

**FOR LEASE**

# 4070 NELSON AVE, SUITES A&B

Available: Dec 1, 2024 | Concord | CA 94520

**±4,140 SF**



**CONTACT US**

**Bo Harkins**

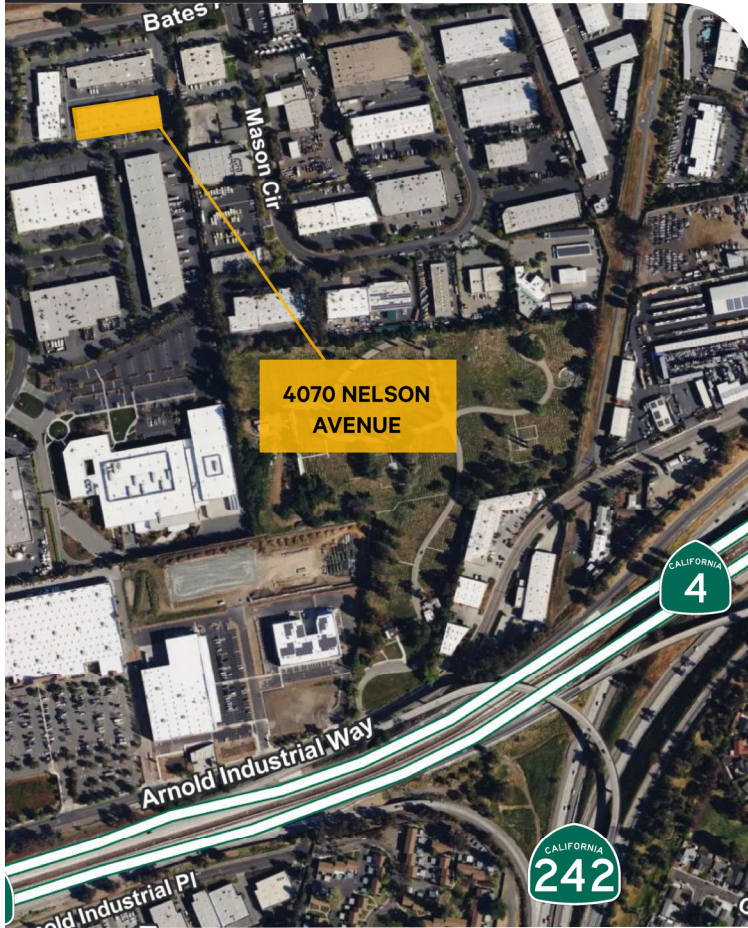
+1 925 296 7729 | [bo.harkins@cbre.com](mailto:bo.harkins@cbre.com)

**Tony Binswanger, SIOR**

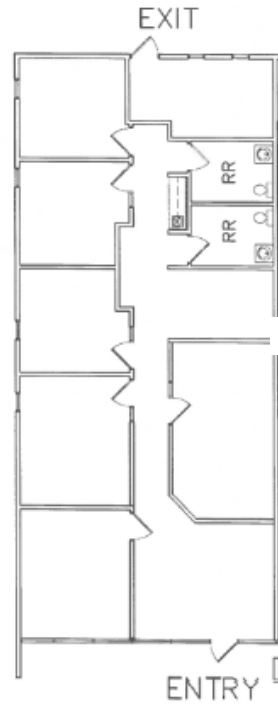
+1 925 296 7728 | [tony.binswanger@cbre.com](mailto:tony.binswanger@cbre.com)

**CBRE**

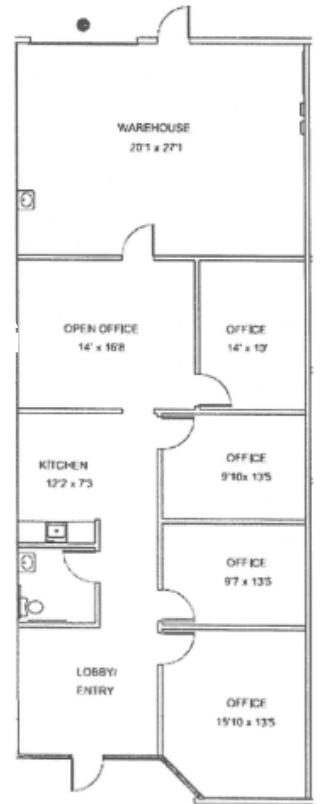
## SITE PLAN



Suite A



Suite B



### PROPERTY HIGHLIGHTS

- SF: ±4,140
- Multiple Private Offices
- Reception
- Three (3) Restrooms
- ±90% Office
- One (1) 12'x12' Grade Level Door
- ±16' Clear Height
- Close proximity to Hwy 4 & 680
- Call brokers for pricing

### CONTACT:

Tony Binswanger, SIOR  
 Executive Vice President  
 +1 925 296 7728  
 tony.binswanger@cbre.com  
 Lic. 01861701

Bo Harkins  
 First Vice President  
 +1 925 296 7727  
 bo.harkins@cbre.com  
 Lic. 01943785

CBRE, Inc  
 1676 N California Blvd  
 Suite 500  
 Walnut Creek, CA 94596  
 www.cbre.com/walnutcreek  
 Lic. 00409987