FIRST CLASS OFFICE AVAILABLE FOR SALE

1844 CLAYTON ROAD CONCORD | CALIFORNIA | ±6,492 SF

NEWMARK



Exclusive Agents

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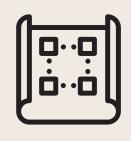
Offering Details FOR MORE INFORMATION INQUIRE WITH EXCLUSIVE LITING AGENTS



PRICE \$2,500,000



SIZE ±6,495 square feet



SITE SIZE ±0.25 acres



PARKING 22 stalls





1844 CLAYTON ROAD

Offering Highlights

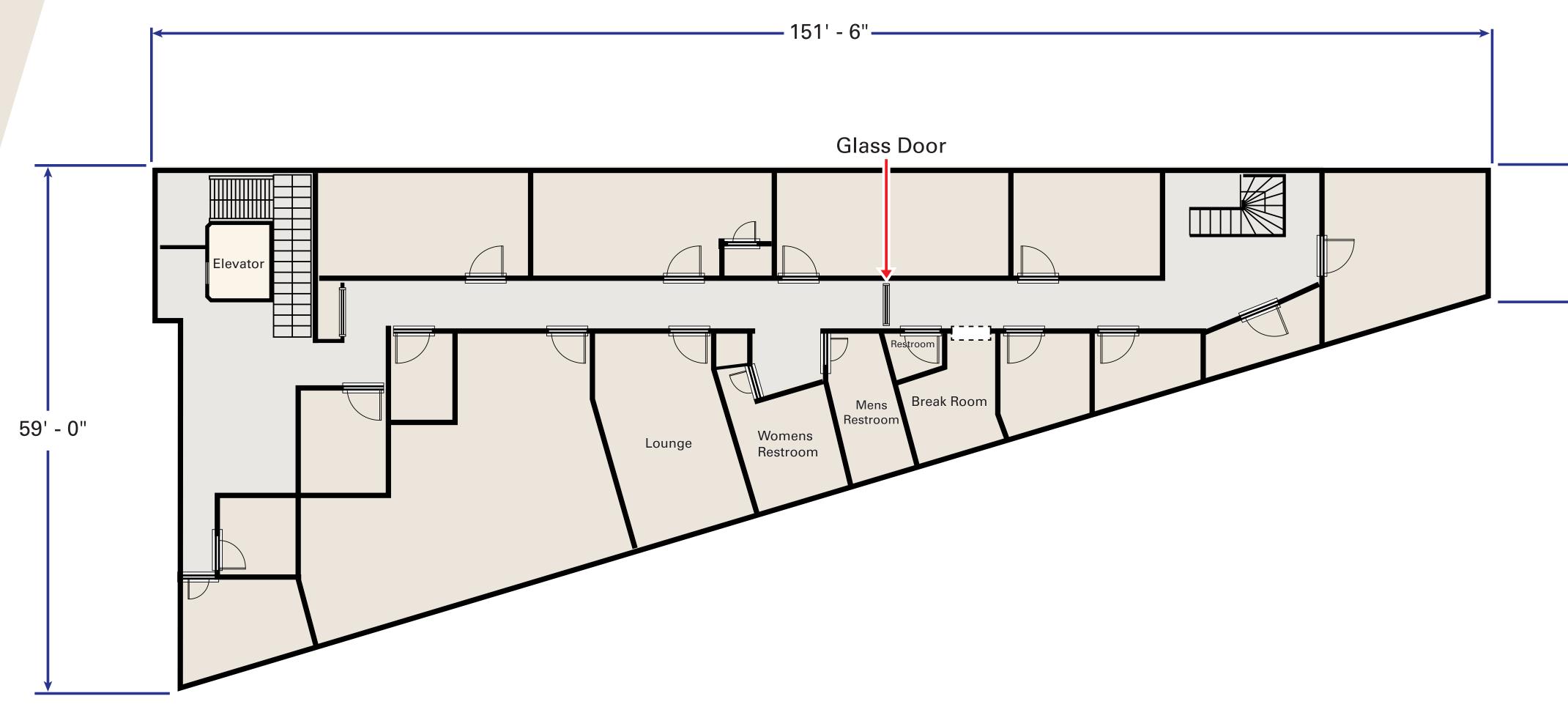
- Rare, small office building with secured parking lot. C
- Attractive building with first class above standard C office buildout.
- Easy access to Highway 4, I-680 and Highway 242. C
- Close proximity! Within a short walking distance there C are numerous retail amenities.



Photos THE PROPERTY



Office Floor Plan ±6,492 SQUARE FEET



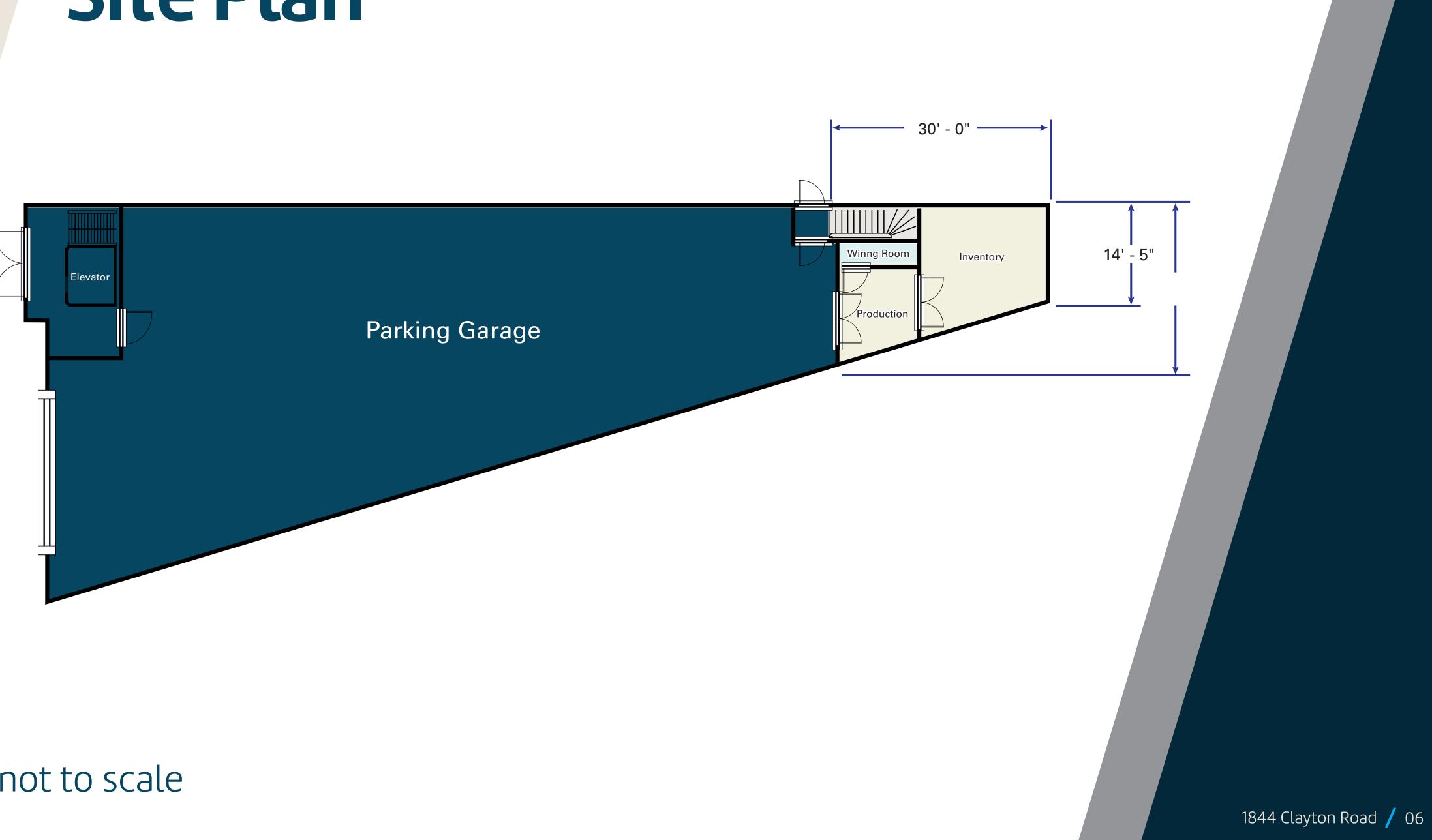
*not to scale



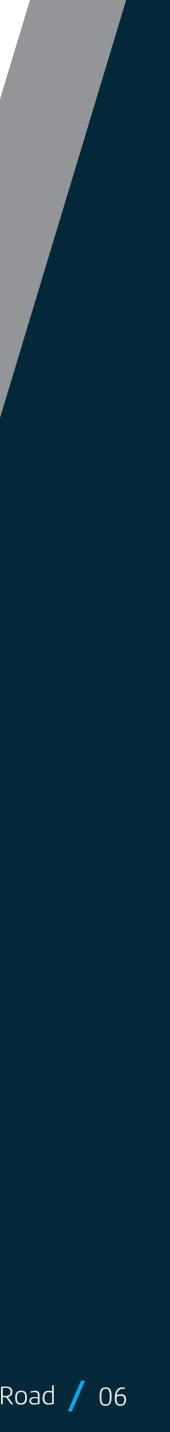
1844 Clayton Road / 05



Site Plan



*not to scale



Operating Expenses

LET'S SEE THE NUMBERS

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Land

Security

Wat

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

Operating Expenses

Total RSF: 6,492

Item	Monthly	Monthly/RSF Solution
ndscaping & Janitorial	\$600	\$0.09
PGE	\$1,600	\$0.25
urity/Fire Alarm	\$250	\$0.04
Vater/Sewer	\$175	\$0.03
Elevator	\$120	\$0.02
Insurance	\$185	\$0.03
Taxes	\$2,604	\$0.40*
Total	\$5,534	\$0.85



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