

CIVIC EXECUTIVE PARK

1485 Civic Court
Concord, CA

32,890 SF BUILDING FOR LEASE

1485
Civic Court

Executive Business Center

First 5 Contra Costa

Bankers Life & Casualty Co.

Exclusive Agent:

Cushman & Wakefield of California, Inc.

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PROPERTY DETAILS



Downtown Mixed Use (DMX) Zoning

The DMX District is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial and office, and mixed-uses, including hotels with a minimum FAR of 1.0 up to 6.0 FAR, and residential densities of 33 to 100 units per net acre. Well-designed vertical mixed use within a single building is encouraged with retail at ground level and office and multifamily residential on upper floors. Single uses and horizontal mixed use with retail, office, and residential uses located in separate buildings but within a single development may also occur. The DMX District is consistent with and implements the Downtown Mixed Use (DTMU) land use designation of the General Plan.

32,890 Rentable SF of Improved Area

Due to its central location, divisible office space configurations and abundant on-site secured parking, Civic Executive Center provides flexible office space options for tenants. The entire building is currently available for lease.

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Roof Systems

The buildings have a central flat roof area that is comprised of a 3-ply built-up type membrane roofing system over plywood sheathing with wood joist support decks and glulam beams supporting the structure over wood and steel beams. This roof was replaced in 2012, and it is under warranty until 2031. The perimeter of the roof area is a Mansard style roof built with trusses covered with concrete roofing tiles. According to the current owner, the roofs remain in serviceable condition, and both have been regularly maintained.

Interior Finish

Building interiors consist of carpet, hardwood, tile, or vinyl flooring. Interior walls are constructed of dry wall over metal or wood stud partitions and painted finish. Ceilings are of 2x4 suspended metal grids and lay-in acoustic tile with recessed parabolic type florescent lighting. Some lighting has been upgraded to LED type fixtures. Bathrooms are finished with tiled floors and walls. Generally, the interior finish is consistent with good quality class B commercial office space available in this market area.



- Built in 1983
- Ground floor is a slab-on-grade foundation
- Two fire exit stairwells accessible from the second floor



- Total land area: 1.89 Acres (82,838 square feet)
- Parcel identified as APN 126-300-035-6



- Entire Building available for occupancy



- One hydraulic elevator located in the central lobby
- Provides accessibility to both levels from the front entrance and rear parking lot



- Excellent parking on-site via the surface parking lot
- +/- 4.00 spaces per 1,000 square feet
- +/-132 stalls



- Handicap ramps at front entry
- Added as a part of the hardscape in 2013

Utilities



- Pacific Gas and Electric supplies the electric and gas service
- All utilities are supplied underground



- Individual gas/electric package units located on the roofs of the buildings



- Sanitary sewer service is supplied by the City of Concord
- Storm water is managed by a series of on-site, interconnected storm drains maintained by the City of Concord Public Works Department



- Domestic water is provided by the Contra Costa Water District
- Distributed through copper piping
- Hot water is provided by gas-fired water heaters



- Telecommunications service is provided by AT&T, Comcast, and XO Communications

Amenities



- Men's and women's restroom facilities on each floor
- Restrooms are believed to be in compliance with local codes and the ADA



- Centrally located
- Walking distance or short drive to local amenities, restaurants and services
- Direct easy freeway access to and from Interstate I-680 via Willow Pass Road and H-242 via Clayton Road



- Concord BART Station is ±1.5 miles away or 7 minutes by car

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AREA DESCRIPTION

Great Location

1485 Civic Court is located in the city of Concord, within the rapidly growing northern I-680 Corridor commercial real estate market area. By reference, 1485 Civic Court is located 28 miles east of San Francisco, in Contra Costa County, which is the seventh largest county in the State of California in terms of population. Concord is located in the north eastern portion of the county, approximately 7 miles north of the intersection of Interstate 680 and H-24, which provides easy access to San Francisco and Oakland.

Shopping Haven

1485 Civic Court is located less than 6 minutes by car “1.2 miles” from the Sun Valley Regional Shopping Mall, one-half mile or 2 minutes by car to both the Willows Shopping Center, and the new Veranda Shopping Center featuring a Whole Foods 365, the first in the Bay Area, and a new full presentation IMAX luxury theater with food & bar experience.

Close Proximity to Affordable Housing and Strong Labor Pool

Concord’s location is conducive to attracting employees from the more affordable housing communities of Bay Point, Pittsburg and Antioch via Highway 4 and Fairfield, and Vacaville via I-680 and I-80.

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Major Employers Include:



Other Amenities:



The Iron Horse Regional Trail system is located west of the property.



There are two public golf courses nearby - Buchanan Fields and Diablo Creek.



The Concord Farmer's Market at Todos Santos Square in downtown Concord is open for business on Tuesdays year round from 10AM - 2PM and Thursdays from April 20th to October 26th from 4PM - 8PM. The Farmer's Market features organic, locally grown produce, live music, and artisanal food vendors.

Hotels in Concord



Amenities Aerial



1485 Civic Court

SUN VALLEY SHOPPING CENTER

EATERIES

- Anderson Bakery/Cafe
- BJ's Restaurant
- Dojo Ramen Bar
- Johnny Rockets
- McDonalds
- Red Robin
- Starbucks
- Subway
- Surf City Squeeze

SERVICES & SHOPPING

- Macy's
- Nordstrom Rack
- 24 Hour Fitness
- Bank of America
- AT&T
- Disney Store
- Sears
- JCPenney
- Sprint

WILLOWS SHOPPING CENTER

EATERIES

- Benihana
- Claim Jumper
- Fuddrucker's
- Ike's Place
- Jamba Juice
- Krispy Kreme
- Lazy Dog Restaurant
- Panera Bread
- The Jungle

SERVICES & SHOPPING

- Any Mountain
- Cost Plus World Market
- Daiso Japan
- Old Navy
- Pier 1 Imports
- REI
- UFC Gym
- US Bank
- Bank of the West

THE VERANDA

EATERIES

- Mikuni Japanese Restaurant
- Peet's Coffee
- Super Duper Burger
- Whole Foods 360

SERVICES & SHOPPING

- AAA
- City Sport Health Club
- Cost Plus World Market
- IMAX
- T.J. Maxx
- Toys 'R Us
- Travis Credit Union
- Xfinity



AERIAL MAP & FLOOR PLANS



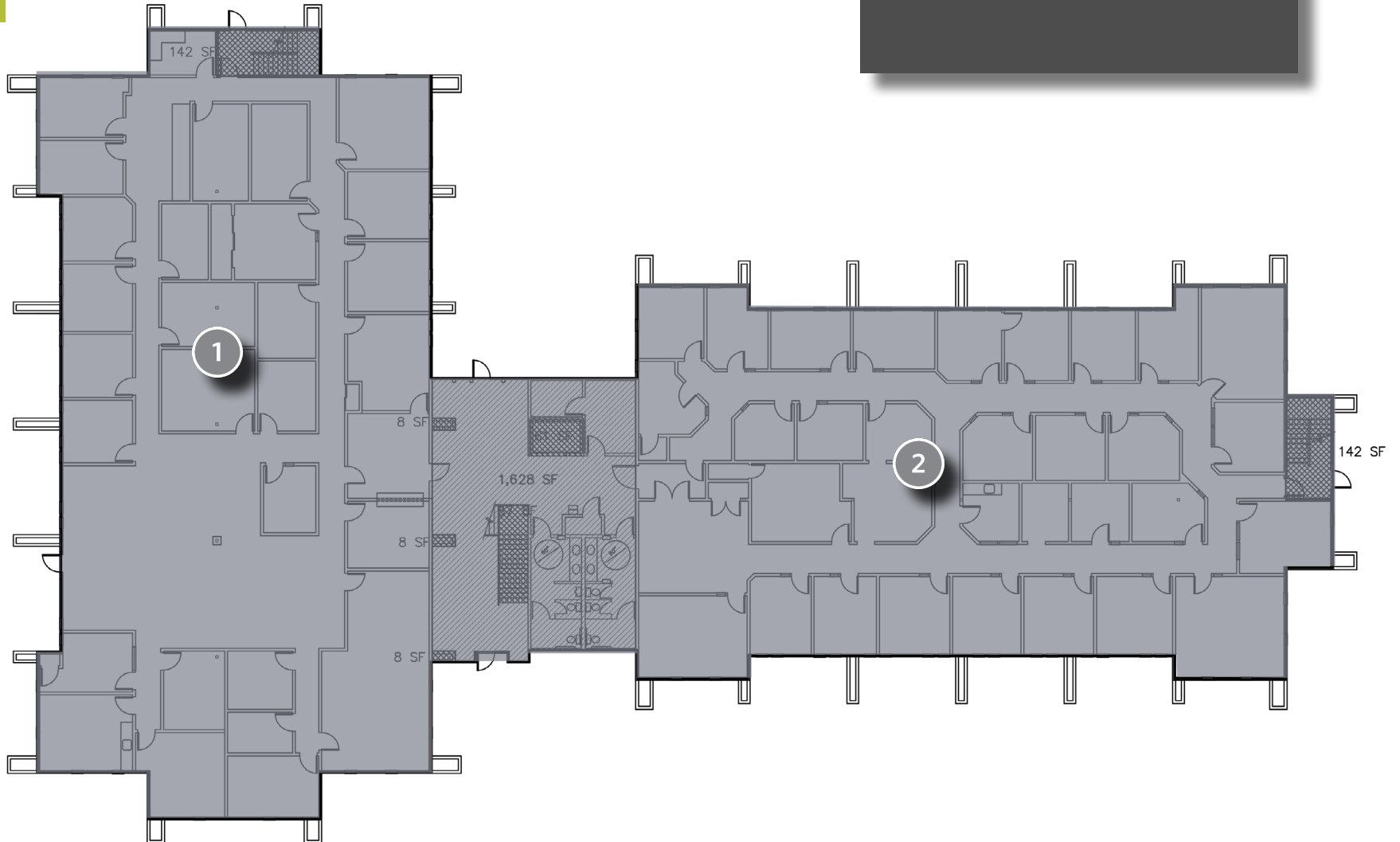
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1485 First Floor Plan

1. Suite 1110 / 8,131 SF

2. Suite 1330 / 7,822 SF



1485 Second Floor Plan

3. Suite 1300 / 9,232 SF

4. Suite 1400 / 7,705 SF

(Note: there are two small tenants occupying 2,347 Sq. Ft under leases until 2024 and 2025.)

