



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

The Terraces

2300 Contra Costa Blvd Pleasant, Hill, CA

New Ownership
Now Leasing & Managed by CCIG



**Class A Office Space
Available with Free Parking
& Direct Access to the I-680
Freeway**

**Available Size Range:
1,804- 13,140 SF SF**

**Starting Rate
\$3.10/SF/MO
Full Service**



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group



925.464.1912



mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group



925.464.1848



gbettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

The Terraces - 2300 Contra Costa Blvd

LEASE SUMMARY



California Capital & Investment Group is pleased to present the opportunity to lease office space at The Terraces located at 2300 Contra Costa Blvd, in Pleasant Hill, CA. The Terraces benefits from immediate access to I-680 and is surrounded by gourmet restaurants, boutique shopping and a cinema. In addition to its prime location, the property features an on-site fitness facility, and ample free parking. Our on-site management provides immediate assistance and fosters a professional experience that is unmatched in the market.

Property Details

| | |
|-------------------------|--|
| Address: | 2300 Contra Costa Blvd, Pleasant Hill, CA 94523 |
| County: | Contra Costa |
| APN: | 148-020-010-2-00 |
| Year Built: | ±1987 |
| Building Size: | ±134,759 SF |
| Building Height: | 6 Stories |
| Building Class: | A |
| Parking: | 177 Surface Parking Spaces 277 Covered Parking Spaces |
| Parking Ratio: | ±3.4/1,000 SF |
| Zoning: | <u>PUD 943</u> |



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group



925.464.1912



mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group



925.464.1848



gbettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

The Terraces - 2300 Contra Costa Blvd

PROPERTY HIGHLIGHTS

- Competitively priced office spaces, with the added benefit of free parking
- Turnkey build out available
- The building's shallow bay depths provides tenants great value by reducing interior square footage with no window line and emphasizing perimeter square footage allowing for an abundant amount of private offices with their own windows, views and natural light.
- Fitness Center with locker room and shower facilities available 24/7 exclusively for tenants at the property
- On site conference room with adjacent kitchen and free Wi-Fi
- On-site property management
- Well maintained landscaping
- Beautiful Mt. Diablo Views

LINKS

[± Suite 260 Floor Plan +/- 2,723 SF](#)

[± Suite 275 Floor Plan +/- 4,242 SF](#)

[± Suite 315 Floor Plan +/- 1,804 SF](#)

[± Suite 325 Floor Plan - 3,460 RSF](#)

[± Suite 350 A Floor Plan - +/- 2,005 RSF](#)

[± Suite 375 B Floor Plan - 9,680 RSF](#)

[± Suite 475 Floor Plan - 5,308 RSF](#)



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group

📞 925.464.1912

✉️ mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group

📞 925.464.1848

✉️ gbettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

The Terraces - 2300 Contra Costa Blvd

LOCATION SUMMARY

2300 Contra Costa Blvd is located directly across the street from the downtown Pleasant Hill shopping Center which consists of a Century 16 screen theater, Zachary's Chicago Pizza, Five Guys, Jack's Restaurant and Bar and many other great restaurants and retailers.

LOCATION HIGHLIGHTS

- Located near vibrant Downtown Pleasant Hill & Walnut Creek
- Quiet & Great Work Environment
- Quick access I-680 Freeway
- 1.5 miles from Pleasant Hill BART Station
- Near Great Restaurants and Entertainment
- Walking Distance to Pleasant Hill Plaza



VISITOR GUIDE

www.staypleasanthill.com



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group



925.464.1912



mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group



925.464.1848



gbettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628

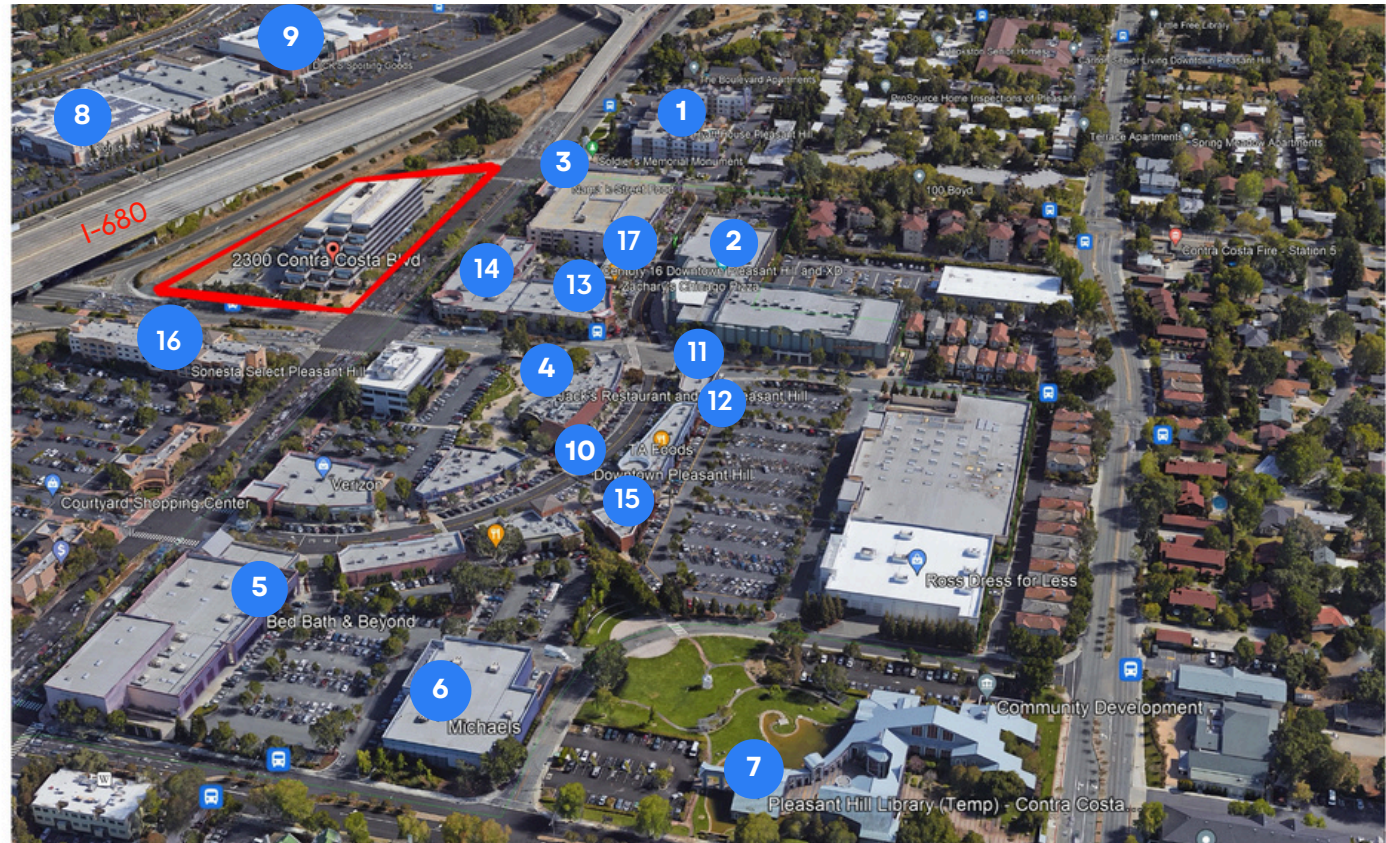
The Terraces - 2300 Contra Costa Blvd

Location Overview

Landmarks and Amenities



1. Hyatt House Pleasant Hill
2. Century 16
3. Nama K Street Food
4. Jack's Restaurant and Bar
5. Bed Bath & Beyond
6. Michaels
7. Pleasant Hill Library
8. Kohl's
9. Dick Sporting Goods
10. European Wax Center
11. Peets Coffee
12. Jamba Juice
13. Paul Mitchell the school
14. Golfsmith
15. Crescent Bistro
16. Sonesta Select Pleasant Hill
17. Zachary's Pizza



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

Mike McGuire

California Capital and
Investment Group



925.464.1912



mmcguire@californiagroup.com

DRE Lic 01790296

Gary Bettencourt

California Capital and
Investment Group



925.464.1848



gbettencourt@californiagroup.com

DRE Lic 00880217

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Owners and prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information. License # 01884628