

FIRST CLASS OFFICE  
AVAILABLE FOR SALE

# 1844 CLAYTON ROAD

CONCORD | CALIFORNIA | ±6,492 SF

# Exclusive Agents

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# Offering Details

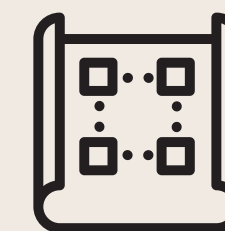
FOR MORE INFORMATION INQUIRE  
WITH EXCLUSIVE LISTING AGENTS



**PRICE**  
\$2,500,000



**SIZE**  
±6,495 square feet



**SITE SIZE**  
±0.25 acres



**PARKING**  
22 stalls

# 1844 CLAYTON ROAD

## Offering Highlights

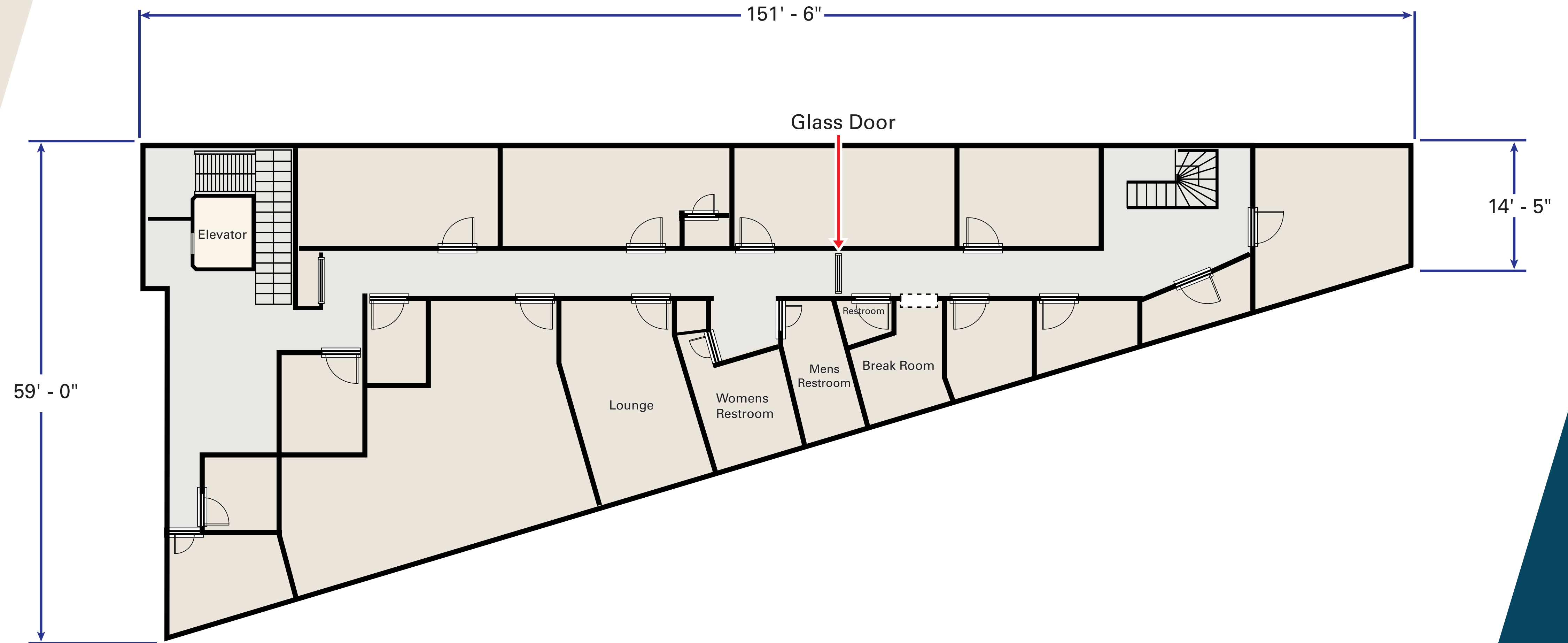
- ✔ Rare, small office building with secured parking lot.
- ✔ Attractive building with first class above standard office buildout.
- ✔ Easy access to Highway 4, I-680 and Highway 242.
- ✔ Close proximity! Within a short walking distance there are numerous retail amenities.

# Photos THE PROPERTY



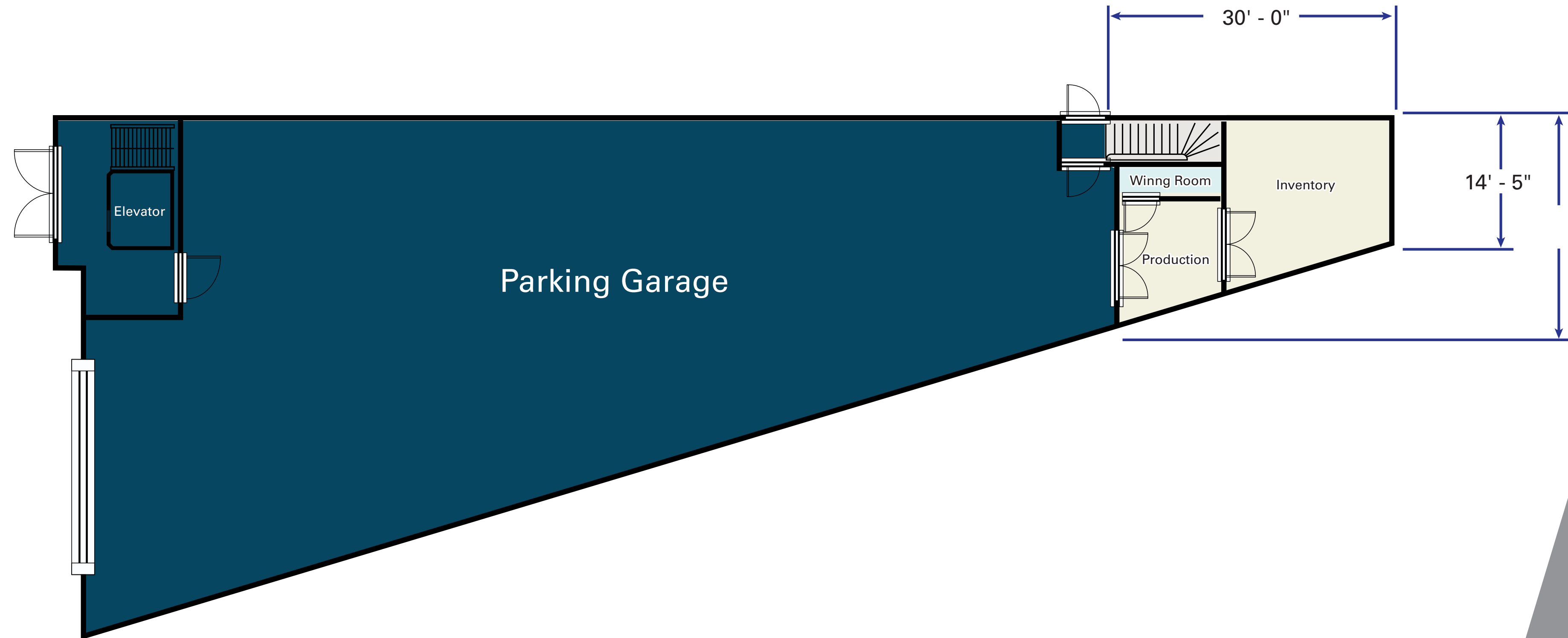
# Office Floor Plan

±6,492 SQUARE FEET



\*not to scale

# Site Plan



\*not to scale

# Operating Expenses

LET'S SEE THE NUMBERS



Operating Expenses		Total RSF: 6,492
Item	Monthly	Monthly/RSF Solution
Landscaping & Janitorial	\$600	\$0.09
PGE	\$1,600	\$0.25
Security/Fire Alarm	\$250	\$0.04
Water/Sewer	\$175	\$0.03
Elevator	\$120	\$0.02
Insurance	\$185	\$0.03
Taxes	\$2,604	\$0.40*
<b>Total</b>	<b>\$5,534</b>	<b>\$0.85</b>

\*Operating Expenses are year to date 2023 and taxes are based on \$2.5M purchase price.

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FIRST CLASS OFFICE SPACE

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