Spaces:

BROKERAGE:
 2,825 [Colliers International](#)
 Medical [Curt Scheve, SIOR](#) 925-279-5593
 TBD [Bill Hillis, SIOR](#) 925-279-5578

PROPERTY DESCRIPTION
 15.00%
 5.0 / 1000
 120
 > Two (2) medical and professional office buildings totaling ±28,792 SF
 > Very close proximity to Antioch Sutter Delta Medical Center
 > Prominent Lone Tree Way addresses
 > Turn-key medical units, move-in condition
 > Parking Ratio: 5 / 1,000

12



1016156362 - N



Delta Medical Plaza
3505 Lone Tree Way
Antioch, CA 94509-6066

Property Type: Office
 Property Subtype: Medical
 Property SF: 28,792
 Lot Size: 3.26 Acres
 Construction Status: Existing
 Year Built: 1989
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: C-0
 Territory: WNC-Antioch
 APN: 071-151-012-3

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Load Factor:
 Parking Ratio:
 Parking Spaces:

BROKERAGE:
 3,850 [Colliers International](#)
 Medical [Curt Scheve, SIOR](#) 925-279-5593
 TBD [Bill Hillis, SIOR](#) 925-279-5578

PROPERTY DESCRIPTION
 15.00%
 5.0 / 1000
 120
 > Two (2) medical and professional office buildings totaling ±28,792 SF
 > Very close proximity to Antioch Sutter Delta Medical Center
 > Prominent Lone Tree Way addresses
 > Turn-key medical units, move-in condition
 > Parking Ratio: 5 / 1,000

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

13



1016174931 - N



Hillcrest Professional Center
3440 Hillcrest Ave A, Suite 100
Antioch, CA 94509

Property Type: Office
 Property Subtype: Medical
 Property SF: 12,798
 Lot Size: 0.36 Acre
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 2005
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: C
 Territory: WNC-Antioch
 APN: 052-370-018-5

FOR LEASE

Available SF: 1,710
 Avail Subtype: Medical
 Rental Rate: \$2,550/Month IG
 Expenses: TBD
 Parking Ratio: 4.5 / 1000

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

Close Proximity to Kaiser and Delta Sutter Hospitals.

LEASE NOTES

- 1,710 SF office condominium
- Reception, six (6) private offices, conference room & storage room
- Located within the Hillcrest Professional Center
- Common area restrooms
- End-cap corner unit
- Fully-sprinklered
- 4.5/1,000 Parking (2 reserved)

14



1016134353 - N



Empire Crossings
2471 Empire Ave, Suite 304
Brentwood, CA 94513

Property Type: Retail
 Property Subtype: Community Center
 Property SF: 22,435
 Lot Size: 2.51 Acres
 Construction Status: Existing
 Year Built: 2008
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 019-040-058-0

FOR LEASE

Available SF: 1,752
 Avail Subtype: Office, Medical
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 5.8 / 1000
 Parking Spaces: 131

BROKERAGE:

Colliers International
 Michael Mundelius 925-279-5585

PROPERTY DESCRIPTION

Empire Crossings is a community strip center that benefits from excellent exposure along Lone Tree Way and on the hard corner of Empire Road. Cotenants include Wingstop, Verizon, Arco AM/PM & Car Wash, Armed Forces Career Center, Royal Nail Salon, Salon Centric Beauty Supplies and Winnie Cuts. Empire Crossings is shadow-anchored by Les Schwab Tire Center, Mancini's Sleep World, and A&W Drive Thru.

Building Amenities:

- > Existing Restaurant Infrastructure
- > ±25,000 Cars Per Day on Lone Tree Way
- > Amidst National & Regional Retailers
- > Ample Parking 5.8/1,000 (131 Stalls)
- > Allowable Uses: Retail, Office & Medical Office
- > Seeking Neighborhood Type Users: Coffee Shop, Pizza, Dentist & Banks

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

15



1016138992 - Y



TownCentre Professional
1120 2nd St, Suite A
Brentwood, CA 94513

Property Type: Office
 Property Subtype: Office
 Property SF: 13,220
 Lot Size: 1.04 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1999
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 013-010-039-9

FOR LEASE
 Available SF: 13,220
 Min - Max Divisibility: 5,209 - 13,220
 Avail Subtype: Office
 Rental Rate: \$1.40 NNN
 Expenses: \$0.52
 Rent + Expenses: \$1.92 PSF
 Parking Ratio: 4.0 / 1000

FEATURES: Sprinklers

BROKERAGES:
 Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Marshall Snover 925-227-6205

PROPERTY DESCRIPTION

Current occupancy is executive suites.

LEASE NOTES

- Former urgent care center for John Muir and Sutter
- 11 exam rooms
- X-Ray room with leadline walls
- Monument Signage
- Men's/ womens rest
- Built in reception and waiting area

16



1016105310 - Y



TownCentre Professional
1181 Central Blvd, Suite A
Brentwood, CA 94513

Property Type: Office
 Property Subtype: Office
 Property SF: 12,329
 Lot Size: 0.91 Acre
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 2002
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 013-010-091-0

FOR LEASE
 Available SF: 1,749
 Avail Subtype: Office
 Rental Rate: \$1.40 NNN
 Expenses: \$0.52
 Rent + Expenses: \$1.92 PSF
 Load Factor: 11.00%
 Parking Ratio: 4.0 / 1000

FEATURES: Sprinklers

BROKERAGES:
 Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Marshall Snover 925-227-6205

PROPERTY DESCRIPTION

- Medical/Professional office suites in Downtown Brentwood
- Existing tenant improvements in place
- Directly across Central Blvd. from the shops and restaurants at TownCentre Plaza.

For more information visit <http://towncentre.eastbayoffice.com/>

LEASE NOTES

- Open office area, 4 privates, and workroom

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

17



1016060204 - Y


**TownCentre Professional
1200 Central Blvd, Suite C
Brentwood, CA 94513**

Property Type: Office
 Property Subtype: Office
 Property SF: 8,893
 Lot Size: 0.85 Acre
 Construction Status: Existing
 Year Built: 1999
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: NC
 Territory: WNC-Brentwood
 APN: 013-010-069-6

FOR LEASE

Available SF: 1,817
 Avail Subtype: Office
 Rental Rate: \$1.40 NNN
 Expenses: \$0.52
 Rent + Expenses: \$1.92 PSF
 Load Factor: 11.00%
 Parking Ratio: 4.0 / 1000

FEATURES: Sprinklers**BROKERAGES:**

1,817 [Colliers International](#)
 Office [Eric Erickson, SIOR, CCIM](#) 925-279-5580
[Marshall Snover](#) 925-227-6205

PROPERTY DESCRIPTION

- Medical/Professional office suites in Downtown Brentwood
- Existing tenant improvements in place
- Directly across Central Blvd. from the shops and restaurants at TownCentre Plaza

For more information visit <http://towncentre.eastbayoffice.com/>

LEASE NOTES

Medical build-out w/ four exam rooms, one prep room, one private office, two bathrooms, storage/file room, reception area, and waiting room. Monument signage available.

18



1016178997 - Y


**TownCentre Professional
1210 Central Blvd, Suite A
Brentwood, CA 94513**

Property Type: Office
 Property Subtype: Office
 Property SF: 13,312
 Lot Size: 0.99 Acre
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1996
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 013-010-042-3

FOR LEASE

Available SF: 3,100
 Avail Subtype: Office
 Rental Rate: \$1.40 NNN
 Expenses: \$0.52
 Rent + Expenses: \$1.92 PSF
 Parking Ratio: 4.0 / 1000

BROKERAGES:

3,100 [Colliers International](#)
 Office [Eric Erickson, SIOR, CCIM](#) 925-279-5580
[Marshall Snover](#) 925-227-6205

PROPERTY DESCRIPTION

Medical/Professional office suites in Downtown Brentwood with existing tenant improvements in place. Directly across Central Blvd. from the shops and restaurants at TownCentre Plaza which include a newly remodeled Safeway and Longs Drugs.

For more information visit <http://towncentre.eastbayoffice.com/>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

19



1016171593 - Y



Walnut Center
144 Continnente Ave, Suite 110
Brentwood, CA 94513

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 21,085
 Lot Size: 1.36 Acres
 Construction Status: Existing
 Year Built: 2003
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 010-100-015-6

FOR LEASE
 Available SF: 1,183
 Avail Subtype: Office/Flex
 Rental Rate: \$1.35 IG
 Expenses: TBD
 Floor Num: 1
 Parking Ratio: 4.0 / 1000

FEATURES: Sprinklers

BROKERAGE:
 1,183 [Colliers International](#)
 Office/Flex [Curt Scheve, SIOR](#) 925-279-5593
[Bill Hillis, SIOR](#) 925-279-5578

PROPERTY DESCRIPTION
 Walnut Center offers a range of office, medical, flex/warehouse, retail and service commercial type space ranging from ±895 to ±3,273 square feet

LEASE NOTES

- Convenient access to the Highway 4 Bypass and Vasco Road
- Flexible space plans for a variety of uses
- Generous tenant improvement allowance / Full build-to-suit capability
- Plenty of parking available
- Building signage opportunity

20



1016161539 - Y



Walnut Center
144 Continnente Ave, Suite 170
Brentwood, CA 94513

Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 21,085
 Lot Size: 1.36 Acres
 Construction Status: Existing
 Year Built: 2003
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 010-100-015-6

FOR LEASE
 Available SF: 1,989
 Office BuildOut SF: 847
 Office/Flex SF: 1,142
 Avail Subtype: Office/Flex
 Rental Rate: \$1.35 IG
 Expenses: TBD
 Floor Num: 1
 Parking Ratio: 4.0 / 1000

FEATURES: Sprinklers

BROKERAGE:
 1,989 [Colliers International](#)
 Office/Flex [Curt Scheve, SIOR](#) 925-279-5593
[Bill Hillis, SIOR](#) 925-279-5578

PROPERTY DESCRIPTION
 Walnut Center offers a range of office, medical, flex/warehouse, retail and service commercial type space ranging from ±895 to ±3,273 square feet

LEASE NOTES

- Convenient access to the Highway 4 Bypass and Vasco Road
- Flexible space plans for a variety of uses
- Generous tenant improvement allowance / Full build-to-suit capability
- Plenty of parking available
- Building signage opportunity

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

21



1016153996 - Y



Walnut Center II
3291 Walnut Blvd, Suite 110
Brentwood, CA 94513

Property Type: Office
 Property Subtype: Office
 Property SF: 15,849
 Lot Size: 1.29 Acres
 Construction Status: Existing
 Year Built: 2007
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 010-100-018-0

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:
 Floor Num:
 Load Factor:

BROKERAGE:
 1,971 Colliers International 925-279-5593
 Office Curt Scheve, SIOR
 \$1.35 IG Bill Hillis, SIOR 925-279-5578

PROPERTY DESCRIPTION
 Walnut Center offers a range of office, medical, flex/warehouse, retail and service commercial type space ranging from ±895 to ±3,273 square feet

LEASE NOTES

- Convenient access to the Highway 4 Bypass and Vasco Road
- Flexible space plans for a variety of uses
- Generous tenant improvement allowance / Full build-to-suit capability
- Plenty of parking available
- Building signage opportunity

22



1016040022 - Y



Walnut Center II
3291 Walnut Blvd, Suite 180
Brentwood, CA 94513

Property Type: Office
 Property Subtype: Office
 Property SF: 15,849
 Lot Size: 1.29 Acres
 Construction Status: Existing
 Year Built: 2007
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 010-100-018-0

FOR LEASE
 Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Load Factor:

BROKERAGE:
 895 Colliers International 925-279-5593
 895 - 3,273 Curt Scheve, SIOR
 Office Bill Hillis, SIOR 925-279-5578

PROPERTY DESCRIPTION
 Walnut Center offers a range of office, medical, flex/warehouse, retail and service commercial type space ranging from ±895 to ±3,273 square feet

LEASE NOTES

- Convenient access to the Highway 4 Bypass and Vasco Road
- Flexible space plans for a variety of uses
- Generous tenant improvement allowance / Full build-to-suit capability
- Plenty of parking available
- Building signage opportunity

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

23



1016040023 - Y



Walnut Center II
3291 Walnut Blvd, Suite 190
Brentwood, CA 94513

Property Type: Office
 Property Subtype: Office
 Property SF: 15,849
 Lot Size: 1.29 Acres
 Construction Status: Existing
 Year Built: 2007
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 010-100-018-0

FOR LEASE
 Available SF: 2,378
 Min - Max Divisibility: 2,378 - 3,273
 Avail Subtype: Office
 Rental Rate: \$1.35 IG
 Expenses: \$0.40
 Rent + Expenses: \$1.75 PSF
 Load Factor: 9.00%

BROKERAGE:
 2,378 [Colliers International](#)
 2,378 - 3,273 [Curt Scheve, SIOR](#) 925-279-5593
[Bill Hillis, SIOR](#) 925-279-5578

PROPERTY DESCRIPTION
 Walnut Center offers a range of office, medical, flex/warehouse, retail and service commercial type space ranging from ±895 to ±3,273 square feet

- LEASE NOTES**
- Convenient access to the Highway 4 Bypass and Vasco Road
 - Flexible space plans for a variety of uses
 - Generous tenant improvement allowance / Full build-to-suit capability
 - Plenty of parking available
 - Building signage opportunity

24



1016183442 - N



1957 Parkside Dr, Suite 2nd Flr
Concord, CA 94519

Property Type: Office
 Property Subtype: Office
 Property SF: 16,407
 Lot Size: 0.49 Acre
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1976
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: Yes
 Zoning: APO
 Territory: WNC-Concord
 APN: 111-230-040-3

FOR LEASE
 Available SF: 6,352
 Min - Max Divisibility: 6,352 - 15,589
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 2
 Parking Ratio: 3.5 / 1000
 Parking Spaces: 56
 Passenger/Freight Elevators: 1/

BROKERAGE:
 6,352 [Colliers International](#)
 6,352 - 15,589 [Eric Erickson, SIOR, CCIM](#) 925-279-5580
[Brian Clack](#) 925-279-4654

PROPERTY DESCRIPTION
 Three-story office building situated directly across from City of Concord City Hall.

- LEASE NOTES**
 Full building available for 15,589 SF
- Former State of California Parole Office
 - Fifteen (15) private offices / conference rooms
 - Secured reception
 - Situated directly across the street from Concord City Hall
 - Zoned community mixed use (CMX)
 - Short 4 min bus ride from BART (County Connection, Rte 15)
 - Monument signage available

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

25

**1957 Parkside Dr, Suite 3rd Flr
Concord, CA 94519**



1016162747 - Y



Property Type: Office
Property Subtype: Office
Property SF: 16,407
Lot Size: 0.49 Acre
Construction Status: Existing
Construction Material: Wood
Year Built: 1976
Class: B
Floors: 3
Available Date: Immediate
Occupied?: No
Zoning: APO
Territory: WNC-Concord
APN: 111-230-040-3

FOR LEASE

Available SF:
Min - Max Divisibility:
Avail Subtype:
Rental Rate:
Expenses:
Floor Num:
Parking Ratio:
Parking Spaces:
Passenger/Freight Elevators:

6,353
6,353 - 15,589
Office
TBD
TBD
3
3.5 / 1000
56

BROKERAGE:

6,353 [Colliers International](#)
Eric Erickson, SIOR, CCIM
Brian Clack

925-279-5580
925-279-4654

PROPERTY DESCRIPTION

Three-story office building situated directly across from City of Concord City Hall.

LEASE NOTES

Full building available for 15,589 SF

- Former State of California Parole Office
- Fifteen (15) private offices / conference rooms
- Secured reception
- Situated directly across the street from Concord City Hall
- Zoned community mixed use (CMX)
- Short 4 min bus ride from BART (County Connection, Rte 15)
- Monument signage available

26

**1957 Parkside Dr, Suite Grnd Flr
Concord, CA 94519**



1016183441 - Y



Property Type: Office
Property Subtype: Office
Property SF: 16,407
Lot Size: 0.49 Acre
Construction Status: Existing
Construction Material: Wood
Year Built: 1976
Class: B
Floors: 3
Available Date: Immediate
Occupied?: No
Zoning: APO
Territory: WNC-Concord
APN: 111-230-040-3

FOR LEASE

Available SF:
Min - Max Divisibility:
Avail Subtype:
Rental Rate:
Expenses:
Floor Num:
Parking Ratio:
Parking Spaces:
Passenger/Freight Elevators:

2,884
2,884 - 15,589
Office
TBD
TBD
1
3.5 / 1000
56

BROKERAGE:

2,884 [Colliers International](#)
Eric Erickson, SIOR, CCIM
Brian Clack

925-279-5580
925-279-4654

PROPERTY DESCRIPTION

Three-story office building situated directly across from City of Concord City Hall.

LEASE NOTES

Full building available for 15,589 SF

- Situated directly across the street from Concord City Hall
- Zoned community mixed use (CMX)
- Short 4 min bus ride from BART (County Connection, Rte 15)
- Monument signage available

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

27

2600 Stanwell Dr, Suite 200
Concord, CA 94520



1016127276 - Y



Property Type: Office
 Property Subtype: Office
 Property SF: 48,548
 Lot Size: 2.86 Acres
 Construction Status: Existing
 Year Built: 1977
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: LI
 Territory: WNC-Concord
 APN: 112-270-007-1, 112-270-008-9

FOR LEASE

Available SF: 7,972
 Avail Subtype: Office
 Rental Rate: \$1.65 FS
 Floor Num: 2
 Load Factor: 16.00%
 Parking Ratio: 5.0 / 1000
 Parking Type: Surface, No Charge
 Passenger/Freight Elevators: 1/

FEATURES: Sprinklers**BROKERAGE:**

7,972 [Colliers International](#)
 Office [Brian Clack](#) 925-279-4654
 \$1.65 FS [Eric Erickson, SIOR, CCIM](#) 925-279-5580

PROPERTY DESCRIPTION

Multi-Tenant two story office. Originally designed as back office.
 Parking ratio is 5/1,000 sf. Area Amenities include: Deli & Restaurants,
 Banks, Service Retail, Buchanan Airport and Access to two freeways.
 Recently updated common areas.

For more information visit <http://eastbayoffice.com>

LEASE NOTES

Currently used as open floor plan. Landlord will provide improvements
 to suit or a very aggressive rent for an open floor plan user.

For more information visit <http://eastbayoffice.com>

28

Buchanan Oaks III
2450 Stanwell Dr III, Suite 200
Concord, CA 94520



1016185812 - Y



Property Type: Office
 Property Subtype: Office
 Property SF: 18,289
 Lot Size: 2.00 Acres
 Construction Status: Existing
 Year Built: 1974
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 112-260-021-4

FOR LEASE

Available SF: 921
 Avail Subtype: Office
 Rental Rate: \$1.45 TBD
 Expenses: TBD

FEATURES: Sprinklers**BROKERAGE:**

921 [Colliers International](#)
 Office [Eric Erickson, SIOR, CCIM](#) 925-279-5580
 \$1.45 TBD [Brian Clack](#) 925-279-4654

PROPERTY DESCRIPTION

Two building project.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

29



1016185815 - Y



Buchanan Oaks III
2450 Stanwell Dr III, Suite 201
Concord, CA 94520

Property Type: Office
 Property Subtype: Office
 Property SF: 18,289
 Lot Size: 2.00 Acres
 Construction Status: Existing
 Year Built: 1974
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 112-260-021-4

FOR LEASE
 Available SF: 2,432
 Avail Subtype: Office
 Rental Rate: \$1.45 TBD
 Expenses: TBD

FEATURES: Sprinklers

BROKERAGE:
 2,432 Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 \$1.45 TBD Brian Clack 925-279-4654

PROPERTY DESCRIPTION
 Two building project.

30



1016185816 - Y



Buchanan Oaks III
2450 Stanwell Dr III, Suite 203
Concord, CA 94520

Property Type: Office
 Property Subtype: Office
 Property SF: 18,289
 Lot Size: 2.00 Acres
 Construction Status: Existing
 Year Built: 1974
 Class: C
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 112-260-021-4

FOR LEASE
 Available SF: 1,957
 Min - Max Divisibility: 470 - 1,957
 Avail Subtype: Office
 Rental Rate: \$1.45 TBD
 Expenses: TBD

FEATURES: Sprinklers

BROKERAGE:
 1,957 Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 \$1.45 TBD Brian Clack 925-279-4654

PROPERTY DESCRIPTION
 Two building project.

LEASE NOTES
 Short term leases welcome. Clean and fresh paint.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

31



1016068713 - N



Concord Medical Plaza
2299 Bacon St, Suite 10
Concord, CA 94520

Property Type: Office
 Property Subtype: Medical
 Property SF: 11,250
 Lot Size: 0.39 Acre
 Construction Status: Existing
 Class: C
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 112-141-009-4

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:

BROKERAGE:

1,369 [Colliers International](#)
 Medical [Brian Clack](#) 925-279-4654
 TBD [Eric Erickson, SIOR, CCIM](#) 925-279-5580

TBD **PROPERTY DESCRIPTION**

- > Directly adjacent to John Muir Medical Center
- > On and off freeway access
- > Generous TI allowances available
- > New ownership
- > Recent major project renovations

32



1016139134 - N



Concord Medical Plaza
2299 Bacon St, Suite 3
Concord, CA 94520

Property Type: Office
 Property Subtype: Medical
 Property SF: 11,250
 Lot Size: 0.39 Acre
 Construction Status: Existing
 Class: C
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 112-141-009-4

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:

BROKERAGE:

2,057 [Colliers International](#)
 Medical [Eric Erickson, SIOR, CCIM](#) 925-279-5580
 TBD [Brian Clack](#) 925-279-4654

TBD **PROPERTY DESCRIPTION**

- 1 > Directly adjacent to John Muir Medical Center
- > On and off freeway access
- > Generous TI allowances available
- > New ownership
- > Recent major project renovations

LEASE NOTES

build-to-suit

33



1016068717 - N



Concord Medical Plaza
2425 East St, Suite 10
Concord, CA 94520

Property Type: Office
 Property Subtype: Medical
 Property SF: 16,363
 Lot Size: 0.69 Acre
 Construction Status: Existing
 Class: C
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 112-141-010-2

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:

BROKERAGE:

1,020 [Colliers International](#)
 Medical [Eric Erickson, SIOR, CCIM](#) 925-279-5580
 TBD [Brian Clack](#) 925-279-4654

TBD **PROPERTY DESCRIPTION**

- 2 > Directly adjacent to John Muir Medical Center
- > On and off freeway access
- > Generous TI allowances available
- > New ownership
- > Recent major project renovations

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

34



1016095915 - N



Concord Medical Plaza
2425 East St, Suite 14
Concord, CA 94520

Property Type: Office
 Property Subtype: Medical
 Property SF: 16,363
 Lot Size: 0.69 Acre
 Construction Status: Existing
 Class: C
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 112-141-010-2

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:

BROKERAGE:

1,620 [Colliers International](#)
 Medical [Eric Erickson, SIOR, CCIM](#) 925-279-5580
 TBD [Brian Clack](#) 925-279-4654

TBD **PROPERTY DESCRIPTION**

- 2 > Directly adjacent to John Muir Medical Center
- > On and off freeway access
- > Generous TI allowances available
- > New ownership
- > Recent major project renovations

35



1016153727 - N



Concord Medical Plaza
2425 East St, Suite 17
Concord, CA 94520

Property Type: Office
 Property Subtype: Medical
 Property SF: 16,363
 Lot Size: 0.69 Acre
 Construction Status: Existing
 Class: C
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 112-141-010-2

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:

BROKERAGE:

800 [Colliers International](#)
 Medical [Eric Erickson, SIOR, CCIM](#) 925-279-5580
 TBD [Brian Clack](#) 925-279-4654

TBD **PROPERTY DESCRIPTION**

- 1 > Directly adjacent to John Muir Medical Center
- > On and off freeway access
- > Generous TI allowances available
- > New ownership
- > Recent major project renovations

36



1016166799 - N



Concord Medical Plaza
2425 East St, Suite 18
Concord, CA 94520

Property Type: Office
 Property Subtype: Medical
 Property SF: 16,363
 Lot Size: 0.69 Acre
 Construction Status: Existing
 Class: C
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 112-141-010-2

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:

BROKERAGE:

918 [Colliers International](#)
 Medical [Eric Erickson, SIOR, CCIM](#) 925-279-5580
 TBD [Brian Clack](#) 925-279-4654

TBD **PROPERTY DESCRIPTION**

- 2 > Directly adjacent to John Muir Medical Center
- > On and off freeway access
- > Generous TI allowances available
- > New ownership
- > Recent major project renovations

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

37



1016152343 - Y



**3390 Mt Diablo Blvd
Lafayette, CA 94549**

Property Type: Office
 Property Subtype: Office
 Property SF: 20,882
 Lot Size: 1.04 Acres
 Construction Status: Existing
 Year Built: 1989
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: C-1
 Territory: WNC-Lamorinda
 APN: 233-032-025-6

FOR LEASE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Parking Ratio:

7,344
 3,300 - 7,344
 Office
 \$2.75 FS
 3.3 / 1000

BROKERAGE:

Colliers International
 Larry Easterly
 Eric Erickson, SIOR, CCIM

925-279-4655
 925-279-5580

LEASE NOTES

> ±7,344 sf available (divisible to ±3,300 sf)
 > Full floor identity on second floor
 > \$2.65 net of janitorial
 > 3.3 / 1,000 parking ratio
 > Building signage available
 > Elevator served

38



1016175307 - N



**Lafayette Centre
3620 Happy Valley Rd
Lafayette, CA 94549**

Property Type: Office
 Property Subtype: Office
 Property SF: 8,846
 Lot Size: 0.22 Acre
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1979
 Class: C
 Available Date: Immediate
 Occupied?: No
 Zoning: SRB
 Territory: WNC-Lamorinda
 APN: 243-050-012-0

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Load Factor:
 Assessments:
 Planned Use:
 Topography:

984
 Office
 TBD
 TBD
 13.00%
 1.60psf
 Business Park
 Fairly level

BROKERAGE:

Colliers International
 Peter Gutzwiller

925-279-4604

LEASE NOTES

±984 SF Professional Office in the Heart of Downtown Lafayette.
 Second floor space: Two (2) private offices, work room storage and open space. Two sides of glass allow abundant natural light.
 Immediately adjacent to BART. Restaurants and shopping nearby.
 Furniture potentially available.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

39

Lafayette Office Park
3730 Mt Diablo Blvd, Suite 230
Lafayette, CA 94549



1016157460 - Y



Property Type: Office
 Property Subtype: Office
 Property SF: 53,357
 Lot Size: 4.33 Acres
 Construction Status: Existing
 Year Built: 1975
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning: C
 Territory: WNC-Lamorinda
 APN: 241-020-011-3

FOR LEASE

Available SF: 4,933
 Min - Max Divisibility: 4,933 - 6,358
 Avail Subtype: Office
 Rental Rate: TBD
 Floor Num: 2
 Load Factor: 17.00%
 Parking Ratio: 3.7 / 1000

FEATURES: Sprinklers**BROKERAGE:**

4,933 Colliers International
 Peter Gutzwiller 925-279-4604
 Eric Erickson, SIOR, CCIM 925-279-5580

PROPERTY DESCRIPTION

Lafayette Office Park is a two building three-story office complex located close to the Lafayette Reservoir. A hillside location, lush landscaping, and views of the Lafayette hills combine to give the office park an attractive setting and serene environment.

Amenities include:

On-site workout room and shower.
 Abundant free parking throughout the complex.

To view our floor plans visit

<http://lafayetteofficepark.eastbayoffice.com>

LEASE NOTES

Reception, twelve private offices, two conference rooms, storage, and open office area

For more information visit <http://eastbayoffice.com>

40

Lafayette Office Park
3730 Mt Diablo Blvd, Suite 250
Lafayette, CA 94549



1016150065 - Y



Property Type: Office
 Property Subtype: Office
 Property SF: 53,357
 Lot Size: 4.33 Acres
 Construction Status: Existing
 Year Built: 1975
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning: C
 Territory: WNC-Lamorinda
 APN: 241-020-011-3

FOR LEASE

Available SF: 1,425
 Min - Max Divisibility: 1,425 - 6,358
 Avail Subtype: Office
 Rental Rate: TBD
 Floor Num: 2
 Load Factor: 17.00%
 Parking Ratio: 3.7 / 1000

FEATURES: Sprinklers**BROKERAGE:**

1,425 Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

Lafayette Office Park is a two building three-story office complex located close to the Lafayette Reservoir. A hillside location, lush landscaping, and views of the Lafayette hills combine to give the office park an attractive setting and serene environment.

Amenities include:

On-site workout room and shower.
 Abundant free parking throughout the complex.

To view our floor plans visit

<http://lafayetteofficepark.eastbayoffice.com>

LEASE NOTES

Open office area, 2 private offices, and storage room.

For more information visit <http://eastbayoffice.com>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

41



1016157463 - Y



Lafayette Office Park
3730 Mt Diablo Blvd, Suite 335
Lafayette, CA 94549

Property Type: Office
 Property Subtype: Office
 Property SF: 53,357
 Lot Size: 4.33 Acres
 Construction Status: Existing
 Year Built: 1975
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning: C
 Territory: WNC-Lamorinda
 APN: 241-020-011-3

FOR LEASE
 Available SF: 2,298
 Avail Subtype: Office
 Rental Rate: TBD
 Floor Num: 3
 Load Factor: 17.00%
 Parking Ratio: 3.7 / 1000

FEATURES: Sprinklers

BROKERAGE:
 Colliers International
 Office Peter Gutzwiller 925-279-4604
 TBD Eric Erickson, SIOR, CCIM 925-279-5580

PROPERTY DESCRIPTION
 Lafayette Office Park is a two building three-story office complex located close to the Lafayette Reservoir. A hillside location, lush landscaping, and views of the Lafayette hills combine to give the office park an attractive setting and serene environment.

Amenities include:
 On-site workout room and shower.
 Abundant free parking throughout the complex.

To view our floor plans visit
<http://lafayetteofficepark.eastbayoffice.com>

LEASE NOTES
 Reception/lobby, conference room, office storage, and five private offices

For more information visit <http://eastbayoffice.com>

42



1016162515 - Y



Lafayette Office Park
3732 Mt Diablo Blvd, Suite 372
Lafayette, CA 94549

Property Type: Office
 Property Subtype: Office
 Property SF: 53,357
 Lot Size: 4.33 Acres
 Construction Status: Existing
 Year Built: 1975
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning: C
 Territory: WNC-Lamorinda
 APN: 241-020-011-3

FOR LEASE
 Available SF: 1,077
 Avail Subtype: Office
 Rental Rate: TBD
 Floor Num: 3
 Load Factor: 17.00%
 Parking Ratio: 3.7 / 1000

FEATURES: Sprinklers

BROKERAGE:
 Colliers International
 Office Peter Gutzwiller 925-279-4604
 TBD Eric Erickson, SIOR, CCIM 925-279-5580

PROPERTY DESCRIPTION
 Lafayette Office Park is a two building three-story office complex located close to the Lafayette Reservoir. A hillside location, lush landscaping, and views of the Lafayette hills combine to give the office park an attractive setting and serene environment.

Amenities include:
 On-site workout room and shower.
 Abundant free parking throughout the complex.

To view our floor plans visit
<http://lafayetteofficepark.eastbayoffice.com>

LEASE NOTES
 Available with 30 days notice. Reception, six private offices, conference room, kitchen/storage

For more information visit <http://eastbayoffice.com>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

43



1016171185 - Y



**2255 Contra Costa Blvd, Suite 204
Pleasant Hill, CA 94523**

Property Type: Office
 Property Subtype: Office
 Property SF: 28,417
 Lot Size: 0.51 Acre
 Construction Status: Existing
 Year Built: 1976
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Pleasant Hill
 APN: 150-300-015-8

FOR LEASE

Available SF: 2,662
 Avail Subtype: Office
 Rental Rate: \$2.35 FS
 Floor Num: 2
 Load Factor: 10.00%
 Parking Ratio: 4.0 / 1000

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

PROPERTY DESCRIPTION

- Immediately off highway 680 2 miles from 24/680 interchange
- Surrounded by Downtown Pleasant Hill Crescent Drive shops and theatre
- Great windowline with Mt. Diablo views
- AT&T Fiber & Comcast high speed internet

44



1016024289 - N



**Pleasant Hill Executive Park
399 Taylor Blvd, Suite 100
Pleasant Hill, CA 94523**

Property Type: Office
 Property Subtype: Office
 Property SF: 46,014
 Lot Size: 2.91 Acres
 Construction Status: Existing
 Year Built: 1982
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Website: phex.eastbayoffice.com
 Territory: WNC-Pleasant Hill
 APN: 153-050-052-7

FOR LEASE

Available SF: 1,792
 Avail Subtype: Office
 Rental Rate: \$1.65 FS
 Load Factor: 0.12%
 Parking Ratio: 4.0 / 1000
 Parking Type: Surface Parking
 Passenger/Freight Elevators: 1/0

FEATURES: Highway Access - I-680
 Public Transportation - Bus
 Sprinklers

BROKERAGE:

Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

PROPERTY DESCRIPTION

Higher-end Class B office project located on 3.5 acres of lush and mature landscaped grounds. Natural water features, foot-paths and benches offer a relaxed and inviting setting.

Ample 4/1000 free surface parking throughout the 3-building office park. The landlord is located on-site and available during regular business hours.

Offering competitive leases and located a short drive from Sun Valley Mall and the Willow Pass exit to I-680, this project offers one of the best values in either Concord or Pleasant Hill. Easily accessible to Lafayette via Taylor Blvd.

To view floor plans visit <http://phex.eastbayoffice.com/>

LEASE NOTES

- Great windowline
- Unique open plan
- Kitchen
- Reception

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

45

**1415 Oakland Blvd, Suite 102
Walnut Creek, CA 94596**



1016176662 - Y



Property Type: Office
 Property Subtype: Office
 Property SF: 13,128
 Lot Size: 0.69 Acre
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1982
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: Office
 Territory: WNC-WC Downtown
 APN: 177-280-014-8

FOR LEASE

Available SF: 2,288
 Avail Subtype: Office
 Rental Rate: \$1.95 FSG
 Expenses: TBD
 Parking Ratio: 3.0 / 1000
 Parking Spaces: 42
 Parking Type: Free Surface, Unreserved
 Passenger/Freight Elevators: 0/0

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

PROPERTY DESCRIPTION

Two story wood frame buildings

46

**700 Ygnacio Valley Rd, Suite 270
Walnut Creek, CA 94596**



1016185769 - Y



Property Type: Office
 Property Subtype: Office
 Property SF: 26,321
 Lot Size: 0.54 Acre
 Construction Status: Existing
 Construction Material: Concrete
 Year Built: 1985
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website:
 Territory: WNC-WC Downtown
 APN: 173-150-026-8

FOR LEASE

Available SF: 1,631
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Load Factor: 13.00%
 Parking Ratio: 3.0 / 1000
 Parking Spaces: 20
 Parking Type: Sub-terrain parking
 Passenger/Freight Elevators: 1/0
 Topography: Corner Lot

FEATURES: Conference Rooms
 Sprinklers

BROKERAGE:

Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

PROPERTY DESCRIPTION

- Well-maintained boutique office building in downtown Walnut Creek
- Located one block from the courthouse
- Building is fully serviced
- High-end finishes
- Spaces ready for immediate occupancy
- Monument signage available for ground floor user
- Current traffic count at Ygnacio Valley and N Civic Dr is 75,000 cars per day

For more information visit <http://eastbayoffice.com>

LEASE NOTES

The property is four blocks from the Walnut Creek BART station and 1/4 mile east of I- 680. Beautiful market ready suite with kitchen, reception, and conference rooms. Move in ready!

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

47



1016166391 - Y



**801 Ygnacio Valley Rd, Suite 230
Walnut Creek, CA 94596**

Property Type: Office
 Property Subtype: Office
 Property SF: 13,740
 Lot Size: 0.52 Acre
 Construction Status: Existing
 Year Built: 1980
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Downtown

FOR LEASE

Available SF: 1,988
 Avail Subtype: Office
 Rental Rate: \$2.20 FS
 Floor Num: 2
 Parking Ratio: 3.3 / 1000
 Parking Type: covered reserved

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 Office [Eric Erickson, SIOR, CCIM](#) 925-279-5580
[Brian Clack](#) 925-279-4654

PROPERTY DESCRIPTION

- Immaculately maintained
- Updated office building
- Short 5 minute (1 mile) drive from Nordstrom
- Easy 10 minute (0.5 mile) walk to beautiful Walnut Creek Park and Library via Iron Horse Trail

LEASE NOTES

- Reception, four (4) private offices, conference room, and file room
- Large conference room

48



1016173843 - Y



**1700 N Broadway
1700 N Broadway, Suite 330
Walnut Creek, CA 94596**

Property Type: Office
 Property Subtype: Office
 Property SF: 33,352
 Lot Size: 0.65 Acre
 Construction Status: Existing
 Year Built: 1972
 Class: B
 Floors: 4
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Downtown
 APN: 178-351-016-5

FOR LEASE

Available SF: 641
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 3
 Parking Ratio: 2.5 / 1000
 Parking Type: on site
 Passenger/Freight Elevators: 1/

BROKERAGE:

Colliers International
 Office [Peter Gutzwiller](#) 925-279-4604

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

49



1016182168 - Y



1700 N Broadway
1700 N Broadway, Suite 400
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 33,352
 Lot Size: 0.65 Acre
 Construction Status: Existing
 Year Built: 1972
 Class: B
 Floors: 4
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Downtown
 APN: 178-351-016-5

FOR LEASE
 Available SF: 2,393
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 4
 Parking Ratio: 2.5 / 1000
 Parking Type: on site
 Passenger/Freight Elevators: 1/

BROKERAGE:
 Colliers International
 Office [Peter Gutzwiller](#) 925-279-4604

50



1016118733 - Y



1700 N Broadway
1700 N Broadway, Suite 403
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 33,352
 Lot Size: 0.65 Acre
 Construction Status: Existing
 Year Built: 1972
 Class: B
 Floors: 4
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Downtown
 APN: 178-351-016-5

FOR LEASE
 Available SF: 1,192
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 4
 Parking Ratio: 2.5 / 1000
 Parking Type: on site
 Passenger/Freight Elevators: 1/

BROKERAGE:
 Colliers International
 Office [Peter Gutzwiller](#) 925-279-4604

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

51



1016047308 - Y



1700 N Broadway
1700 N Broadway, Suite 407
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 33,352
 Lot Size: 0.65 Acre
 Construction Status: Existing
 Year Built: 1972
 Class: B
 Floors: 4
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Downtown
 APN: 178-351-016-5

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:
 Parking Ratio:
 Parking Type:
 Passenger/Freight Elevators:

1,988
 Office
 TBD
 TBD
 4
 2.5 / 1000
 on site
 1/

BROKERAGE:
 Colliers International
 Office [Peter Gutzwiller](#)

925-279-4604

52



1016175606 - Y



1700 N Broadway
1700 N Broadway, Suite 430
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 33,352
 Lot Size: 0.65 Acre
 Construction Status: Existing
 Year Built: 1972
 Class: B
 Floors: 4
 Available Date: Immediate
 Occupied?: Yes
 Territory: WNC-WC Downtown
 APN: 178-351-016-5

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Parking Ratio:
 Parking Type:
 Passenger/Freight Elevators:

574
 Office
 TBD
 4
 2.5 / 1000
 on site
 1/

BROKERAGE:
 Colliers International
 Office [Peter Gutzwiller](#)

925-279-4604

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

53



1016180652 - Y



Citrus Circle
3000 Citrus Cir, Suite 120
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 47,000
 Lot Size: 3.50 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1978
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 134-122-002

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Passenger/Freight Elevators:
FEATURES: Sprinklers

BROKERAGE:
 691 Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 \$1.75 FS Brian Clack 925-279-4654

PROPERTY DESCRIPTION
 Two-building, two-story project located in the Walnut Creek Shadelands area.

54



1016158273 - Y



Citrus Circle
3000 Citrus Cir, Suite 220
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 47,000
 Lot Size: 3.50 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1978
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 134-122-002

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Passenger/Freight Elevators:
FEATURES: Sprinklers

BROKERAGE:
 2,364 Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 \$1.50 - \$1.65 FS Brian Clack 925-279-4654

PROPERTY DESCRIPTION
 Two-building, two-story project located in the Walnut Creek Shadelands area.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

55



1016180700 - Y



Citrus Circle
3000 Citrus Cir, Suite 230
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 47,000
 Lot Size: 3.50 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1978
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 134-122-002

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Passenger/Freight Elevators:

FEATURES: Sprinklers

1,571
 Office
 \$1.60 FS

0/0

BROKERAGE:

[Colliers International](#)
 Office [Eric Erickson, SIOR, CCIM](#)
[Brian Clack](#)

925-279-5580
 925-279-4654

PROPERTY DESCRIPTION

Two-building, two-story project loacted in the Walnut Creek Shadelands area.

56



1016180653 - Y



Citrus Circle
3000 Citrus Cir, Suite 240
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 47,000
 Lot Size: 3.50 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1978
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 134-122-002

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Passenger/Freight Elevators:

FEATURES: Sprinklers

1,146
 Office
 \$1.60 FS

0/0

BROKERAGE:

[Colliers International](#)
 Office [Eric Erickson, SIOR, CCIM](#)
[Brian Clack](#)

925-279-5580
 925-279-4654

PROPERTY DESCRIPTION

Two-building, two-story project loacted in the Walnut Creek Shadelands area.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

57



1016180648 - Y



Citrus Circle
3050 Citrus Cir, Suite 100
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 47,000
 Lot Size: 3.50 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1978
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 134-122-002

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Parking Type:
 Passenger/Freight Elevators:

Paved Surface Asphalt

BROKERAGE:

539 [Colliers International](#)
 Office [Eric Erickson, SIOR, CCIM](#)
 \$1.75 FS [Brian Clack](#)

925-279-5580
 925-279-4654

PROPERTY DESCRIPTION

Two-building, two-story project located in the Walnut Creek Shadelands area.

58



1016180657 - Y



Citrus Circle
3050 Citrus Cir, Suite 101
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 47,000
 Lot Size: 3.50 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1978
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 134-122-002

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Parking Type:
 Passenger/Freight Elevators:

Paved Surface Asphalt

BROKERAGE:

805 [Colliers International](#)
 Office [Brian Clack](#)
 \$1.65 FS [Eric Erickson, SIOR, CCIM](#)

925-279-4654
 925-279-5580

PROPERTY DESCRIPTION

Two-building, two-story project located in the Walnut Creek Shadelands area.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

59



1016180658 - Y



Citrus Circle
3050 Citrus Cir, Suite 122
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 47,000
 Lot Size: 3.50 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1978
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 134-122-002

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Parking Type:
 Passenger/Freight Elevators:

Paved Surface Asphalt
 0/0

BROKERAGE:

1,670 Colliers International
 Office Eric Erickson, SIOR, CCIM
 \$1.50 FS Brian Clack

925-279-5580
 925-279-4654

PROPERTY DESCRIPTION

Two-building, two-story project located in the Walnut Creek Shadelands area.

60



1016180655 - Y



Citrus Circle
3050 Citrus Cir, Suite 135
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 47,000
 Lot Size: 3.50 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1978
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 134-122-002

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Parking Type:
 Passenger/Freight Elevators:

Paved Surface Asphalt
 0/0

BROKERAGE:

704 Colliers International
 Office Eric Erickson, SIOR, CCIM
 \$1.60 FS Brian Clack

925-279-5580
 925-279-4654

PROPERTY DESCRIPTION

Two-building, two-story project located in the Walnut Creek Shadelands area.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

61



1016180659 - Y



Citrus Circle
3050 Citrus Cir, Suite 201
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 47,000
 Lot Size: 3.50 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1978
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 134-122-002

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Parking Type:
 Passenger/Freight Elevators:

892
 Office
 \$1.50 - \$1.65 FS
 Paved Surface Asphalt
 0/0

BROKERAGE:
[Colliers International](#)
 Office [Eric Erickson, SIOR, CCIM](#)
[Brian Clack](#)

925-279-5580
 925-279-4654

PROPERTY DESCRIPTION

Two-building, two-story project located in the Walnut Creek Shadelands area.

62



1016180660 - Y



Citrus Circle
3050 Citrus Cir, Suite 207
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 47,000
 Lot Size: 3.50 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1978
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 134-122-002

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Parking Type:
 Passenger/Freight Elevators:

1,380
 Office
 \$1.60 FS
 Paved Surface Asphalt
 0/0

BROKERAGE:
[Colliers International](#)
 Office [Eric Erickson, SIOR, CCIM](#)
[Brian Clack](#)

925-279-5580
 925-279-4654

PROPERTY DESCRIPTION

Two-building, two-story project located in the Walnut Creek Shadelands area.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

63



1016158274 - Y



Citrus Circle
3050 Citrus Cir, Suite 208
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 47,000
 Lot Size: 3.50 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1978
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 134-122-002

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Parking Type:
 Passenger/Freight Elevators:

1,107
 Office
 \$1.50 FS
 2
 Paved Surface Asphalt
 0/0

BROKERAGE:
 Colliers International
 Office [Eric Erickson, SIOR, CCIM](#) 925-279-5580
[Brian Clack](#) 925-279-4654

PROPERTY DESCRIPTION
 Two-building, two-story project loacted in the Walnut Creek Shadelands area.

64



1016158272 - Y



Citrus Circle
3050 Citrus Cir, Suite 222
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 47,000
 Lot Size: 3.50 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1978
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 134-122-002

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Parking Type:
 Passenger/Freight Elevators:

1,271
 Office
 \$1.35 FS
 2
 Paved Surface Asphalt
 0/0

BROKERAGE:
 Colliers International
 Office [Eric Erickson, SIOR, CCIM](#) 925-279-5580
[Brian Clack](#) 925-279-4654

PROPERTY DESCRIPTION
 Two-building, two-story project loacted in the Walnut Creek Shadelands area.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

65

Muir Medical Building
120-122 La Casa Via, Suite 104
Walnut Creek, CA 94598



1016175519 - N



Property Type: Office
 Property Subtype: Medical
 Property SF: 38,076
 Lot Size: 2.35 Acres
 Construction Status: Existing
 Year Built: 1972
 Class: C
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Downtown
 APN: 140-240-015-2

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:

1,418
 Medical
 \$2.50 MG
 TBD
 1

BROKERAGE:

[Colliers International](#)
[Eric Erickson, SIOR, CCIM](#)
[Brian Clack](#)

925-279-5580
 925-279-4654

66

Muir Medical Building
120-122 La Casa Via, Suite 205
Walnut Creek, CA 94598



1016138910 - N



Property Type: Office
 Property Subtype: Medical
 Property SF: 38,076
 Lot Size: 2.35 Acres
 Construction Status: Existing
 Year Built: 1972
 Class: C
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Downtown
 APN: 140-240-015-2

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:

1,230
 Medical
 \$2.50 MG
 TBD
 2

BROKERAGE:

[Colliers International](#)
[Eric Erickson, SIOR, CCIM](#)
[Brian Clack](#)

925-279-5580
 925-279-4654

67

Muir Medical Building
120-122 La Casa Via, Suite 209
Walnut Creek, CA 94598



1016175520 - N



Property Type: Office
 Property Subtype: Medical
 Property SF: 38,076
 Lot Size: 2.35 Acres
 Construction Status: Existing
 Year Built: 1972
 Class: C
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Downtown
 APN: 140-240-015-2

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Floor Num:

1,040
 Medical
 \$2.50 MG
 TBD
 2

BROKERAGE:

[Colliers International](#)
[Eric Erickson, SIOR, CCIM](#)
[Brian Clack](#)

925-279-5580
 925-279-4654

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

68



1016117971 - N



Muir Medical Building
122 La Casa Via, Suite 120
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Medical
 Property SF: 38,076
 Lot Size: 2.35 Acres
 Construction Status: Existing
 Year Built: 1972
 Class: C
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Downtown
 APN: 140-240-015-2

FOR LEASE
 Available SF: 4,210
 Avail Subtype: Medical
 Rental Rate: \$2.50 MG
 Expenses: TBD
 Floor Num: 1

BROKERAGE:
 Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

69



1016133032 - Y



Oak Tree Plaza
925 Ygnacio Valley Rd, Suite 102
Walnut Creek, CA 94596-3875

Property Type: Office
 Property Subtype: Office
 Property SF: 17,822
 Lot Size: 0.65 Acre
 Construction Status: Existing
 Year Built: 1982
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning: CC N/A
 Territory: WNC-WC Downtown
 APN: 178-390-036-6

FOR LEASE
 Available SF: 1,467
 Avail Subtype: Office
 Rental Rate: \$2.20 FS
 Floor Num: 1
 Parking Ratio: 3.7 / 1000
 Passenger/Freight Elevators: 1/

BROKERAGE:
 Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

LEASE NOTES
 1/ > Two (2) private offices and conference room with kitchen
 > Close proximity to Freeway, BART and downtown Walnut Creek
 > Serene office park setting
 > 3.7 / 1,000 parking ratio
 > Call broker for more information

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

70



1016157370 - Y



Oak Tree Plaza
925 Ygnacio Valley Rd, Suite 203
Walnut Creek, CA 94596-3875

Property Type: Office
 Property Subtype: Office
 Property SF: 17,822
 Lot Size: 0.65 Acre
 Construction Status: Existing
 Year Built: 1982
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Zoning: CC N/A
 Territory: WNC-WC Downtown
 APN: 178-390-036-6

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Parking Ratio:
 Passenger/Freight Elevators:

1,867
 Office [Eric Erickson, SIOR, CCIM](#)
 \$2.20 FS [Brian Clack](#)

925-279-5580
 925-279-4654

2 LEASE NOTES

- > Build to suit
- 1/ > Great corner office
- > Premises were built with a test kitchen
- > Close proximity to Freeway, BART and downtown Walnut Creek
- > Serene office park setting
- > 3.7 / 1,000 parking ratio
- > Call broker for more information

71



1016169840 - Y



Olympic Plaza II
1910 Olympic Blvd II, Suite 350
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 37,000
 Lot Size: 1.36 Acres
 Construction Status: Existing
 Year Built: 1971
 Class: B
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Downtown
 APN: 184-041-048-2

FOR LEASE
 Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Monthly Parking:
 Passenger/Freight Elevators:
FEATURES: Highway Access - I-680 and Hwy 24

857
 Office [Eric Erickson, SIOR, CCIM](#)
 \$2.25 FS [Brian Clack](#)

925-279-5580
 925-279-4654

3 PROPERTY DESCRIPTION

- 14.60%
- 3.0 / 1000
- \$0.00
- 1/
- Small and medium office suites
- Easy access to I-680 and Highway 24
- Walking distance to Broadway Plaza and downtown Walnut Creek shops and restaurants
- New HVAC system allows tenants to program individual suite needs
- Common area upgrades

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

72



1016123370 - Y



Park Centre I
350 N Wiget Ln I, Suite 105
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 34,201
 Lot Size: 6.00 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1983
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: ER 20
 Territory: WNC-WC Shadelands
 APN: 143-040-078-6

FOR LEASE
 Available SF: 5,606
 Avail Subtype: Office, Medical
 Rental Rate: \$1.75 FS
 Floor Num: 1
 Load Factor: 0.00%
 Parking Ratio: 4.0 / 1000
 Parking Type: Free Surface Parking
 Passenger/Freight Elevators: 1/0

FEATURES: Sprinklers

BROKERAGE:
 Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

PROPERTY DESCRIPTION
 Campus style project consisting of three two-story, multi-tenant office buildings totals approximately 110,036 rsf. A full service deli is across the street. Two regional shopping centers are within walking distance with numerous dining options and retail amenities. Easy access to BART via County Connection Bus Service with a stop adjacent to Park Centre. Continuous floor-to -ceiling glassline offers views of the attractive landscaping and surrounding hillsides. Each tenant is given prominent monument signage on North Wiget Lane.

73



1016100281 - Y



Park Centre I
350 N Wiget Ln I, Suite 120
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 34,201
 Lot Size: 6.00 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1983
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: ER 20
 Territory: WNC-WC Shadelands
 APN: 143-040-078-6

FOR LEASE
 Available SF: 4,604
 Avail Subtype: Office, Medical
 Rental Rate: \$1.75 FS
 Floor Num: 1
 Load Factor: 0.00%
 Parking Ratio: 4.0 / 1000
 Parking Type: Free Surface Parking
 Passenger/Freight Elevators: 1/0

FEATURES: Sprinklers

BROKERAGE:
 Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

PROPERTY DESCRIPTION
 Campus style project consisting of three two-story, multi-tenant office buildings totals approximately 110,036 rsf. A full service deli is across the street. Two regional shopping centers are within walking distance with numerous dining options and retail amenities. Easy access to BART via County Connection Bus Service with a stop adjacent to Park Centre. Continuous floor-to -ceiling glassline offers views of the attractive landscaping and surrounding hillsides. Each tenant is given prominent monument signage on North Wiget Lane.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

74

Park Centre I
350 N Wiget Ln I, Suite 200
Walnut Creek, CA 94598



1016133482 - Y



Property Type: Office
 Property Subtype: Office
 Property SF: 34,201
 Lot Size: 6.00 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1983
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: ER 20
 Territory: WNC-WC Shadelands
 APN: 143-040-078-6

FOR LEASE

Available SF: 6,639
 Min - Max Divisibility: 6,639 - 17,232
 Avail Subtype: Office, Medical
 Rental Rate: \$1.75 FS
 Floor Num: 2
 Load Factor: 0.00%
 Parking Ratio: 4.0 / 1000
 Parking Type: Free Surface Parking
 Passenger/Freight Elevators: 1/0

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

PROPERTY DESCRIPTION

Campus style project consisting of three two-story, multi-tenant office buildings totals approximately 110,036 rsf. A full service deli is across the street. Two regional shopping centers are within walking distance with numerous dining options and retail amenities. Easy access to BART via County Connection Bus Service with a stop adjacent to Park Centre. Continuous floor-to-ceiling glassline offers views of the attractive landscaping and surrounding hillsides. Each tenant is given prominent monument signage on North Wiget Lane.

75

Park Centre I
350 N Wiget Ln I, Suite 210 B
Walnut Creek, CA 94598



1016133481 - Y



Property Type: Office
 Property Subtype: Office
 Property SF: 34,201
 Lot Size: 6.00 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1983
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: ER 20
 Territory: WNC-WC Shadelands
 APN: 143-040-078-6

FOR LEASE

Available SF: 3,276
 Min - Max Divisibility: 3,276 - 17,232
 Avail Subtype: Office, Medical
 Rental Rate: \$1.75 FS
 Floor Num: 2
 Load Factor: 0.00%
 Parking Ratio: 4.0 / 1000
 Parking Type: Free Surface Parking
 Passenger/Freight Elevators: 1/0

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

PROPERTY DESCRIPTION

Campus style project consisting of three two-story, multi-tenant office buildings totals approximately 110,036 rsf. A full service deli is across the street. Two regional shopping centers are within walking distance with numerous dining options and retail amenities. Easy access to BART via County Connection Bus Service with a stop adjacent to Park Centre. Continuous floor-to-ceiling glassline offers views of the attractive landscaping and surrounding hillsides. Each tenant is given prominent monument signage on North Wiget Lane.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

76

Park Centre I
350 N Wiget Ln I, Suite 250
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 34,201
 Lot Size: 6.00 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1983
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: ER 20
 Territory: WNC-WC Shadelands
 APN: 143-040-078-6



1016133483 - Y

**FOR LEASE**

Available SF: 3,294
 Min - Max Divisibility: 3,294 - 17,232
 Avail Subtype: Office, Medical
 Rental Rate: \$1.75 FS
 Floor Num: 2
 Load Factor: 0.00%
 Parking Ratio: 4.0 / 1000
 Parking Type: Free Surface Parking
 Passenger/Freight Elevators: 1/0

FEATURES: Sprinklers**BROKERAGE:**

Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

PROPERTY DESCRIPTION

Campus style project consisting of three two-story, multi-tenant office buildings totals approximately 110,036 rsf. A full service deli is across the street. Two regional shopping centers are within walking distance with numerous dining options and retail amenities. Easy access to BART via County Connection Bus Service with a stop adjacent to Park Centre. Continuous floor-to-ceiling glassline offers views of the attractive landscaping and surrounding hillsides. Each tenant is given prominent monument signage on North Wiget Lane.

77

Park Centre I
350 N Wiget Ln I, Suite 250A
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 34,201
 Lot Size: 6.00 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1983
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: ER 20
 Territory: WNC-WC Shadelands
 APN: 143-040-078-6



1016113951 - Y

**FOR LEASE**

Available SF: 4,025
 Min - Max Divisibility: 4,025 - 17,232
 Avail Subtype: Office, Medical
 Rental Rate: \$1.75 FS
 Floor Num: 2
 Load Factor: 0.00%
 Parking Ratio: 4.0 / 1000
 Parking Type: Free Surface Parking
 Passenger/Freight Elevators: 1/0

FEATURES: Sprinklers**BROKERAGE:**

Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

PROPERTY DESCRIPTION

Campus style project consisting of three two-story, multi-tenant office buildings totals approximately 110,036 rsf. A full service deli is across the street. Two regional shopping centers are within walking distance with numerous dining options and retail amenities. Easy access to BART via County Connection Bus Service with a stop adjacent to Park Centre. Continuous floor-to-ceiling glassline offers views of the attractive landscaping and surrounding hillsides. Each tenant is given prominent monument signage on North Wiget Lane.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

78



1016133480 - Y



Park Centre II
370 N Wiget Ln II, Suite 110
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 35,278
 Lot Size: 6.00 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1984
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: ER 20
 Territory: WNC-WC Shadelands
 APN: 143-040-078-6

FOR LEASE
 Available SF: 10,634
 Avail Subtype: Office, Medical
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 1
 Parking Ratio: 4.0 / 1000
 Parking Type: Free Surface Parking

FEATURES: Sprinklers

BROKERAGE:
 Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

PROPERTY DESCRIPTION
 Campus style project consisting of three two-story, multi-tenant office buildings totals approximately 110,036 rsf. A full service deli is across the street. Two regional shopping centers are within walking distance with numerous dining options and retail amenities. Easy access to BART via County Connection Bus Service with a stop adjacent to Park Centre. Continuous floor-to-ceiling glassline offers views of the attractive landscaping and surrounding hillsides. Each tenant is given prominent monument signage on North Wiget Lane.

79



1016175908 - Y



Park Centre II
370 N Wiget Ln II, Suite 220
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 35,278
 Lot Size: 6.00 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1984
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: ER 20
 Territory: WNC-WC Shadelands
 APN: 143-040-078-6

FOR LEASE
 Available SF: 4,500
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 2
 Parking Ratio: 4.0 / 1000
 Parking Type: Free Surface Parking

FEATURES: Sprinklers

BROKERAGE:
 Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

PROPERTY DESCRIPTION
 Campus style project consisting of three two-story, multi-tenant office buildings totals approximately 110,036 rsf. A full service deli is across the street. Two regional shopping centers are within walking distance with numerous dining options and retail amenities. Easy access to BART via County Connection Bus Service with a stop adjacent to Park Centre. Continuous floor-to-ceiling glassline offers views of the attractive landscaping and surrounding hillsides. Each tenant is given prominent monument signage on North Wiget Lane.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

80



1016117503 - Y



Park Centre III
390 N Wiget Ln III, Suite 100
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 41,338
 Lot Size: 6.00 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1984
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: ER 20
 Territory: WNC-WC Shadelands
 APN: 143-040-078-6

FOR LEASE
 Available SF: 7,094
 Avail Subtype: Office, Medical
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 1
 Parking Ratio: 4.0 / 1000
 Parking Type: Free Surface Parking

FEATURES: Sprinklers

BROKERAGE:
 Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

PROPERTY DESCRIPTION
 Campus style project consisting of three two-story, multi-tenant office buildings totals approximately 110,036 rsf. A full service deli is across the street. Two regional shopping centers are within walking distance with numerous dining options and retail amenities. Easy access to BART via County Connection Bus Service with a stop adjacent to Park Centre. Continuous floor-to-ceiling glassline offers views of the attractive landscaping and surrounding hillsides. Each tenant is given prominent monument signage on North Wiget Lane.

81



1016124774 - Y



Park Centre III
390 N Wiget Ln III, Suite 200
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 41,338
 Lot Size: 6.00 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1984
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: ER 20
 Territory: WNC-WC Shadelands
 APN: 143-040-078-6

FOR LEASE
 Available SF: 17,944
 Avail Subtype: Office, Medical
 Rental Rate: TBD
 Expenses: TBD
 Floor Num: 2
 Parking Ratio: 4.0 / 1000
 Parking Type: Free Surface Parking

FEATURES: Sprinklers

BROKERAGE:
 Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

PROPERTY DESCRIPTION
 Campus style project consisting of three two-story, multi-tenant office buildings totals approximately 110,036 rsf. A full service deli is across the street. Two regional shopping centers are within walking distance with numerous dining options and retail amenities. Easy access to BART via County Connection Bus Service with a stop adjacent to Park Centre. Continuous floor-to-ceiling glassline offers views of the attractive landscaping and surrounding hillsides. Each tenant is given prominent monument signage on North Wiget Lane.

LEASE NOTES
 Aggressive rents

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

82



1016180101 - Y


Quail Court Office Park
33 Quail Ct, Suite 102
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Parking Type:
 Passenger/Freight Elevators:

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

422 Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 \$850/Month FS Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

For more information visit <http://eastbayoffice.com>

83



1016180102 - Y


Quail Court Office Park
33 Quail Ct, Suite 105
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Parking Type:
 Passenger/Freight Elevators:

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

143 Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 \$500/Month FS Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

For more information visit <http://eastbayoffice.com>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

84



1016149315 - Y


Quail Court Office Park
33 Quail Ct, Suite 300
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF: 2,234
 Avail Subtype: Office
 Rental Rate: \$1.85 FS
 Floor Num: 3
 Load Factor: 15.00%
 Parking Ratio: 3.5 / 1000
 Parking Type: Free
 Passenger/Freight Elevators: 5/0

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

2,234 Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 \$1.85 FS Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

For more information visit <http://eastbayoffice.com>

85



1016172036 - Y


Quail Court Office Park
35 Quail Ct, Suite 200
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF: 1,268
 Avail Subtype: Office
 Rental Rate: \$1.85 FS
 Floor Num: 2
 Load Factor: 15.00%
 Parking Ratio: 3.5 / 1000
 Parking Type: Free
 Passenger/Freight Elevators: 5/0

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

1,268 Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 \$1.85 FS Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

For more information visit <http://eastbayoffice.com>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

86



1016180103 - Y


Quail Court Office Park
37 Quail Ct, Suite 102
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF: 203
 Avail Subtype: Office
 Rental Rate: \$500/Month FS
 Floor Num: 1
 Load Factor: 15.00%
 Parking Ratio: 3.5 / 1000
 Parking Type: Free
 Passenger/Freight Elevators: 5/0

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

203 **Colliers International**
 Office **Eric Erickson, SIOR, CCIM** 925-279-5580
Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

For more information visit <http://eastbayoffice.com>

87



1016126328 - Y


Quail Court Office Park
37 Quail Ct, Suite 301
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF: 929
 Avail Subtype: Office
 Rental Rate: \$1.85 FS
 Floor Num: 3
 Load Factor: 15.00%
 Parking Ratio: 3.5 / 1000
 Parking Type: Free
 Passenger/Freight Elevators: 5/0

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

929 **Colliers International**
 Office **Eric Erickson, SIOR, CCIM** 925-279-5580
Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

For more information visit <http://eastbayoffice.com>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

88



1016180104 - Y


Quail Court Office Park
39 Quail Ct, Suite 105
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF: 756
 Avail Subtype: Office
 Rental Rate: \$1,512/Month FS
 Floor Num: 1
 Load Factor: 15.00%
 Parking Ratio: 3.5 / 1000
 Parking Type: Free
 Passenger/Freight Elevators: 5/0

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

756 Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

For more information visit <http://eastbayoffice.com>

89



1016172037 - Y


Quail Court Office Park
39 Quail Ct, Suite 106
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF: 1,055
 Avail Subtype: Office
 Rental Rate: \$1.85 FS
 Floor Num: 1
 Load Factor: 15.00%
 Parking Ratio: 3.5 / 1000
 Parking Type: Free
 Passenger/Freight Elevators: 5/0

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

1,055 Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

For more information visit <http://eastbayoffice.com>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

90



1016180105 - Y


Quail Court Office Park
39 Quail Ct, Suite 204
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF: 580
 Avail Subtype: Office
 Rental Rate: \$1,160/Month FS
 Floor Num: 2
 Load Factor: 15.00%
 Parking Ratio: 3.5 / 1000
 Parking Type: Free
 Passenger/Freight Elevators: 5/0

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

580 **Colliers International**
 Office **Eric Erickson, SIOR, CCIM** 925-279-5580
Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

For more information visit <http://eastbayoffice.com>

91



1016180106 - Y


Quail Court Office Park
43 Quail Ct, Suite 101
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF: 547
 Avail Subtype: Office
 Rental Rate: \$1,100/Month FS
 Floor Num: 1
 Load Factor: 15.00%
 Parking Ratio: 3.5 / 1000
 Parking Type: Free
 Passenger/Freight Elevators: 5/0

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

547 **Colliers International**
 Office **Eric Erickson, SIOR, CCIM** 925-279-5580
Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

For more information visit <http://eastbayoffice.com>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

92



1016180107 - Y


Quail Court Office Park
43 Quail Ct, Suite 112
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF: 727
 Avail Subtype: Office
 Rental Rate: \$1,460/Month FS
 Floor Num: 1
 Load Factor: 15.00%
 Parking Ratio: 3.5 / 1000
 Parking Type: Free
 Passenger/Freight Elevators: 5/0

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

727 **Colliers International**
 Office **Eric Erickson, SIOR, CCIM** 925-279-5580
Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

For more information visit <http://eastbayoffice.com>

93



1016155068 - Y


Quail Court Office Park
45 Quail Ct, Suite 102
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF: 1,060
 Avail Subtype: Office
 Rental Rate: \$1.85 FS
 Floor Num: 1
 Load Factor: 15.00%
 Parking Ratio: 3.5 / 1000
 Parking Type: Free
 Passenger/Freight Elevators: 5/0

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

1,060 **Colliers International**
 Office **Eric Erickson, SIOR, CCIM** 925-279-5580
Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

For more information visit <http://eastbayoffice.com>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

94



1016180108 - Y


Quail Court Office Park
45 Quail Ct, Suite 103
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Parking Type:
 Passenger/Freight Elevators:

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

482 Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 \$965/Month FS Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

For more information visit <http://eastbayoffice.com>

95



1016104224 - Y


Quail Court Office Park
45 Quail Ct, Suite 201
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF: 1,010
 Avail Subtype: Office
 Rental Rate: \$1.85 FS
 Floor Num: 2
 Load Factor: 15.00%
 Parking Ratio: 3.5 / 1000
 Parking Type: Free
 Passenger/Freight Elevators: 5/0

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

Colliers International
 Office Eric Erickson, SIOR, CCIM 925-279-5580
 \$1.85 FS Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

3 private offices, waiting area

For more information visit <http://eastbayoffice.com>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

96



1016172038 - Y



Quail Court Office Park
45 Quail Ct, Suite 204
Walnut Creek, CA 94596

Property Type: Office
 Property Subtype: Office
 Property SF: 60,989
 Lot Size: 5.00 Acres
 Construction Status: Existing
 Construction Material: Wood
 Year Built: 1970
 Class: C
 Floors: 3
 Available Date: Immediate
 Occupied?: No
 Website: <http://quailcourt.eastbayoffice.com>
 Territory: WNC-WC Downtown
 APN: 183-060-016-7

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Parking Type:
 Passenger/Freight Elevators:

FEATURES: Highway Access - I-680, Hwy 24
 Public Transportation - Bus

BROKERAGE:

903 [Colliers International](#)
 Office [Eric Erickson, SIOR, CCIM](#) 925-279-5580
 \$1.85 FS [Peter Gutzwiller](#) 925-279-4604

PROPERTY DESCRIPTION

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

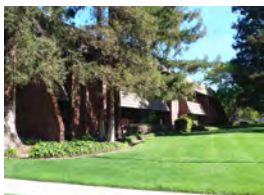
Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

LEASE NOTES

For more information visit <http://eastbayoffice.com>

97



1016100242 - N



Shadelands Medical Plaza
100 N Wiget Ln, Suite 170
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Medical
 Property SF: 28,506
 Lot Size: 2.82 Acres
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 1973
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 143-040-063-8

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Floor Num:
 Load Factor:
 Parking Ratio:
 Parking Spaces:
 Parking Type:
 Passenger/Freight Elevators:

FEATURES: Sprinklers

BROKERAGE:

2,622 [Colliers International](#)
 Office, Medical [Eric Erickson, SIOR, CCIM](#) 925-279-5580
 \$1.75 FS [Brian Clack](#) 925-279-4654

PROPERTY DESCRIPTION

Completely updated medical office building. Building has emergency generator.

For more information visit <http://eastbayoffice.com>

LEASE NOTES

• Medical and Office Tenant Improvement packages available

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

98



1016146035 - N



Shadelands Medical Plaza
100 N Wiget Ln, Suite 209
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Medical
 Property SF: 28,506
 Lot Size: 2.82 Acres
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 1973
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 143-040-063-8

FOR LEASE
 Available SF: 3,137
 Avail Subtype: Office, Medical
 Rental Rate: \$1.75 FS
 Floor Num: 2
 Load Factor: 16.00%
 Parking Ratio: 5.0 / 1000
 Parking Spaces: 125
 Parking Type: Surface parking
 Passenger/Freight Elevators: 1/0

FEATURES: Sprinklers

BROKERAGE:

3,137 [Colliers International](#)
 Office, Medical [Eric Erickson, SIOR, CCIM](#) 925-279-5580
[Brian Clack](#) 925-279-4654

PROPERTY DESCRIPTION

Completely updated medical office building. Building has emergency generator.
 For more information visit <http://eastbayoffice.com>

LEASE NOTES

• Medical and Office Tenant Improvement packages available

99



1016146037 - N



Shadelands Medical Plaza
100 N Wiget Ln, Suite 270
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Medical
 Property SF: 28,506
 Lot Size: 2.82 Acres
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 1973
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 143-040-063-8

FOR LEASE
 Available SF: 1,891
 Avail Subtype: Office, Medical
 Rental Rate: \$1.75 FS
 Floor Num: 2
 Load Factor: 16.00%
 Parking Ratio: 5.0 / 1000
 Parking Spaces: 125
 Parking Type: Surface parking
 Passenger/Freight Elevators: 1/0

FEATURES: Sprinklers

BROKERAGE:

1,891 [Colliers International](#)
 Office, Medical [Eric Erickson, SIOR, CCIM](#) 925-279-5580
[Brian Clack](#) 925-279-4654

PROPERTY DESCRIPTION

Completely updated medical office building. Building has emergency generator.
 For more information visit <http://eastbayoffice.com>

LEASE NOTES

• Medical and Office Tenant Improvement packages available

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

100



1016133676 - Y



Ygnacio Adobe
2161 Ygnacio Valley Rd, Suite 107
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 12,818
 Lot Size: 0.76 Acre
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 1981
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 142-020-036-0

FOR LEASE
 Available SF: 1,120
 Avail Subtype: Office, Medical
 Rental Rate: \$1.60 FS
 Floor Num: 1
 Load Factor: 0.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 1/0

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

> Aggressive Rental Rate
 > Elevator Accessible 2nd Floor
 > Building Common Conference Room
 > Private Balconies
 > Entire 2nd floor can be available for a total of ±5,046 SF

LEASE NOTES

Shell space. Minimum five year lease.

101



1016133674 - Y



Ygnacio Adobe
2161 Ygnacio Valley Rd, Suite 200
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 12,818
 Lot Size: 0.76 Acre
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 1981
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 142-020-036-0

FOR LEASE
 Available SF: 2,058
 Min - Max Divisibility: 2,058 - 4,853
 Avail Subtype: Office, Medical
 Rental Rate: \$1.60 FS
 Floor Num: 2
 Load Factor: 0.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 1/0

FEATURES: Sprinklers

BROKERAGE:

Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Peter Gutzwiller 925-279-4604

PROPERTY DESCRIPTION

> Aggressive Rental Rate
 > Elevator Accessible 2nd Floor
 > Building Common Conference Room
 > Private Balconies
 > Entire 2nd floor can be available for a total of ±5,046 SF

LEASE NOTES

Four offices, kitchen, data/storage room, reception, and open office area.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

102



16032394 - Y



Ygnacio Adobe
2161 Ygnacio Valley Rd, Suite 210
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 12,818
 Lot Size: 0.76 Acre
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 1981
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 142-020-036-0

FOR LEASE
 Available SF: 1,707
 Min - Max Divisibility: 1,707 - 4,853
 Avail Subtype: Office, Medical
 Rental Rate: \$1.60 FS
 Floor Num: 2
 Passenger/Freight Elevators: 1/0

BROKERAGE:
 1,707 [Colliers International](#)
 1,707 - 4,853 [Eric Erickson, SIOR, CCIM](#) 925-279-5580
[Brian Clack](#) 925-279-4654
[Peter Gutzwiller](#) 925-279-4604

PROPERTY DESCRIPTION
 > Aggressive Rental Rate
 > Elevator Accessible 2nd Floor
 > Building Common Conference Room
 > Private Balconies
 > Entire 2nd floor can be available for a total of ±5,046 SF

LEASE NOTES
 Two offices, kitchen, and open office area.

103



1016133675 - Y



Ygnacio Adobe
2161 Ygnacio Valley Rd, Suite 220
Walnut Creek, CA 94598

Property Type: Office
 Property Subtype: Office
 Property SF: 12,818
 Lot Size: 0.76 Acre
 Construction Status: Existing
 Construction Material: Masonry
 Year Built: 1981
 Class: C
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-WC Shadelands
 APN: 142-020-036-0

FOR LEASE
 Available SF: 1,088
 Min - Max Divisibility: 1,088 - 4,853
 Avail Subtype: Office, Medical
 Rental Rate: \$1.60 FS
 Floor Num: 2
 Load Factor: 0.00%
 Parking Ratio: 4.0 / 1000
 Passenger/Freight Elevators: 1/0

FEATURES: Sprinklers

BROKERAGE:
 1,088 [Colliers International](#)
 1,088 - 4,853 [Eric Erickson, SIOR, CCIM](#) 925-279-5580
[Brian Clack](#) 925-279-4654
[Peter Gutzwiller](#) 925-279-4604

PROPERTY DESCRIPTION
 > Aggressive Rental Rate
 > Elevator Accessible 2nd Floor
 > Building Common Conference Room
 > Private Balconies
 > Entire 2nd floor can be available for a total of ±5,046 SF

LEASE NOTES
 Three offices, open office area, and private balcony.



COLLIERS EXCLUSIVES

OCTOBER 09, 2015

OFFICE - FOR SUBLEASE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016175390 - Y



Brentwood Medical Plaza I
350 John Muir Pkwy
Brentwood, CA 94513

Property Type: Office
Property Subtype: Medical
Property SF: 52,000
Lot Size: 3.70 Acres
Construction Status: Existing
Construction Material: Steel
Year Built: 2006
Class: B
Floors: 2
Available Date: Immediate
Occupied?: No
Territory: WNC-Brentwood

FOR SUBLEASE
Available SF:
Avail Subtype:
Rental Rate:
Expenses:
Lease Expiration Date:
Load Factor:
Parking Ratio:
Parking Type:
Passenger/Freight Elevators:

FEATURES: Sprinklers

BROKERAGE:
8,618 [Colliers International](#)
Medical [Eric Erickson, SIOR, CCIM](#) 925-279-5580
TBD
PROPERTY DESCRIPTION
TBD Office/Medical. Tenants can have an ownership interest in the building.
LEASE NOTES
07/31/2016 Current Lease Expires 7/31/16.
5.0 / 1000 Kitchen / break room, conference room, and training room.
Surface Approximately 60 workstations (5ft tall), chairs included, electrified and
2/0 wired with CAT 5 cabling. Building is served by AT&T.

2



1016163970 - N



Sand Creek Business Center - Bldg. 7
141 Sand Creek Rd 7, Suite F/L
Brentwood, CA 94513

Property Type: Office
Property Subtype: Office/Flex
Property SF: 12,096
Construction Status: Existing
Construction Material: Concrete Tilt-Up
Year Built: 2003
Class: B
Floors: 1
Available Date: Immediate
Occupied?: No
Zoning: C2
Territory: WNC-Brentwood
APN: 016-110-023-5

FOR SUBLEASE
Available SF:
Avail Subtype:
Rental Rate:
Expenses:
Lease Expiration Date:
Parking Ratio:

FEATURES: Sprinklers

BROKERAGE:
1,939 [Colliers International](#)
Office/Flex [Curt Scheve, SIOR](#) 925-279-5593
TBD [Bill Hillis, SIOR](#) 925-279-5578
TBD
PROPERTY DESCRIPTION
08/01/2016 Product types include LI, R&D/Flex, and Office. Divisible to 2,000 sf.
4.0 / 1000 Centrally located at Hwy 4 and Sand Creek Rd. Campus environment in a park like setting.
LEASE NOTES
> Professional Office Space - Move-In Ready!
> One Private Corner Office
> Wet Bar For Kitchenette
> Back Office With Separate Entrance
> Convenient Access To Highway 4 Bypass
> Abundant Parking
> Close To Restaurants & Retail Amenities
> 8/1/16 Master Lease expiration date

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

Sutter Square
1800 Sutter St, Suite 775
Concord, CA 94520



1016167866 - Y



Property Type: Office
 Property Subtype: Office
 Property SF: 174,689
 Lot Size: 1.00 Acre
 Construction Status: Existing
 Year Built: 1988
 Class: A
 Floors: 9
 Available Date: Immediate
 Occupied?: No
 Zoning: DB
 Website: www.suttersquare.com
 Territory: WNC-Concord
 APN: 126-272-013-7

FOR SUBLEASE

Available SF: 1,833
 Avail Subtype: Office
 Rental Rate: TBD
 Lease Expiration Date: 12/31/2018
 Floor Num: 7
 Load Factor: 0.15%
 Parking Ratio: 3.0 / 1000
 Parking Type: \$35/stall

FEATURES: Sprinklers

BROKERAGE:

1,833 [Colliers International](#)
 Office [Eric Erickson, SIOR, CCIM](#) 925-279-5580
 TBD [Brian Clack](#) 925-279-4654

PROPERTY DESCRIPTION

- Located 3 blocks from Concord BART and Freeway 242
- 174,689 rentable SF on 9 floors
- Efficient rectangular floor plans
- 6-level subterranean parking garage
- Direct elevator access from each garage level
- Walking distance to over 25 restaurants

LEASE NOTES

- Building contains 9 floors of office space and 6 levels of private subterranean parking
- 2-story marble atrium lobby
- Located 3 blocks from Concord BART and Freeway 242
- Direct elevator access from each garage level
- Walking distance to over 25 restaurants
- Sublease Includes: Phone System, Furniture, Demising of Suite, Cabling, 1st Row Reserved

4

Two Ygnacio Center
2033 N Main St 2, Suite 500
Walnut Creek, CA 94596



1016153151 - Y



Property Type: Office
 Property Subtype: Office
 Property SF: 183,405
 Lot Size: 1.14 Acres
 Construction Status: Existing
 Construction Material: Concrete
 Year Built: 1986
 Class: A
 Floors: 10
 Available Date: Immediate
 Occupied?: No
 Zoning: RO
 Territory: WNC-WC Downtown
 APN: 174-171-032-9

FOR SUBLEASE

Available SF: 8,089
 Avail Subtype: Office
 Rental Rate: TBD
 Lease Expiration Date: 05/31/2018
 Floor Num: 5
 Load Factor: 14.00%
 Parking Ratio: 3.0 / 1000
 Parking Spaces: 375
 Monthly Parking: \$65.00
 Parking Type: Parking Garage, \$65/stall
 Passenger/Freight Elevators: 4/2

FEATURES: Public Transportation - Adjacent to Walnut Creek BART
 Sprinklers

BROKERAGE:

8,089 [Colliers International](#)
 Office [Peter Gutzwiller](#) 925-279-4604

PROPERTY DESCRIPTION

- Legacy Ygnacio Center is a three-building, Class A office complex totaling 517,975 sf with institutional-quality construction and high-end finishes
- Flexible floor plates, with suites ranging from 1,370 to 20,595 sf, many with sweeping views of Mt. Diablo
- Mature, park-like landscaping with pathways and seating areas
- Substantial renovations over the last few years, including: upgraded lobbies, corridors, elevators, new mechanical systems and Energy Star rating.
- Desirable on-site amenities, including: ATM, three cafes, large 24 Hour Fitness center, well-appointed conference rooms, 24-hour security service and 3.0:1,000 sf parking ratio
- Three blocks from Downtown Walnut Creek's many retail, dining and entertainment options

LEASE NOTES

- One reception area
- One large conference room and three small conference rooms

Incentive: Paying a \$2.00 per rentable square foot bonus for a sublease executed before the end of July.



COLLIERS EXCLUSIVES

OCTOBER 09, 2015

OFFICE - FOR LEASE AND SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1

**608-610 W 5th St
Antioch, CA 94509**



1016165699 - N



Property Type: Office
 Property Subtype: Office
 Property SF: 2,088
 Lot Size: 0.12 Acre
 Construction Status: Existing
 Year Built: 1946
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 066-142-002-6

FOR LEASE AND SALE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Sale Price:
 Price PSF:

BROKERAGE:

2,088 [Colliers International](#)
 Office [Curt Scheve, SIOR](#) 925-279-5593
 TBD [Bill Hillis, SIOR](#) 925-279-5578

PROPERTY DESCRIPTION

- Full kitchen
- Single-stall garage
- Ideal for professional office use
- Close proximity to restaurants & retail amenities

2

**1700 Cavallo Rd
Antioch, CA 94509-1930**



1016160860 - N



Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 24,900
 Lot Size: 1.72 Acres
 Construction Status: Existing
 Year Built: 1965
 Available Date: Immediate
 Occupied?: No
 Zoning: C-1
 Territory: WNC-Antioch
 APN: 065-151-049-7

FOR LEASE AND SALE

Available SF:
 Office BuildOut SF:
 Office/Flex SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Sale Price:
 Price PSF:
 Parking Ratio:
 Parking Spaces:
 Dock High Doors:
 Grade Level Doors:

BROKERAGE:

24,900 [Colliers International](#)
 14,940 [Bill Hillis, SIOR](#) 925-279-5578
 9,960 [Curt Scheve, SIOR](#) 925-279-5593

PROPERTY DESCRIPTION










- ±24,900 SF office (60%) & warehouse (40%) combination
- Office areas include open bull pen area, multiple private offices, kitchen, boiler room and rest rooms
- 1965 construction
- ±74,793 SF land area (1.7 acres) APN: 065-151-049-7
- 63 parking stalls (2.5/1,000 SF)
- Warehouse has four (4) grade level roll-up doors and one (1) dock high pit loading platform
- Two separate fenced yard areas on each side of the building
- Ideal owner / user property
- \$1,500,000 new asking price

FEATURES: Yard - fenced

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

<p>3</p>  <p>16045444 - Y</p>  	<p>Delta Business Park - Bldg D 2624 Verne Roberts Cir D, Suite D-2 Antioch, CA 94509</p> <hr/> <p>Property Type: Industrial Property Subtype: Light Industrial Property SF: 17,000 Construction Status: Existing Construction Material: Concrete Tilt-Up Available Date: Immediate Occupied?: No Territory: WNC-Antioch</p>	<p>FOR LEASE AND SALE</p> <p>Available SF: 1,500 Avail Subtype: Rental Rate: Expenses: Grade Level Doors: Clear Height (min - max): 15' - 15' Amps ; Volts: 100 ; 120/208</p> <p>FEATURES: Sprinklers</p>	<p>BROKERAGE: Colliers International Office Bill Hillis, SIOR 925-279-5578 TBD Curt Scheve, SIOR 925-279-5593</p> <hr/> <p>PROPERTY DESCRIPTION 1 The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.</p> <p>SALE NOTES • Shell</p>
<p>4</p>  <p>16045451 - Y</p>  	<p>Delta Business Park - Bldg D 2624 Verne Roberts Cir D, Suite D-4 Antioch, CA 94509</p> <hr/> <p>Property Type: Industrial Property Subtype: Light Industrial Property SF: 17,000 Construction Status: Existing Construction Material: Concrete Tilt-Up Available Date: Immediate Occupied?: No Territory: WNC-Antioch</p>	<p>FOR LEASE AND SALE</p> <p>Available SF: 1,500 Avail Subtype: Rental Rate: Expenses: Grade Level Doors: Clear Height (min - max): 15' - 15' Amps ; Volts: 100 ; 120/208</p> <p>FEATURES: Sprinklers</p>	<p>BROKERAGE: Colliers International Office Bill Hillis, SIOR 925-279-5578 TBD Curt Scheve, SIOR 925-279-5593</p> <hr/> <p>PROPERTY DESCRIPTION 1 The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.</p> <p>SALE NOTES • Turn-key</p>
<p>5</p> <p>Building Photo Not on File</p>  <p>16045733 - Y</p>  	<p>Delta Business Park - Bldg E1 2616 Verne Roberts Cir E1, Suite E-1 Antioch, CA 94509</p> <hr/> <p>Property Type: Industrial Property Subtype: Light Industrial Property SF: 4,000 Lot Size: 0.10 Acre Construction Status: Existing Construction Material: Concrete Tilt-Up Available Date: Immediate Occupied?: No Territory: WNC-Antioch APN: 074-470-019-6</p>	<p>FOR LEASE AND SALE</p> <p>Available SF: 4,000 Avail Subtype: Rental Rate: Expenses: Clear Height (min - max): 12' - 12' Amps ; Volts: 400 ; 277/480</p> <p>FEATURES: Sprinklers</p>	<p>BROKERAGE: Colliers International Office Bill Hillis, SIOR 925-279-5578 TBD Curt Scheve, SIOR 925-279-5593</p> <hr/> <p>PROPERTY DESCRIPTION 1 The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.</p> <p>SALE NOTES • Shell</p>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

6



16045735 - Y



Delta Business Park - Bldg E2
2604 Verne Roberts Cir E-2, Suite E2
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 4,000
 Lot Size: 0.10 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 074-470-018-8

FOR LEASE AND SALE

Available SF: 4,000
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Clear Height (min - max): 12' - 12'
 Amps ; Volts: 400 ; 277/480

FEATURES: Sprinklers
 Yard

BROKERAGE:
 Colliers International
 Office Bill Hillis, SIOR 925-279-5578
 TBD Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION
 Building for sale and for lease. Expected completion date Aug-05. The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES
 • Shell

7



16046033 - Y



Delta Business Park - Bldg H
2516 Verne Roberts Cir H, Suite H-4
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 13,800
 Lot Size: 1.75 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE AND SALE

Available SF: 1,650
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 15'
 Amps ; Volts: 100 ; 120/208

FEATURES: Sprinklers

BROKERAGE:
 Colliers International
 Office Bill Hillis, SIOR 925-279-5578
 TBD Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION
 The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES
 • Shell

8



16046034 - Y



Delta Business Park - Bldg H
2516 Verne Roberts Cir H, Suite H-5
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 13,800
 Lot Size: 1.75 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE AND SALE

Available SF: 1,650
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 15'
 Amps ; Volts: 100 ; 120/208

FEATURES: Sprinklers

BROKERAGE:
 Colliers International
 Office Bill Hillis, SIOR 925-279-5578
 TBD Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION
 The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES
 • Shell

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9



16045752 - Y



Delta Business Park - Bldg H
2516 Verne Roberts Cir H, Suite H-6
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 13,800
 Lot Size: 1.75 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE AND SALE

Available SF: 1,375
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 15'
 Amps ; Volts: 100 ; 120/208

FEATURES: Sprinklers

BROKERAGE:

Colliers International 925-279-5578
 Office Bill Hillis, SIOR
 TBD Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES

• Shell

10



16045750 - Y



Delta Business Park - Bldg K4
2589 W 10th St K-4, Suite K-4A-N
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 8,800
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 074-470-032-9, 074-470-033-7

FOR LEASE AND SALE

Available SF: 4,400
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 2
 Clear Height (min - max): 16' - 16'
 Amps ; Volts: 100 ; 277/480

FEATURES: Sprinklers

Yard

BROKERAGE:

Colliers International 925-279-5578
 Office Bill Hillis, SIOR
 TBD Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

Building for Sale or Lease. The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES

• Shell

11



1016109628 - N



Lakeview Center
4042 Lone Tree Way
Antioch, CA 94509

Property Type: Retail
 Property Subtype: Retail
 Property SF: 9,000
 Lot Size: 0.56 Acre
 Construction Status: Build-To-Suit
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 357-301-003

FOR LEASE AND SALE

Available SF: 9,000
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Sale Price: Call
 Price PSF: Call

BROKERAGE:

Colliers International 925-279-5578
 Office Bill Hillis, SIOR
 TBD Eric Erickson, SIOR, CCIM 925-279-5580

PROPERTY DESCRIPTION

Anchored by CVS Pharmacy and a Fresh & Easy grocery store, the ±50,000 square foot retail center can accommodate uses from ±1,200 to ±13,000 square feet. Located at a primed signalized intersection on a main thoroughfare adjacent to Class A offices and residential neighborhoods, Lakeview Center offers easy access and visibility for the ±46,000 vehicles passing the site daily. It provides not only excellent retail synergy, but encourages its visitors to spend time enjoying the park-like setting with seating areas that overlook the Antioch Reservoir and Lone Tree Golf Course.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

12

Tri City Plaza
6955-6965 Lone Tree Way (2.78 ac)
Brentwood, CA 94513



1016171359 - N



Property Type: Retail
 Property Subtype: Land
 Lot Size: 2.78 Acres
 Construction Status: Potential Development
 Available Date: Immediate
 Occupied?: No
 Zoning: C-1
 Territory: WNC-Brentwood
 APN: 019-060-138-5

FOR LEASE AND SALE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Price PSF:

BROKERAGE:

121,097 [Colliers International](#)
 Office [Curt Scheve, SIOR](#) 925-279-5593
 TBD [Bill Hillis, SIOR](#) 925-279-5578

TBD PROPERTY DESCRIPTION

- Call
- Two sites for sale
 - Retail / Storefront Office / Professional Office
 - High visibility on Lone Tree Way
 - Zoned C-1, broad array of acceptable uses
 - Many prepaid development assessments and street improvements
 - Location ideally serves Brentwood, Oakley, and Antioch
 - Fairview frontage at Lone Tree Way intersection
 - Ideal location for medical and professional office businesses
 - Future location of Iannaccone Chiropractic
 - Lease or purchase
 - Direct Fairview Abe ingress & egress

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

13

**5130 Commercial Cir
Concord, CA 94520**



1016180954 - Y



Property Type: Office
 Property Subtype: Office/Flex
 Property SF: 66,306
 Lot Size: 7.75 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 2000
 Class: B
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: Office Business Park (OBP)
 Territory: WNC-Concord
 APN: 159-040-085-7

FOR LEASE AND SALE

Available SF: 66,306
 Avail Subtype: Office, Office/Flex
 Rental Rate: TBD
 Expenses: TBD
 Parking Spaces: 488

FEATURES: Highway Access - Hwy 4 & I-680
 Sprinklers - .10 / 1,500 & .21 / 2,000

BROKERAGES:

Colliers International
 Eric Erickson, SIOR, CCIM 925-279-5580
 Phil Garrett 707-863-8357

PROPERTY DESCRIPTION

Located within the North Concord Business Park with excellent freeway access to Interstate 680 and Highway 4. The property has direct bus access (across the street) and good proximity to BART (±1.4 mi).

Property Amenities

- > Unique campus setup with over 31 fully equipped classrooms & labs: projectors, desks, chairs, and office furniture wired for internet and phone
- > Large training room includes retractable walls for dividing and a separate catering kitchen
- > Existing improvements are in very good condition and adaptable for a variety of functions
- > Fully furnished Administrative offices
- > Large cafeteria/commissary with commercial kitchen

LEASE NOTES

- > Unique campus setup with over 31 classrooms & labs (most equipped with; projectors, desks, chairs, and office furniture wired for internet and phone)
- > Large training room includes retractable walls for dividing and a separate catering kitchen
- > Existing improvements are in very good condition and adaptable for a variety of functions
- > Majority of administrative offices come furnished
- > Large cafeteria/commissary with commercial kitchen
- > Close proximity to BART (±1.4 mi.) and has direct County Connection bus access across the street
- > Hard-to-find large site in the North Concord Business Park/Central County
- > 1 mile distance to California Highway 4
- > 1.5 mile distance to Interstate 680
- > 2.9 mile distance to John Muir Medical Center
- > ±66,000 SF (±150' W x ±451' L) concrete tilt-up office structure built in 2000. Originally, a build-to-suit for Heald College
- > Parking: ±488 Stalls
- > Zoning: Office Business Park (OBP)
- > Slab: 6" concrete slab with #4 rebar @ 12" OCEW over 4

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

14

**1300 Willow Pass Ct C
Concord, CA 94520**



1016046922 - Y



Property Type: Industrial
 Property Subtype: R&D/Flex
 Property SF: 8,240
 Lot Size: 0.79 Acre
 Construction Status: Planned (w/in 12 mos)
 Year Built: 2008
 Available Date: Immediate
 Occupied?: No
 Zoning: P-1
 Territory: WNC-Concord
 APN: 099-210-003-2

FOR LEASE AND SALE

Available SF:
 Office BuildOut SF:
 R&D/Flex SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Sale Price:
 Price PSF:
 Clear Height (min - max):

BROKERAGE:

8,240 [Colliers International](#)
 1,800 [Bill Hillis, SIOR](#) 925-279-5578
 6,440 [Curt Scheve, SIOR](#) 925-279-5593

SALE NOTES

Office
 TBD Lot size: 34,432 sf
 TBD Site Ready
 Call Yard
 Call
 - 22'

15

**1815 Arnold Dr
Martinez, CA 94553**



1016173176 - N



Property Type: Office
 Property Subtype: Office
 Property SF: 7,616
 Lot Size: 0.55 Acre
 Construction Status: Existing
 Year Built: 1981
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: Yes
 Zoning: O-1
 Territory: WNC-Martinez
 APN: 161-291-006-5

FOR LEASE AND SALE

Available SF: 7,616
 Avail Subtype: Office
 Rental Rate: TBD
 Expenses: TBD
 Sale Price: \$1,142,000
 Price PSF: \$149.95
 Parking Ratio: 3.8 / 1000
 Parking Spaces: 29
 Parking Type: Surface Parking
 Amps ; Volts: 400 ; 120/208
 Phase: 3
 Planned Use: Office Building

BROKERAGE:

7,616 [Colliers International](#)
 Office [Larry Easterly](#) 925-279-4655

PROPERTY DESCRIPTION

TBD
 > Property: ±7,616 SF Office Building
 > Parcel: ±23,958 SF (0.55 Acres) APN: 161-291-006-5
 > Construction: Wood frame, built ±1981
 > Parking: 29 parking stalls (3.8 per/1,000 parking ratio)
 > Power: 400 amps @ 120/208 volts 3-Phase



RETAIL - FOR LEASE

1



1016152971 - N



Alamo Plaza Shopping Center
110-230 Alamo Plaza Dr
Alamo, CA 94507

Property Type: Retail
Property Subtype: Community Center
Property SF: 196,629
Lot Size: 19.00 Acres
Construction Status: Existing
Year Built: 1980
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: WNC-Alamo/Danville
APN: 191-180-009-0

AVAILABLE INFORMATION

FOR LEASE
Available SF: 10,139
Min - Max Divisibility: 817 - 2,560
Avail Subtype: Community Center
Rental Rate: \$2.50 - \$3.50 NNN
Expenses: TBD
Parking Ratio: 2.5 / 1000
Parking Spaces: 500

FEATURES: Traffic Count - 35000

CONTACT / COMMENTS

BROKERAGE:
[Colliers International](#)
[Michael Mundelius](#) 925-279-5585

PROPERTY DESCRIPTION

Alamo Plaza Shopping Center is a neighborhood center consisting of 196,629 square feet, and is located in the heart of Alamo. The center is anchored by a Safeway Marketplace, Rite-Aid Drug Store and Richard's Craft. Other notable tenants include: Round Table Pizza, Bank of America, the US Post Office, and Peet's Coffee.

LEASE NOTES

- Monthly Rent: \$2.50 - \$3.50 psf / per month (+NNN)
- Available Space: Suites ranging in size from ±817 sf to ±2,560 sf

2



1016116570 - N



3104 Delta Fair Blvd, Suite 3104
Antioch, CA 94509

Property Type: Retail
Property Subtype: Retail
Property SF: 21,864
Lot Size: 1.96 Acres
Construction Status: Existing
Year Built: 1969
Floors: 1
Available Date: Immediate
Occupied?: No
Territory: WNC-Antioch
APN: 076-431-010-8

FOR LEASE
Available SF: 4,150
Min - Max Divisibility: 1,000 - 4,150
Avail Subtype: Retail
Rental Rate: \$1.15 NNN
Expenses: \$0.32
Rent + Expenses: \$1.47 PSF
Parking Ratio: 5.7 / 1000
Parking Spaces: 80

FEATURES: Traffic Count - 109,000 AADT @ Somersville

BROKERAGE:
[Colliers International](#)
[Deborah Pery](#) 925-279-4650

PROPERTY DESCRIPTION

- 3,150 to 4,150 SF free standing building
- Across from Sommersville Towne Center
- Next to new Auto Zone
- Improved for office use

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016103043 - N



Bluerock Center
4049 Lone Tree Way, Suite C
Antioch, CA 94509

Property Type: Office
 Property Subtype: Retail
 Property SF: 13,437
 Lot Size: 0.46 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2006
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE
 Available SF: 1,343
 Avail Subtype: Retail
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 4.0 / 1000
 Parking Type: Surface

FEATURES: Signage

BROKERAGE:
 1,343 [Colliers International](#)
 Retail [Bill Hillis, SIOR](#) 925-279-5578
 TBD [Eric Erickson, SIOR, CCIM](#) 925-279-5580
 TBD [Curt Scheve, SIOR](#) 925-279-5593

PROPERTY DESCRIPTION

Ground floor retail building.

LEASE NOTES

• Unit in vanilla shell condition with existing T-bar ceiling, HVAC, one (1) restroom, and kitchen/break room. Signage available.

For more information please visit <http://www.eastbayoffice.com>

4



1016136394 - N



Bluerock Center
4049 Lone Tree Way, Suite I-J
Antioch, CA 94509

Property Type: Office
 Property Subtype: Retail
 Property SF: 13,437
 Lot Size: 0.46 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 2006
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE
 Available SF: 2,617
 Avail Subtype: Retail
 Rental Rate: TBD
 Expenses: TBD
 Parking Ratio: 4.0 / 1000
 Parking Type: Surface

BROKERAGE:
 2,617 [Colliers International](#)
 Retail [Bill Hillis, SIOR](#) 925-279-5578
 TBD [Eric Erickson, SIOR, CCIM](#) 925-279-5580
 TBD [Curt Scheve, SIOR](#) 925-279-5593

PROPERTY DESCRIPTION

Ground floor retail building.

LEASE NOTES

Retail. Vanilla shell. Signage available.

For more information please visit <http://www.eastbayoffice.com>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



1016161435 - N



Deer Valley Plaza
4444 Lone Tree Way
Antioch, CA 94531

Property Type: Retail
 Property Subtype: Neighborhood Center
 Property SF: 226,240
 Lot Size: 23.30 Acres
 Construction Status: Existing
 Year Built: 1997
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: A-2
 Territory: WNC-Antioch
 APN: 055-150-009-3

FOR LEASE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:

20,416
 10,000 - 25,822
 Neighborhood Center

BROKERAGE:

Colliers International
 Henry Englehardt

925-279-4602

LEASE NOTES

- TBD • Divisible to ±10,000 SF, space can be expanded to ±25,822 SF
- TBD • Located within the Deer Valley Plaza Shopping Center, Anchored by Foodmaxx & AMC Theatres
- Excellent visibility, signalized access
- ±34,000 vehicles per day at the intersection of Lone Tree Way and Deer Valley Rd

6



1016134353 - N



Empire Crossings
2471 Empire Ave, Suite 304
Brentwood, CA 94513

Property Type: Retail
 Property Subtype: Community Center
 Property SF: 22,435
 Lot Size: 2.51 Acres
 Construction Status: Existing
 Year Built: 2008
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 019-040-058-0

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:
 Parking Spaces:

1,752
 Community Center
 TBD
 TBD
 5.8 / 1000
 131

BROKERAGE:

Colliers International
 Michael Mundelius

925-279-5585

PROPERTY DESCRIPTION

Empire Crossings is a community strip center that benefits from excellent exposure along Lone Tree Way and on the hard corner of Empire Road. Cotenants include Wingstop, Verizon, Arco AM/PM & Car Wash, Armed Forces Career Center, Royal Nail Salon, Salon Centric Beauty Supplies and Winnie Cuts. Empire Crossings is shadow-anchored by Les Schwab Tire Center, Mancini's Sleep World, and A&W Drive Thru.

Building Amenities:

- > Existing Restaurant Infrastructure
- > ±25,000 Cars Per Day on Lone Tree Way
- > Amidst National & Regional Retailers
- > Ample Parking 5.8/1,000 (131 Stalls)
- > Allowable Uses: Retail, Office & Medical Office
- > Seeking Neighborhood Type Users: Coffee Shop, Pizza, Dentist & Banks

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7

Sand Creek Crossing
2300-2530 Sand Creek Rd
Brentwood, CA 94513

Property Type: Retail
 Property Subtype: Community Center
 Property SF: 255,000
 Lot Size: 6.10 Acres
 Construction Status: Existing
 Year Built: 2003
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: PD
 Territory: WNC-Brentwood
 APN: 019-110-044



1016045791 - N



FOR LEASE
 Available SF: 7,360
 Min - Max Divisibility: 1,260 - 7,360
 Avail Subtype: Neighborhood Center
 Rental Rate: \$2.00 NNN
 Expenses: \$0.71
 Rent + Expenses: \$2.71 PSF

BROKERAGE:
 Colliers International
 Michael Mundelius 925-279-5585

PROPERTY DESCRIPTION
 Sand Creek Crossings is a premier shopping center, anchored by Raley's, Ross, TJ Maxx, Home Goods, Kelly Moore Paints, Party City, Krispy Kreme, Round Table Pizza, See's Candies, Menchie's Frozen Yogurt, Beach Hut Deli, Dickey's Barbeque Pit, Fitness Evolution, & Payless Shoes.

The center is directly across Sand Creek Road from "The Streets of Brentwood" a regional retail draw with tenants including Rave Movie Theatre, DSW Shoes, Justice, Rei, Ulta Beauty, Banana Republic, Victoria Secret, American Eagle, Express, Children's Place, and many others.

Excellent access from the Highway 4 Bypass.

LEASE NOTES

This center is anchored by Raley's, Ross, TJ Maxx, and Home Goods. A variety of spaces are available. Right off Highway 4 Bypass. Access from Streets of Brentwood.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

8



16040102 - N



The Shops at Fairview
3101-3181 Balfour Rd
Brentwood, CA 94513

Property Type: Retail
 Property Subtype: Retail
 Property SF: 90,520
 Lot Size: 13.11 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Zoning: Commercial
 Territory: WNC-Brentwood
 APN: 010-030-029-2, 019-120-036-9

FOR LEASE
 Available SF: 20,530
 Min - Max Divisibility: 1,040 - 8,000
 Avail Subtype: Retail
 Rental Rate: \$2.00 NNN
 Expenses: \$0.55
 Rent + Expenses: \$2.55 PSF
 Topography: Rectangular/Flat

BROKERAGE:
 20,530 [Colliers International](#)
 1,040 - 8,000 [Deborah Perry](#) 925-279-4650

PROPERTY DESCRIPTION
 > Jeb's Blueberry Hill coming soon!
 > 90,000± Sq Ft Neighborhood shopping center
 > ±1,000 - 8,000 SF for lease
 > Two pads available for sale or lease
 > Anchored by CVS and Fresh & Easy
 > Across from Safeway Center
 > Adjacent to high-end residential (Apple Hill and Summerset Communities)
 > Four 18 hole championship level golf courses within 2 miles

LEASE NOTES
 > 90,000± Sq Ft Neighborhood shopping center
 > ±1,000 - 14,000 SF for lease
 > Two pads available for sale or lease
 > Anchored by CVS and Fresh & Easy
 > Signalized N.E. corner of Balfour Road and Fairview Avenue
 > Across from Safeway Center
 > Adjacent to high-end residential (Apple Hill and Summerset Communities)
 > 116 new homes adjacent to the project
 > Four 18 hole championship level golf courses within 2 miles

SALE NOTES
 Available Now

9



1016040022 - Y



Walnut Center II
3291 Walnut Blvd, Suite 180
Brentwood, CA 94513

Property Type: Office
 Property Subtype: Office
 Property SF: 15,849
 Lot Size: 1.29 Acres
 Construction Status: Existing
 Year Built: 2007
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 010-100-018-0

FOR LEASE
 Available SF: 895
 Min - Max Divisibility: 895 - 3,273
 Avail Subtype: Retail
 Rental Rate: \$1.35 IG
 Expenses: TBD
 Load Factor: 9.00%

BROKERAGE:
 895 [Colliers International](#)
 895 - 3,273 [Curt Scheve, SIOR](#) 925-279-5593
[Bill Hillis, SIOR](#) 925-279-5578

PROPERTY DESCRIPTION
 Walnut Center offers a range of office, medical, flex/warehouse, retail and service commercial type space ranging from ±895 to ±3,273 square feet

LEASE NOTES

- Convenient access to the Highway 4 Bypass and Vasco Road
- Flexible space plans for a variety of uses
- Generous tenant improvement allowance / Full build-to-suit capability
- Plenty of parking available
- Building signage opportunity

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

10



1016040023 - Y



Walnut Center II
3291 Walnut Blvd, Suite 190
Brentwood, CA 94513

Property Type: Office
 Property Subtype: Office
 Property SF: 15,849
 Lot Size: 1.29 Acres
 Construction Status: Existing
 Year Built: 2007
 Class: B
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Brentwood
 APN: 010-100-018-0

FOR LEASE
 Available SF: 2,378
 Min - Max Divisibility: 2,378 - 3,273
 Avail Subtype: Retail
 Rental Rate: \$1.35 IG
 Expenses: \$0.40
 Rent + Expenses: \$1.75 PSF
 Load Factor: 9.00%

BROKERAGE:
 2,378 [Colliers International](#)
 3,273 [Curt Scheve, SIOR](#) 925-279-5593
[Bill Hillis, SIOR](#) 925-279-5578

PROPERTY DESCRIPTION
 Walnut Center offers a range of office, medical, flex/warehouse, retail and service commercial type space ranging from ±895 to ±3,273 square feet

LEASE NOTES

- Convenient access to the Highway 4 Bypass and Vasco Road
- Flexible space plans for a variety of uses
- Generous tenant improvement allowance / Full build-to-suit capability
- Plenty of parking available
- Building signage opportunity

11



1016156367 - N



Martinez Center
1021-1037 Arnold Dr
Martinez, CA 94553

Property Type: Retail
 Property Subtype: Community Center
 Property SF: 270,000
 Lot Size: 18.00 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Martinez
 APN: 377-120-035-3, 377-120-036-1, 377-120-028-8

FOR LEASE
 Available SF: 3,000
 Min - Max Divisibility: 3,000 - 4,000
 Avail Subtype: Community Center
 Rental Rate: \$3.20 NNN
 Expenses: \$0.68
 Rent + Expenses: \$3.88 PSF

BROKERAGE:
 3,000 [Colliers International](#)
 4,000 [Anna Winters](#) 925-279-4624

FEATURES: Retail Location - End-Cap
 Traffic Count - 83000

PROPERTY DESCRIPTION
 > A ±270,000 Square Foot Retail Center
 > Excellent Building Signage
 > Ample Parking
 > Available Immediately
 > All Reasonable Offers Considered
 > Great Access & Visibility to Highway 4
 > Anchored by Walmart and The Home Depot
 > Strong Demographics
 > High Traffic Counts

LEASE NOTES
 End cap

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

12



1016177086 - N



Martinez Center
1021-1037 Arnold Dr
Martinez, CA 94553

Property Type: Retail
 Property Subtype: Community Center
 Property SF: 270,000
 Lot Size: 18.00 Acres
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Martinez
 APN: 377-120-035-3, 377-120-036-1, 377-120-028-8

FOR LEASE
 Available SF: 1,100
 Avail Subtype: Community Center
 Rental Rate: \$3.20 NNN
 Expenses: \$0.68
 Rent + Expenses: \$3.88 PSF

FEATURES: Retail Location - In-Line
 Traffic Count - 83000

BROKERAGE:
 Colliers International
 Anna Winters
 925-279-4624

PROPERTY DESCRIPTION
 > A ±270,000 Square Foot Retail Center
 > Excellent Building Signage
 > Ample Parking
 > Available Immediately
 > All Reasonable Offers Considered
 > Great Access & Visibility to Highway 4
 > Anchored by Walmart and The Home Depot
 > Strong Demographics
 > High Traffic Counts

LEASE NOTES
 • A ±270,000 Square Foot Retail Center
 • Excellent Building Signage
 • Ample Parking
 • All Reasonable Offers Considered
 • Great Access & Visibility to Highway 4
 • Anchored by Walmart and The Home Depot
 • Strong Demographics
 • High Traffic Counts

13



1016021743 - N



Laurel Plaza
1000 Laurel Rd
Oakley, CA 94561

Property Type: Retail
 Property Subtype: Neighborhood Center
 Property SF: 35,000
 Lot Size: 7.00 Acres
 Construction Status: Development (12 mos out)
 Available Date: Immediate
 Occupied?: No
 Zoning: Commercial
 Territory: WNC-Oakley

FOR LEASE
 Available SF: 35,000
 Min - Max Divisibility: 1,200 - 12,000
 Avail Subtype: Retail
 Rental Rate: \$3.00 - \$3.50 NNN
 Expenses: TBD

FEATURES: Retail Location - In Line & Pad

BROKERAGE:
 Colliers International
 Michael Mundelius
 925-279-5585

PROPERTY DESCRIPTION
 > Located at the North West Corner of Laurel Road at O'Hara Avenue in Oakley
 > Multi-Tenant buildings, pads and boxes available. See site plan
 > \$79,823 Median Household Income (3 mile)
 > 48,793 Population (3 mile)
 > The proposed shopping center is slated to be anchored by a Fresh & Easy Grocery, a bank & shops

LEASE NOTES
 Center to be Achored by a proposed Fresh & Easy, and Bank of Agriculture.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

14



1016171035 - N



Proposed Orinda Retail Development
10 Avenida de Orinda
Orinda, CA 94563

Property Type: Retail
 Property Subtype: Retail
 Property SF: 13,000
 Lot Size: 0.66 Acre
 Construction Status: Development (12 mos out)
 Occupied?: No
 Territory: WNC-Lamorinda
 APN: 265-011-008-9

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Parking Ratio:

BROKERAGE:

13,000 [Colliers International](#)
 Retail [Michael Mundelius](#) 925-279-5585

TBD **PROPERTY DESCRIPTION**

TBD • ±13,000 SF retail development opportunity
 4.0 / 1000 • Conveniently located on Orinda Way with easy access to Hwy 24
 • ±17,643 Orinda Population (Bay Area Census)
 • 52 Parking Spaces (250 SF/Car)
 • Other Area National Retailers Include: Safeway, Rite Aid, McCaulous, Starbucks, CVS and BevMo

15



1016184739 - N



1269 California Ave, Suite 102
Pittsburg, CA 94565

Property Type: Retail
 Property Subtype: Strip Retail
 Property SF: 6,000
 Lot Size: 0.83 Acre
 Construction Status: Existing
 Year Built: 2003
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Pittsburg
 APN: 073-190-030-4

FOR LEASE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:

BROKERAGE:

1,000 [Colliers International](#)
 1,000 - 3,300 [Curt Scheve, SIOR](#) 925-279-5593
 Strip Retail [Bill Hillis, SIOR](#) 925-279-5578

TBD **PROPERTY DESCRIPTION**

TBD Retail/Service Commercial Building
 Prime Highway 4 visibility at the Loveridge Rd & Highway 4 Interchange. Adjacent to Chevron, Jack in the Box, Public Storage, and nearby a multitude of retail and business park businesses.
 • ±6,000 SF foot print
 • ±0.83 Acre parcel
 • High visibility to Highway 4
 • Built in 2003/2004
 • Quality glass frontage and entry
 • Sprinklered
 • Ample Parking
 • Current tenants: Starbucks & Quiznos Sandwiches
 • Move-in condition

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

16

**1269 California Ave, Suite 103
Pittsburg, CA 94565**



1016184741 - N



Property Type: Retail
 Property Subtype: Strip Retail
 Property SF: 6,000
 Lot Size: 0.83 Acre
 Construction Status: Existing
 Year Built: 2003
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Pittsburg
 APN: 073-190-030-4

FOR LEASE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:

BROKERAGE:

900 Colliers International
 900 - 3,300 Curt Scheve, SIOR 925-279-5593
 Strip Retail Bill Hillis, SIOR 925-279-5578

TBD PROPERTY DESCRIPTION

TBD Retail/Service Commercial Building

Prime Highway 4 visibility at the Loveridge Rd & Highway 4 Interchange. Adjacent to Chevron, Jack in the Box, Public Storage, and nearby a multitude of retail and business park businesses.

- ±6,000 SF foot print
- ±0.83 Acre parcel
- High visibility to Highway 4
- Built in 2003/2004
- Quality glass frontage and entry
- Sprinklered
- Ample Parking
- Current tenants: Starbucks & Quiznos Sandwiches
- Move-in condition

17

**1269 California Ave, Suite 104
Pittsburg, CA 94565**



1016184742 - N



Property Type: Retail
 Property Subtype: Strip Retail
 Property SF: 6,000
 Lot Size: 0.83 Acre
 Construction Status: Existing
 Year Built: 2003
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Pittsburg
 APN: 073-190-030-4

FOR LEASE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:

BROKERAGE:

1,400 Colliers International
 1,400 - 3,300 Curt Scheve, SIOR 925-279-5593
 Strip Retail Bill Hillis, SIOR 925-279-5578

TBD PROPERTY DESCRIPTION

TBD Retail/Service Commercial Building

Prime Highway 4 visibility at the Loveridge Rd & Highway 4 Interchange. Adjacent to Chevron, Jack in the Box, Public Storage, and nearby a multitude of retail and business park businesses.

- ±6,000 SF foot print
- ±0.83 Acre parcel
- High visibility to Highway 4
- Built in 2003/2004
- Quality glass frontage and entry
- Sprinklered
- Ample Parking
- Current tenants: Starbucks & Quiznos Sandwiches
- Move-in condition

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

18



1016163705 - N



**3721 Railroad Ave
Pittsburg, CA 94565**

Property Type: Retail
 Property Subtype: Retail
 Property SF: 15,360
 Lot Size: 0.98 Acre
 Construction Status: Existing
 Year Built: 1971
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Pittsburg
 APN: 088-065-025-4

FOR LEASE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:

BROKERAGE:
 9,360 Colliers International
 Retail Michael Mundelius 925-279-5585

PROPERTY DESCRIPTION
 \$1.00 NNN > ±9,360 SF available
 \$0.20 > \$1.00 PSF/mo, NNN (2014 estimated NNN expenses \$0.20)
 \$1.20 PSF > Immediately adjacent to Aaron's rents
 > ±30,882 AADT on Railroad Avenue
 > eBART station proposed for Railroad at Highway 4

19



1016144050 - N



**Pittsburg Towne Center
2931 Railroad Ave
Pittsburg, CA 94565**

Property Type: Retail
 Property Subtype: Community Center
 Property SF: 97,000
 Lot Size: 5.21 Acres
 Construction Status: Existing
 Year Built: 1975
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Pittsburg
 APN: 088-121-031-4

FOR LEASE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Rent + Expenses:

BROKERAGE:
 15,000 Colliers International
 7,500 - 15,000 Michael Mundelius 925-279-5585

PROPERTY DESCRIPTION
 Community Center > ±97,000 SF shopping center anchored by Walgreens,
 \$1.00 NNN Dollar Tree, La Superior Grocery
 \$0.33 > ±30,882 AADT on Railroad Avenue
 \$1.33 PSF > eBART stations planned for Railroad and Highway 4 (2015)

20



1016181305 - N



**1373 Locust St
Walnut Creek, CA 94596**

Property Type: Office
 Property Subtype: Office
 Property SF: 15,260
 Lot Size: 0.34 Acre
 Construction Status: Existing
 Year Built: 1961
 Class: C
 Floors: 2
 Occupied?: Yes
 Territory: WNC-WC Downtown
 APN: 178-160-018-2

FOR LEASE

Available SF:
 Min - Max Divisibility:
 Avail Subtype:
 Rental Rate:
 Expenses:

BROKERAGE:
 3,740 Colliers International
 2,000 - 3,740 Deborah Pery 925-279-4650

LEASE NOTES
 Retail > Retail space in the heart of downtown Walnut Creek. Pedestrian Retail
 \$4.25 GR Zoning. City-owned parking garage directly across the street.
 TBD Neighbors include: Lark Creek, Sunol Ridge, Pyramid Brewery, The Veggie Grill & Peet's Coffee.
 Existing tenant still operating - Please do not disturb

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

21



1016066805 - N



Citrus Marketplace
2200-2290 Oak Grove Rd
Walnut Creek, CA 94598

Property Type: Retail
 Property Subtype: Neighborhood Center
 Property SF: 101,000
 Lot Size: 11.40 Acres
 Construction Status: Existing
 Year Built: 1973
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Zoning: PD
 Territory: WNC-WC Shadelands
 APN: 134-460-014-1

FOR LEASE
 Available SF: 6,300
 Min - Max Divisibility: 1,300 - 5,000
 Avail Subtype: Neighborhood Center
 Rental Rate: \$3.00 NNN
 Expenses: \$0.83
 Rent + Expenses: \$3.83 PSF
 Parking Ratio: 4.9 / 1000
 Parking Spaces: 494

BROKERAGE:
 Colliers International
 Michael Mundelius 925-279-5585

LEASE NOTES
 > ±1,300 to ±5,000 SF available
 > Asking Rent: \$3.00 PSF + \$0.83 NNN
 > ±101,000 SF neighborhood center
 > 2015 NNN expenses are estimated to \$0.83 PSF /mo in addition to the rent specified above.
 > Anchored by Nob Hill Foods & BevMo, other tenants include: Chase Bank, Mary's Pizza Shack, The United States Post Office, Bank of America, Panda Express & Denica's.

22



1016177779 - N



Palm Court
1651 Botelho Dr, Suite 100
Walnut Creek, CA 94596

Property Type: Retail
 Property Subtype: Neighborhood Center
 Property SF: 23,347
 Lot Size: 1.47 Acres
 Construction Status: Existing
 Year Built: 1968
 Floors: 2
 Available Date: Immediate
 Occupied?: No
 Zoning: RET
 Territory: WNC-WC Downtown
 APN: 184-080-035-1

FOR LEASE
 Available SF: 4,924
 Avail Subtype: Neighborhood Center
 Rental Rate: \$1.95 NNN
 Expenses: TBD
 Parking Ratio: 2.9 / 1000
 Parking Type: Surface Parking

BROKERAGE:
 Colliers International
 Deborah Pery 925-279-4650

FEATURES: Signage - Pylon & On Building
 Traffic Count - 22,700 AADT @ Botelho/N.California

PROPERTY DESCRIPTION
 Walking Distance to Village Development opening fall of 2015 with 49 Condo Units and 37,000 s.f. of Retail

LEASE NOTES

- Anchored by Petco and Sola Salon
- As low as \$1.95/sf NNN Raw Shell
- Surface Parking
- Creekside Setting



COLLIERS EXCLUSIVES

RETAIL - FOR LEASE AND SALE

OCTOBER 09, 2015

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
1	<p>Delta Business Park - Bldg D 2624 Verne Roberts Cir D, Suite D-2 Antioch, CA 94509</p> <p>Property Type: Industrial Property Subtype: Light Industrial Property SF: 17,000 Construction Status: Existing Construction Material: Concrete Tilt-Up Available Date: Immediate Occupied?: No Territory: WNC-Antioch</p>	<p>FOR LEASE AND SALE</p> <p>Available SF: 1,500 Avail Subtype: Retail Rental Rate: TBD Expenses: TBD Grade Level Doors: 1 Clear Height (min - max): 15' - 15' Amps ; Volts: 100 ; 120/208</p> <p>FEATURES: Sprinklers</p>	<p>BROKERAGE: Colliers International Bill Hillis, SIOR 925-279-5578 Curt Scheve, SIOR 925-279-5593</p> <p>PROPERTY DESCRIPTION 1 The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.</p> <p>SALE NOTES • Shell</p>
2	<p>Delta Business Park - Bldg D 2624 Verne Roberts Cir D, Suite D-4 Antioch, CA 94509</p> <p>Property Type: Industrial Property Subtype: Light Industrial Property SF: 17,000 Construction Status: Existing Construction Material: Concrete Tilt-Up Available Date: Immediate Occupied?: No Territory: WNC-Antioch</p>	<p>FOR LEASE AND SALE</p> <p>Available SF: 1,500 Avail Subtype: Retail Rental Rate: TBD Expenses: TBD Grade Level Doors: 1 Clear Height (min - max): 15' - 15' Amps ; Volts: 100 ; 120/208</p> <p>FEATURES: Sprinklers</p>	<p>BROKERAGE: Colliers International Bill Hillis, SIOR 925-279-5578 Curt Scheve, SIOR 925-279-5593</p> <p>PROPERTY DESCRIPTION 1 The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.</p> <p>SALE NOTES • Turn-key</p>
3	<p>Delta Business Park - Bldg E1 2616 Verne Roberts Cir E1, Suite E-1 Antioch, CA 94509</p> <p>Property Type: Industrial Property Subtype: Light Industrial Property SF: 4,000 Lot Size: 0.10 Acre Construction Status: Existing Construction Material: Concrete Tilt-Up Available Date: Immediate Occupied?: No Territory: WNC-Antioch APN: 074-470-019-6</p>	<p>FOR LEASE AND SALE</p> <p>Available SF: 4,000 Avail Subtype: Retail Rental Rate: TBD Expenses: TBD Clear Height (min - max): 12' - 12' Amps ; Volts: 400 ; 277/480</p> <p>FEATURES: Sprinklers</p>	<p>BROKERAGE: Colliers International Bill Hillis, SIOR 925-279-5578 Curt Scheve, SIOR 925-279-5593</p> <p>PROPERTY DESCRIPTION The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.</p> <p>SALE NOTES • Shell</p>



16045444 - Y



16045451 - Y



16045733 - Y



PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

4



16045735 - Y



Delta Business Park - Bldg E2
2604 Verne Roberts Cir E-2, Suite E2
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 4,000
 Lot Size: 0.10 Acre
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 074-470-018-8

FOR LEASE AND SALE

Available SF: 4,000
 Avail Subtype: Retail
 Rental Rate: TBD
 Expenses: TBD
 Clear Height (min - max): 12' - 12'
 Amps ; Volts: 400 ; 277/480

FEATURES: Sprinklers
 Yard

BROKERAGE:
 Colliers International 925-279-5578
 Bill Hillis, SIOR
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION
 Building for sale and for lease. Expected completion date Aug-05. The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES
 • Shell

5



16046033 - Y



Delta Business Park - Bldg H
2516 Verne Roberts Cir H, Suite H-4
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 13,800
 Lot Size: 1.75 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE AND SALE

Available SF: 1,650
 Avail Subtype: Retail
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 15'
 Amps ; Volts: 100 ; 120/208

FEATURES: Sprinklers

BROKERAGE:
 Colliers International 925-279-5578
 Bill Hillis, SIOR
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION
 The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES
 • Shell

6



16046034 - Y



Delta Business Park - Bldg H
2516 Verne Roberts Cir H, Suite H-5
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 13,800
 Lot Size: 1.75 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE AND SALE

Available SF: 1,650
 Avail Subtype: Retail
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 15'
 Amps ; Volts: 100 ; 120/208

FEATURES: Sprinklers

BROKERAGE:
 Colliers International 925-279-5578
 Bill Hillis, SIOR
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION
 The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES
 • Shell

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7



16045752 - Y



Delta Business Park - Bldg H
2516 Verne Roberts Cir H, Suite H-6
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 13,800
 Lot Size: 1.75 Acres
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Year Built: 1987
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch

FOR LEASE AND SALE

Available SF: 1,375
 Avail Subtype: Retail
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 1
 Clear Height (min - max): 15' - 15'
 Amps ; Volts: 100 ; 120/208

FEATURES: Sprinklers

BROKERAGE:

Colliers International 925-279-5578
 Bill Hillis, SIOR
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES

• Shell

8



16045750 - Y



Delta Business Park - Bldg K4
2589 W 10th St K-4, Suite K-4A-N
Antioch, CA 94509

Property Type: Industrial
 Property Subtype: Light Industrial
 Property SF: 8,800
 Construction Status: Existing
 Construction Material: Concrete Tilt-Up
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 074-470-032-9, 074-470-033-7

FOR LEASE AND SALE

Available SF: 4,400
 Avail Subtype: Retail
 Rental Rate: TBD
 Expenses: TBD
 Grade Level Doors: 2
 Clear Height (min - max): 16' - 16'
 Amps ; Volts: 100 ; 277/480

FEATURES: Sprinklers

Yard

BROKERAGE:

Colliers International 925-279-5578
 Bill Hillis, SIOR
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION

Building for Sale or Lease. The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

SALE NOTES

• Shell

9



1016109628 - N



Lakeview Center
4042 Lone Tree Way
Antioch, CA 94509

Property Type: Retail
 Property Subtype: Retail
 Property SF: 9,000
 Lot Size: 0.56 Acre
 Construction Status: Build-To-Suit
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Antioch
 APN: 357-301-003

FOR LEASE AND SALE

Available SF: 9,000
 Avail Subtype: Retail
 Rental Rate: TBD
 Expenses: TBD
 Sale Price: Call
 Price PSF: Call

BROKERAGE:

Colliers International 925-279-5578
 Bill Hillis, SIOR
 Eric Erickson, SIOR, CCIM 925-279-5580

PROPERTY DESCRIPTION

Anchored by CVS Pharmacy and a Fresh & Easy grocery store, the ±50,000 square foot retail center can accommodate uses from ±1,200 to ±13,000 square feet. Located at a primed signalized intersection on a main thoroughfare adjacent to Class A offices and residential neighborhoods, Lakeview Center offers easy access and visibility for the ±46,000 vehicles passing the site daily. It provides not only excellent retail synergy, but encourages its visitors to spend time enjoying the park-like setting with seating areas that overlook the Antioch Reservoir and Lone Tree Golf Course.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

10



1016171359 - N



Tri City Plaza
6955-6965 Lone Tree Way (2.78 ac)
Brentwood, CA 94513

Property Type: Retail
 Property Subtype: Land
 Lot Size: 2.78 Acres
 Construction Status: Potential Development
 Available Date: Immediate
 Occupied?: No
 Zoning: C-1
 Territory: WNC-Brentwood
 APN: 019-060-138-5

FOR LEASE AND SALE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Price PSF:

BROKERAGE:

121,097 **Colliers International**
 Retail **Curt Scheve, SIOR** 925-279-5593
 TBD **Bill Hillis, SIOR** 925-279-5578

TBD PROPERTY DESCRIPTION

- Two sites for sale
- Retail / Storefront Office / Professional Office
- High visibility on Lone Tree Way
- Zoned C-1, broad array of acceptable uses
- Many prepaid development assessments and street improvements
- Location ideally serves Brentwood, Oakley, and Antioch
- Fairview frontage at Lone Tree Way intersection
- Ideal location for medical and professional office businesses
- Future location of Iannaccone Chiropractic
- Lease or purchase
- Direct Fairview Abe ingress & egress

11



1016167799 - N



The Moraga Barn
925 Country Club Dr
Moraga, CA 94556

Property Type: Office
 Property Subtype: Freestanding
 Property SF: 3,325
 Lot Size: 0.19 Acre
 Construction Status: Existing
 Year Built: 1914
 Available Date: Immediate
 Occupied?: No
 Website: <http://www.colliersparrish.com/TheMoragaBarn>
 Territory: WNC-Lamorinda
 APN: 257-190-048-5

FOR LEASE AND SALE

Available SF:
 Avail Subtype:
 Rental Rate:
 Expenses:
 Sale Price:
 Price PSF:

BROKERAGE:

3,325 **Colliers International**
 Retail **Larry Easterly** 925-279-4655
 \$2.50 NNN **Peter Gutzwiller** 925-279-4604

TBD PROPERTY DESCRIPTION

- Asking price: \$1,375,000 or \$2.50 +NNN
 - Estimated gross square footage: ±3,325
 - Parcel size: ±8,276 (APN: 257-190-048-5)
 - Land use: Community Commercial
 - Conditional use permit for restaurant / wine bar has previously been issued by the town
 - Opportunity to expand the second floor and add an elevator to the property.
 - Eight parking stalls on site and ample street parking
 - Highly efficient energy usage, low gas and electric bills
 - Building renovated to certified LEED Platinum construction in 2008
 - Solar panel roofing tiles, radiant floor heating, three underground water receptacles for rain collection.
 - A historic piece of Moraga, functioning as The Moraga Barn Bar since 1933
- www.colliersparrish.com/TheMoragaBarn



COLLIERS EXCLUSIVES

OCTOBER 09, 2015

RETAIL - FOR SALE

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

1



1016135292 - N



The Shops at Fairview
3101-3181 Balfour Rd (0.66 ac), Suite Pad 1
Brentwood, CA 94513

Property Type: Land
 Property Subtype: Retail
 Lot Size: 0.66 Acre
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Zoning: Commercial
 Territory: WNC-Brentwood
 APN: 010-030-029-2, 019-120-036-9

FOR SALE
 Available SF:
 Avail Subtype:
 Topography:

28,935
 Retail
 Rectangular/Flat

BROKERAGE:
 28,935 [Colliers International](#)
 Retail [Deborah Pery](#) 925-279-4650

PROPERTY DESCRIPTION
 > Country Waffles coming soon!
 > 90,000± Sq Ft Neighborhood shopping center
 > Two pads available for sale or lease
 > Anchored by CVS and Fresh & Easy
 > Across from Safeway Center
 > Adjacent to high-end residential (Apple Hill and Summerset Communities)
 > 116 new homes adjacent to the project
 > Four 18 hole championship level golf courses within 2 miles

SALE NOTES
 ±28,935 SF land with drive-thru potential and approvals for up to a ±6,300 SF building

2



1016135293 - N



The Shops at Fairview
3101-3181 Balfour Rd (1.0 ac), Suite Pad 4
Brentwood, CA 94513

Property Type: Land
 Property Subtype: Retail
 Lot Size: 1.00 Acre
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: No
 Zoning: Commercial
 Territory: WNC-Brentwood
 APN: 010-030-029-2, 019-120-036-9

FOR SALE
 Available SF:
 Avail Subtype:
 Topography:

43,349
 Retail
 Rectangular/Flat

BROKERAGE:
 43,349 [Colliers International](#)
 Retail [Deborah Pery](#) 925-279-4650

PROPERTY DESCRIPTION
 > Country Waffles coming soon!
 > 90,000± Sq Ft Neighborhood shopping center
 > Two pads available for sale or lease
 > Anchored by CVS and Fresh & Easy
 > Across from Safeway Center
 > Adjacent to high-end residential (Apple Hill and Summerset Communities)
 > 116 new homes adjacent to the project
 > Four 18 hole championship level golf courses within 2 miles

SALE NOTES
 ±43,349 SF land with approvals for up to a ±6,500 SF bldg

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016141500 - N



**6055 Main St
Clayton, CA 94517**

Property Type: Retail
 Property Subtype: Retail
 Property SF: 5,204
 Lot Size: 0.57 Acre
 Construction Status: Existing
 Available Date: Immediate
 Occupied?: Yes
 Territory: WNC-Concord
 APN: 119-011-003-9

FOR SALE

Available SF: 5,204
 Avail Subtype: Retail
 Sale Price: \$1,095,000
 Price PSF: \$210.42

BROKERAGE:
 Colliers International
 Larry Easterly 925-279-4655
 Deborah Pery 925-279-4650

PROPERTY DESCRIPTION
 ** Redevelopment Opportunity ** For Sale - Approximately 0.57 acres with a 5,200 sf office/retail building. Existing Church offices are approximate 5,200 square feet. The property is located in the center of downtown Clayton and provides ±248 linear feet of frontage on Main St. Excellent retail redevelopment opportunity. ±24 on-site parking stalls directly across the street from Skipolini's Pizza, and the Ipsen four court Bocce Ball facility

4



1016140387 - N



**1448-1450 Sally Ride Dr
Concord, CA 94520**

Property Type: Industrial
 Property Subtype: Specialty
 Property SF: 37,550
 Lot Size: 2.56 Acres
 Construction Status: Existing
 Construction Material: Steel
 Year Built: 1991
 Floors: 1
 Available Date: Immediate
 Occupied?: No
 Territory: WNC-Concord
 APN: 125-010-023-5

FOR SALE

Available SF: 37,550
 Office BuildOut SF: 5,500
 Specialty SF: 32,050
 Avail Subtype: Specialty
 Sale Price:
 Price PSF:
 Parking Spaces: 40
 Clear Height (min - max): 20' - 26'

BROKERAGE:
 Colliers International
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

PROPERTY DESCRIPTION
 The subject site consists of two adjacent parcels, both with a mid-block location along the northeast side of Sally Ride Drive located at the northwest end of Buchanan Field Airport of Contra Costa County. The subject site is ground leased from the county and totals approximately 2.56 acres. The ground leased site is referred to as "Parcel CH-6" (1.674 AC) and "Parcel CH-8" (0.89 AC) at Buchanan Airfield.

FEATURES: HVAC - Forced air. Ground-mounted
 AC units.
 Insulation
 Sprinklers