

CLASS A MEDICAL-PROFESSIONAL OFFICE BUILDING

3220 LONE TREE WAY, ANTIOCH CA 94509



±5,178 SF BUILDING / ±0.35 AC

NEW
PRICE
\$1,800,000

BRIAN SLOCUM, SIOR, CCIM | 925.239.1416 | 925.984.6989 CELL
BSLOCUM@LEE-ASSOCIATES.COM | DRE# 01471483

3220 LONE TREE WAY, ANTIOCH



Highlights

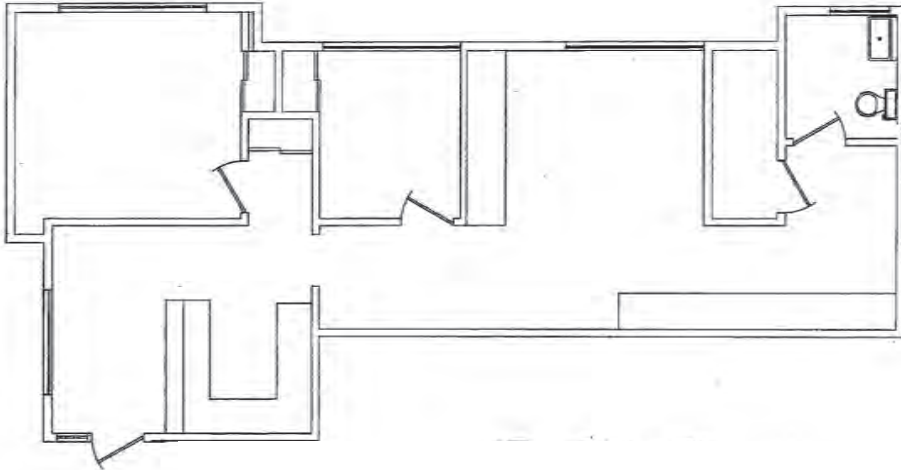
- Class A Medical-Professional User or Investor Office building with Existing Income in place, Year Built 1992.
- Excellent East Contra Costa location located off Lone Tree Way (in the heart of the region); efficient to Brentwood-Oakley, and Pittsburg-Concord, as well as SF Bay Area regions, and Central Valley/Tracy
- Building size is $\pm 5,178$ square feet, situated on one (1) parcel totaling ± 0.35 acres, or $\pm 15,246$ square feet.
- Existing and established Dental Practice currently leasing a portion of the property (Suite 102), as well as an existing and established Spa tenant leasing a portion of the property (Suite 100)
- High Value medical tenant improvements in building
- Vacant area for future third (3rd) tenant (Suite 101)
- Past use for Vacant Suite 101 was tax planning firm
- Building can remain Multi-Tenant, or Single Occupant, subject to existing leases
- Garden like environment, with established regional businesses throughout
- Central location on Lone Tree Way. Project easily accessible from multiple side roads, such as Davison Drive and James Donlon Blvd
- Property and building have been meticulously maintained, condition reports can be made available by Seller and/or previous manager
- APN: 071-140-012-7
- Zoning: C-2, Professional Office District. Please inquire with City of Antioch for more specificity about Approved and Conditionally Approved Uses, and/or ask Broker for more information
- Access to freeway via the Lone Tree Way exit, or sideroads to Hillcrest Ave, or Contra Loma Blvd
- Nearby Antioch BART station and Sutter Delta Medical Center
- **Pricing: \$1,800,000**

FOR SALE

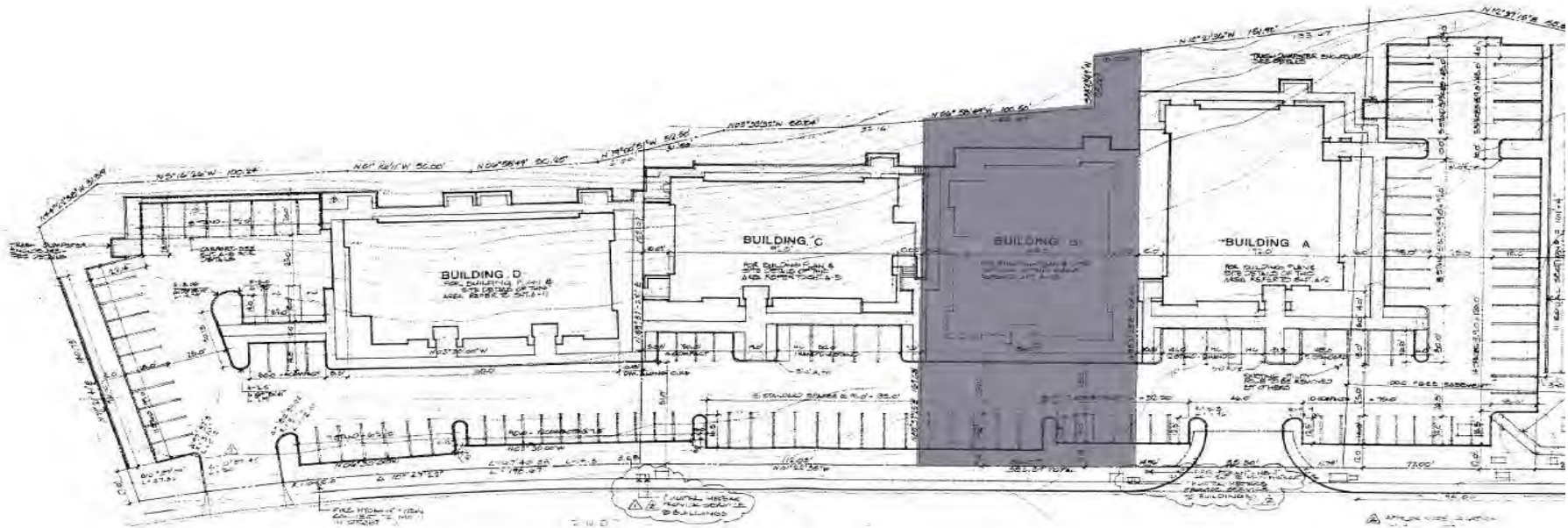
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**CLASS A MEDICAL PROFESSIONAL
USER OR INVESTOR OFFICE BUILDING**

FLOOR PLAN FOR VACANT SUITE



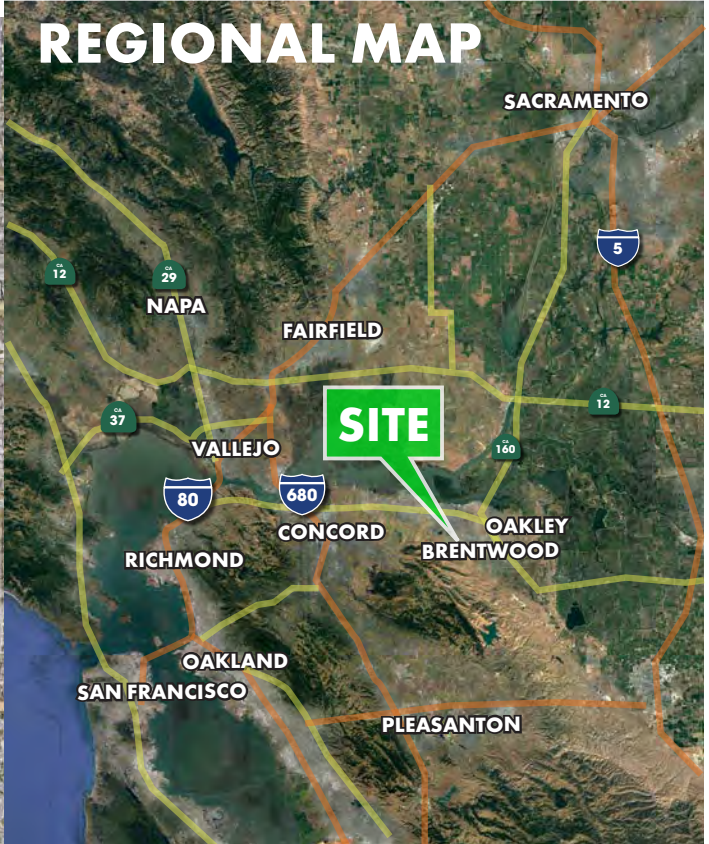
SITE PLAN



FOR SALE

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Proforma Investment Income Analysis

	PSF Estimated NNN Rent	Monthly	Annual
Base Rent	\$1.75	\$9,061.50	\$108,738.00
Less 3% Vacancy Factor			\$(3,262.14)
			\$105,475.86

Sales Price: \$1,800,000.00 = 5.9% Cap Rate on Pro Forma rents

Estimated NNN Expenses \$0.60 PSF/MO

Tenants to Pay all NNN expenses

NNN's include Property Tax, Property Insurance, and Common Area Maintenance (CAM)

***Ask Broker for history of Expenses at the Property**





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