

CONCORD BUSINESS PARK

CONCORD'S PREMIER OFFICE/ WAREHOUSE INDUSTRIAL PROJECT



Market Ready Improvements Completed

CONCORD
BUSINESS PARK

CONCORD
BUSINESS PARK

FOR LEASE

5650 IMHOFF DRIVE | SUITE A
5650 IMHOFF DRIVE | SUITE H
5650 IMHOFF DRIVE | SUITES I & J
5650 IMHOFF DRIVE | SUITES H - J
5700 IMHOFF DRIVE | SUITE I & J

For more information:

TYLER EPTING

Managing Director
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KRIS HAGAR, SIOR

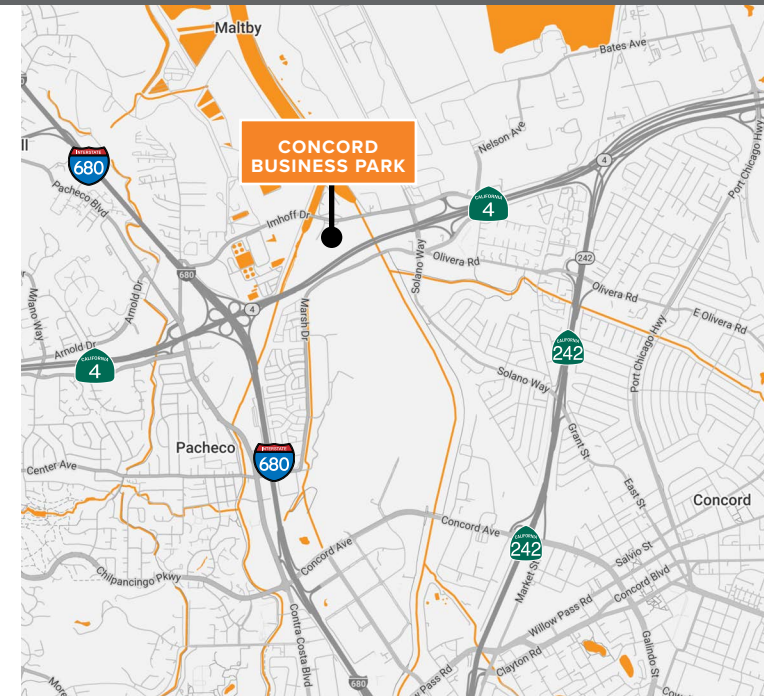
Senior Director
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Mobile: 925 382 8887
kris.hagar@cushwake.com
Lic #02009499

AVAILABLE SPACES: ±2,520 SF | ±3,120 SF | ±6,240 SF | ±7,536 SF | ±9,360 SF

5600-5750 IMHOFF DRIVE 1590 SOLANO WAY | CONCORD | CA | 94520

PROPERTY FEATURES

- » Five (5) Concrete Tilt-Up Buildings with Premier North Concord Location Visible from Highway 4
- » Excellent Proximity to Hwy 4 & I-680
- » Grade-Level Loading Access
- » Ample Parking and Drive-Around Truck Access
- » Project Offers a Variety of Sizes and Configurations
- » Clean, Meticulously Maintained Project with
- » Professional Landscaping and Image
- » Fully Sprinklered and Insulated
- » Zoning: Light Industrial (Contra Costa County)
- » ±2.0/1,000 SF Parking

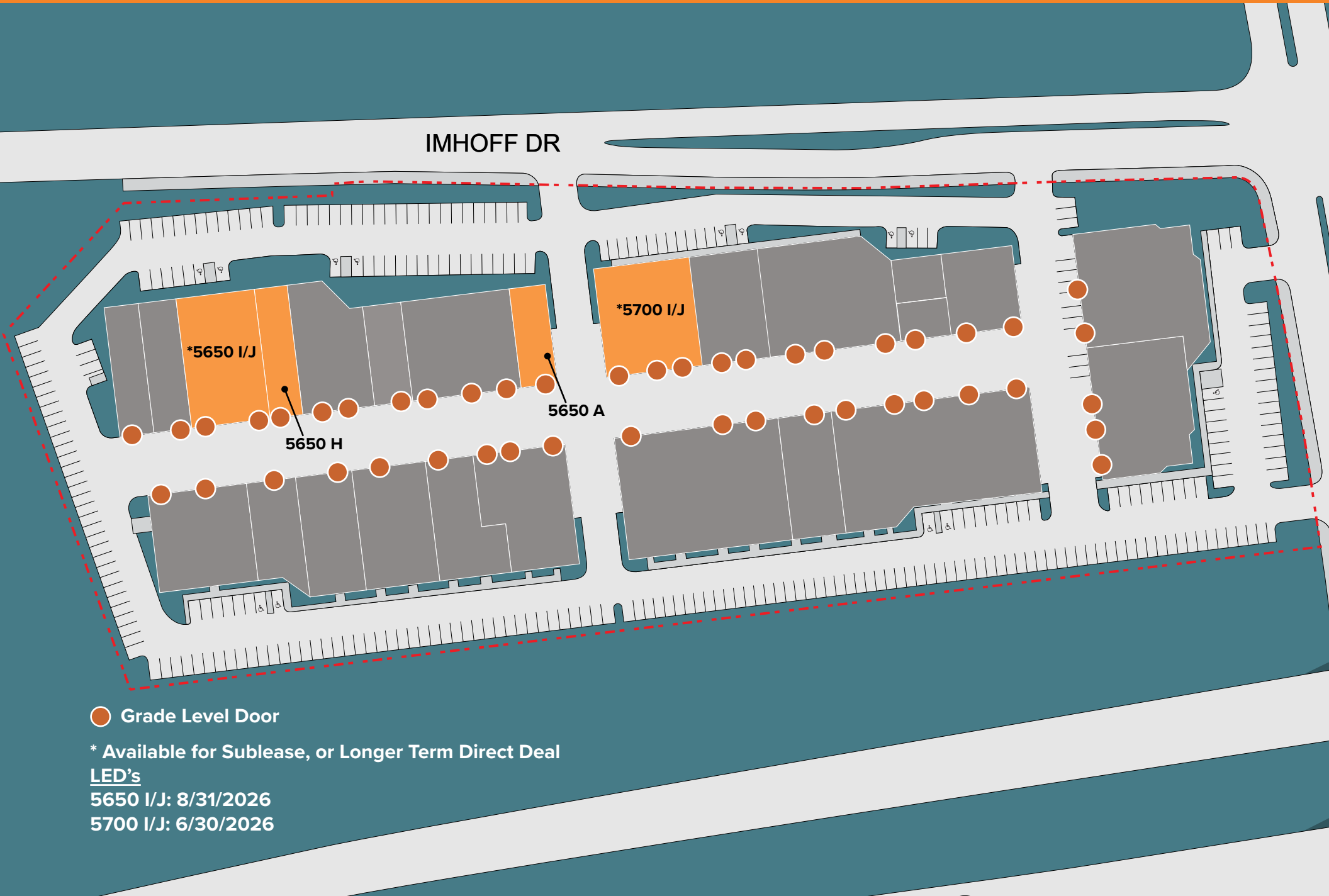


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SITE PLAN



● Grade Level Door

* Available for Sublease, or Longer Term Direct Deal

LED's

5650 I/J: 8/31/2026

5700 I/J: 6/30/2026

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FLOOR PLAN: SUITE A - 5650 IMHOFF DRIVE

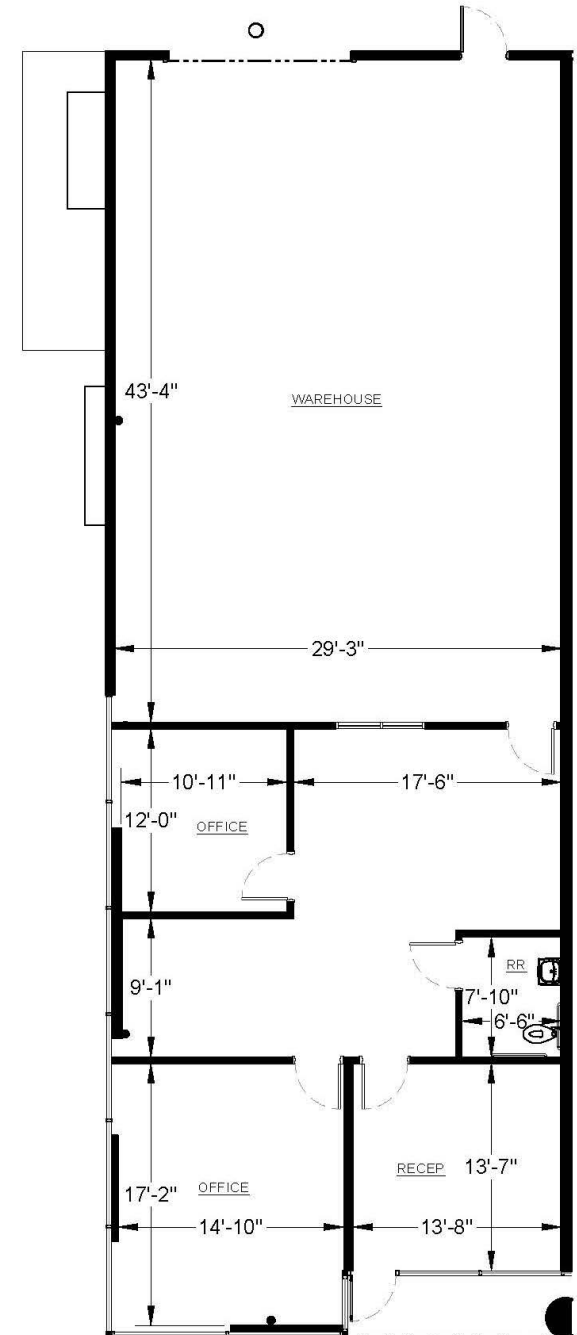
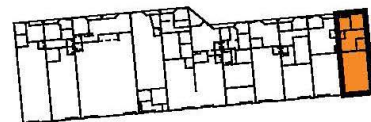
PROPERTY FEATURES

- » ±2,520 SF for Lease
- » ±1,199 SF Office
- » ±1,321 SF Warehouse
- » One (1) Grade Level Door
- » 16'-20' Warehouse Clearance
- » Fully Sprinklered
- » Ample Parking and Drive-Around Truck Access
- » Clear Span, No Columns
- » Available 1/1/26

SITE KEY PLAN:



BUILDING KEY PLAN:



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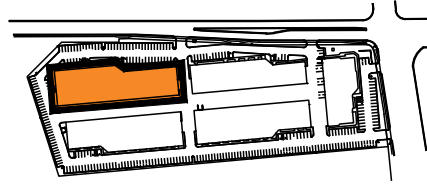


FLOOR PLAN: SUITE H - 5650 IMHOFF DRIVE

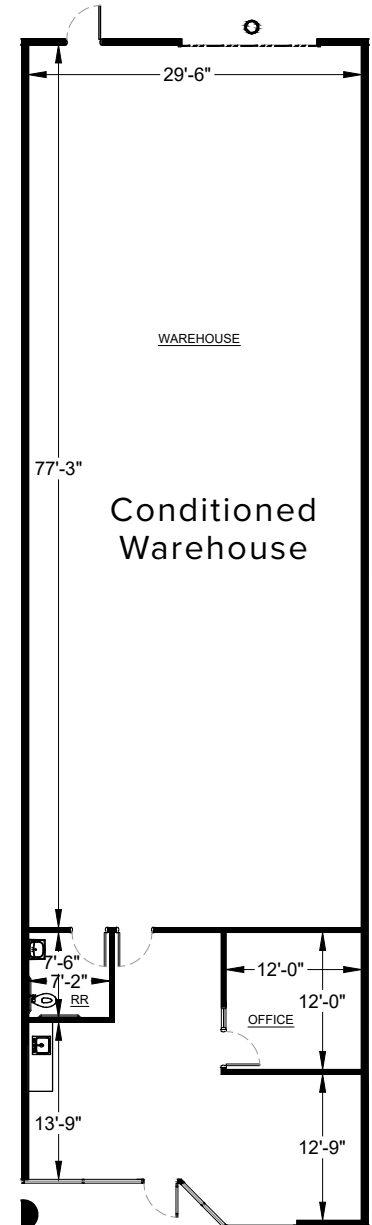
PROPERTY FEATURES

- » Market Ready Improvements Completed
- » ±3,120 SF for Lease
- » ±784 SF Office
- » One (1) Grade Level Door
- » 16'-18' Warehouse Clearance
- » Conditioned Warehouse
- » Fully Sprinklered and Insulated
- » Ample Parking and Drive-Around Truck Access
- » Clear Span, No Columns

SITE KEY PLAN:



BUILDING KEY PLAN:



*Not to scale, all measurements to be verified by tenant

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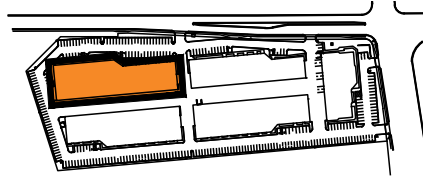


FLOOR PLAN: SUITES I & J - 5650 IMHOFF DRIVE

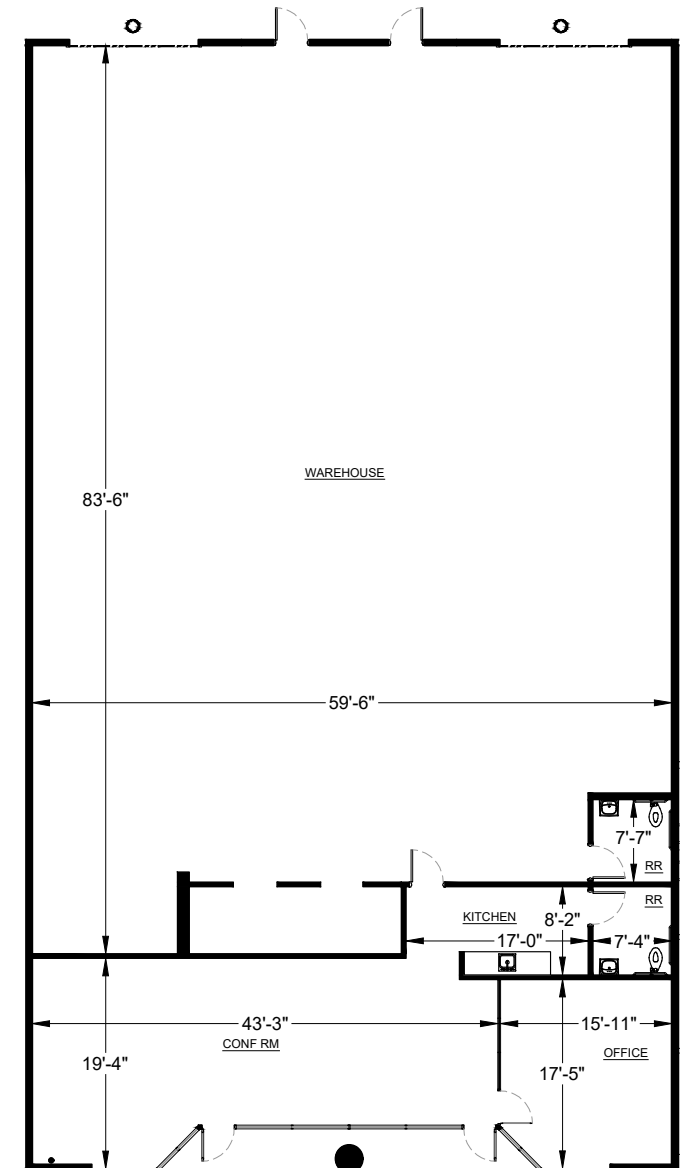
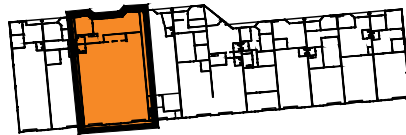
PROPERTY FEATURES

- » ±6,240 SF for Lease
- » ±1,421 SF Office
- » Two (2) Grade Level Doors
- » 16'-18' Warehouse Clearance
- » Fully Sprinklered and Insulated
- » Ample Parking and Drive-Around Truck Access
- » Clear Span, No Columns
- » Available for Short-Term Sublease or Direct Deal
- » LED: 8/31/2026

SITE KEY PLAN:



BUILDING KEY PLAN:



*Not to scale, all measurements to be verified by tenant

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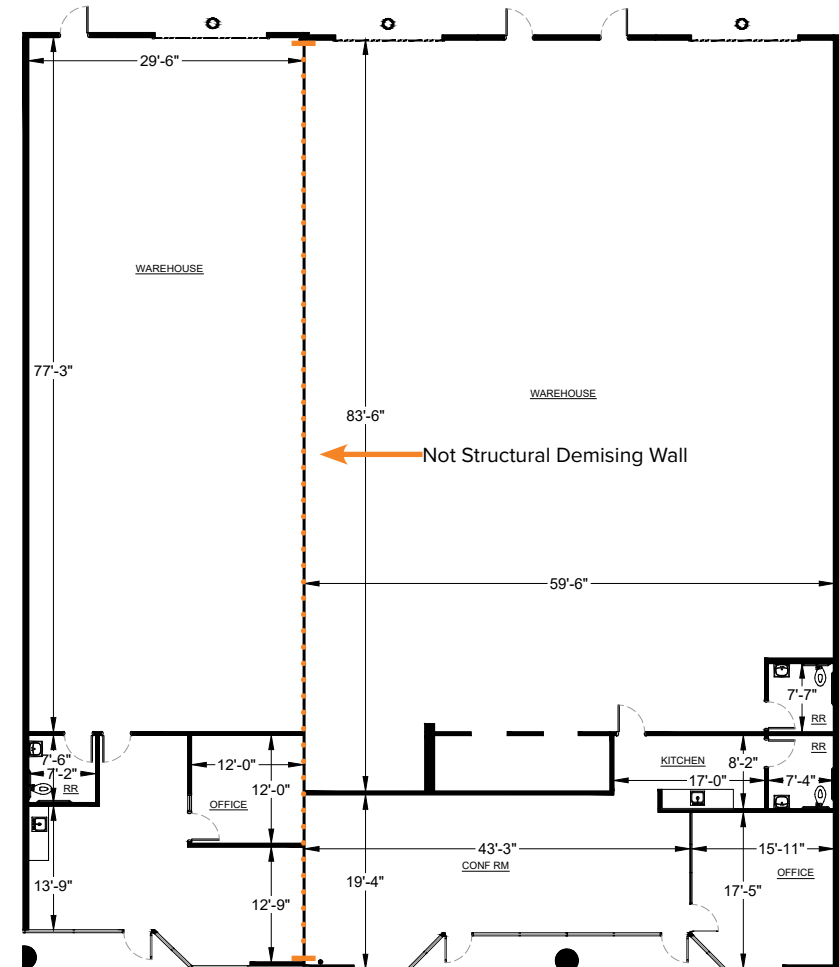


FLOOR PLAN: SUITES H - J - 5650 IMHOFF DRIVE

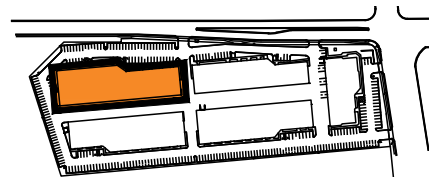
PROPERTY FEATURES

- » ±9,360 SF for Lease
- » ±2,205 SF Office
- » Three (3) Grade Level Doors
- » 16'-18' Warehouse Clearance
- » Fully Sprinklered and Insulated
- » Ample Parking and Drive-Around Truck Access
- » Clear Span, No Columns

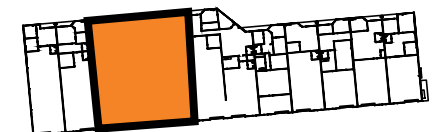
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SITE KEY PLAN:



BUILDING KEY PLAN:



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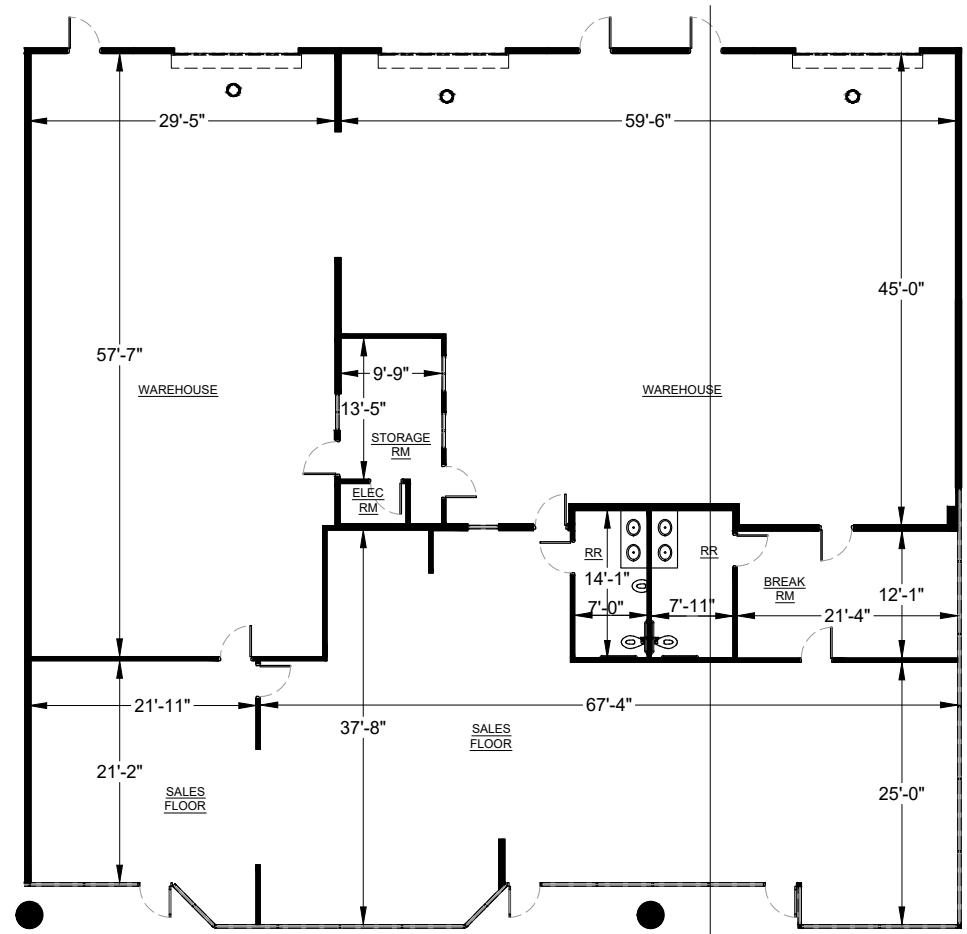
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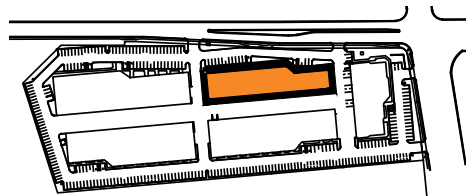
FLOOR PLAN: SUITES I & J - 5700 IMHOFF DRIVE

PROPERTY FEATURES

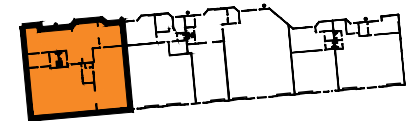
- » ±7,536 SF for Lease
- » ±3,104 SF Office
- » Three (3) Grade Level Doors
- » 16'-18' Warehouse Clearance
- » Fully Sprinklered and Insulated
- » Ample Parking and Drive-Around Truck Access
- » Clear Span, No Columns
- » Available for Short-Term Sublease or Direct Deal
- » LED: 6/30/2026



SITE KEY PLAN:



BUILDING KEY PLAN:



*Not to scale, all measurements to be verified by tenant

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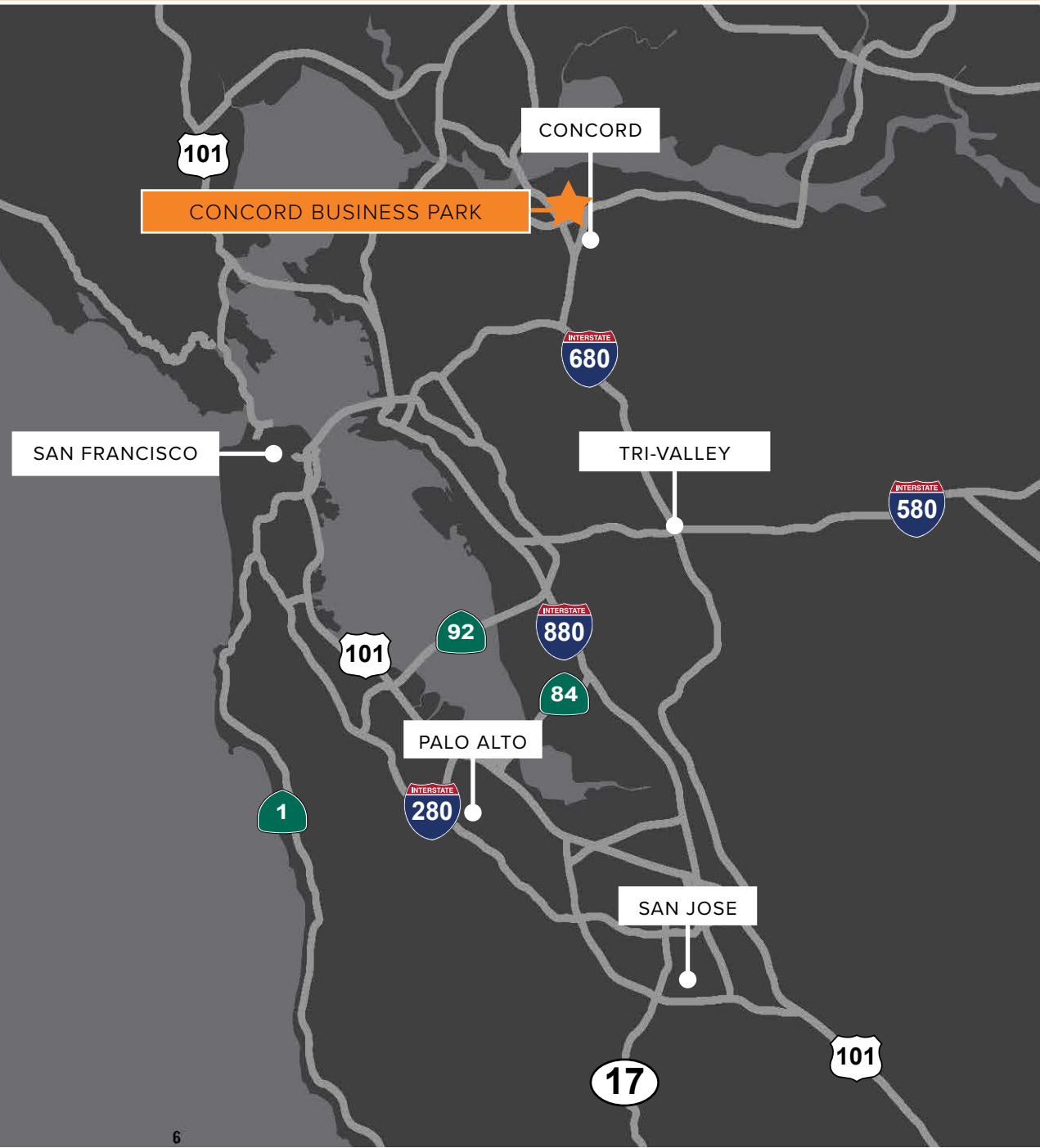
PROPERTY PHOTOS



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ACCESSIBILITY: DRIVE TIMES

Palo Alto 61 Miles



AMENITIES MAP

For more information:

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