

2300 CLAYTON RD | CONCORD, CA

# ONE

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## CONCORD CENTER



# NEWMARK

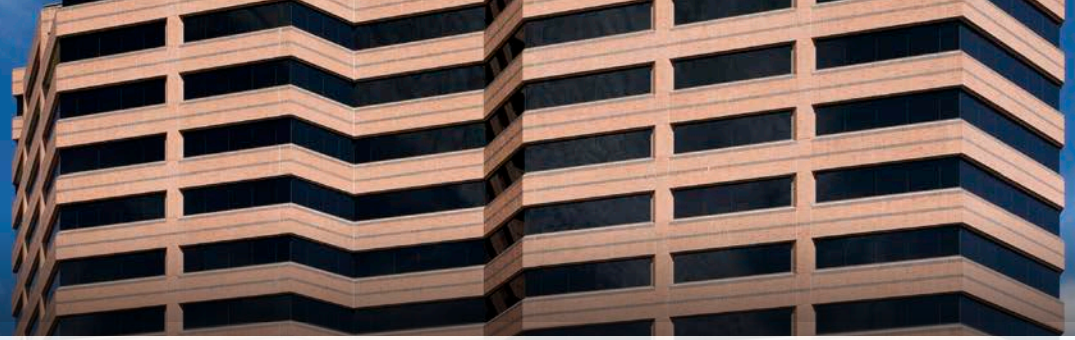
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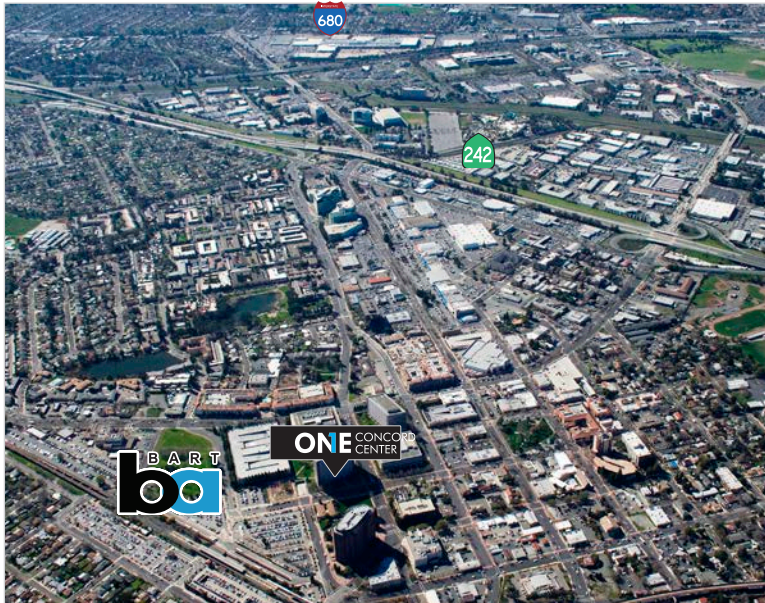
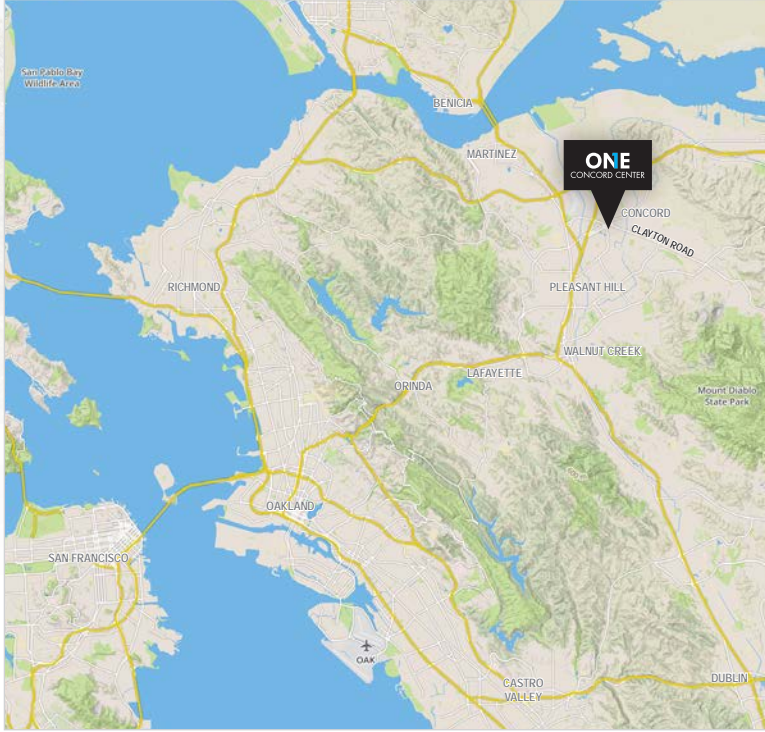
# ONE CONCORD CENTER

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CONCORD, CA

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## HIGHLIGHTS



- Concord's premier 15-story Class A office building consisting of ±358,589 rentable sq. ft.
- Immediate access to the Concord BART station.
- Easy access to Interstate 680 and Highway 242 with close proximity to Highway 4.
- Walking distance to numerous amenities including restaurants and numerous services of revitalized Downtown Concord.
- Tranquil setting including mature trees and manicured lawn area and outdoor seating within an urban environment.
- On-site amenities include: fitness facility, showers/lockers, full-service deli, large conference center, and ATM machine.
- Full-time property management and engineering team on-site, 24-hour/7-days-a-week security guard service, and a manned lobby guard station.
- One level of subterranean tower parking (with ample visitor parking) and an adjacent nine-level parking structure offers abundant parking for tenants/visitors.
- Continuous glassline and terraces (available on 5 of 15 floors) offer stunning views of the surrounding area, including Mount Diablo.
- Building is served by six high-speed passenger elevators, a separate oversized freight elevator, and loading dock (dock high).
- Located on an outage Block 50 power grid. Resistant to rolling blackouts.
- Unmatched tenant roster includes: Hartford Steamboiler, United Health Care, Progressive Insurance, Sutter Health, Swinerton, Cardno Entrix, URS and Towill.

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SALES CENTER

Hot Dog Palace	Taqueria Los Gallos	La Rinata Mexican Restaurant & Donut Bar	Brenden	Wendy's	Concord Jewelers	Bank of America	Veggie Today	The Hop Grease	Comcast
Sugar Plum Coffee Shop	BR Bakery	The Lettuce Inn	Pets Coffee & Tea	WELLS FARGO	the old toymen factory	CLUNA	CHASE	74	Comcast
Grant Street Pub & Pizzeria	Best Little Donut House	Touch of Europe	Starbucks	LA SEN	CREAM	Taqueria Los Portales	UNITED STATES POSTAL SERVICE	LIMA	H&R BLOCK
Fortuna	Taqueria El Farolito	Eyesight Optometry	Sharetea	Happy Roll	Restaurante El Salvador	The Mane Gallery			



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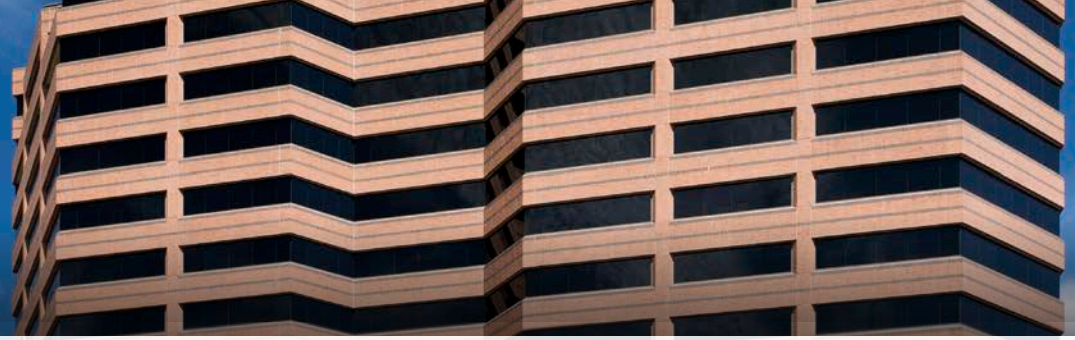
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RENOVATIONS



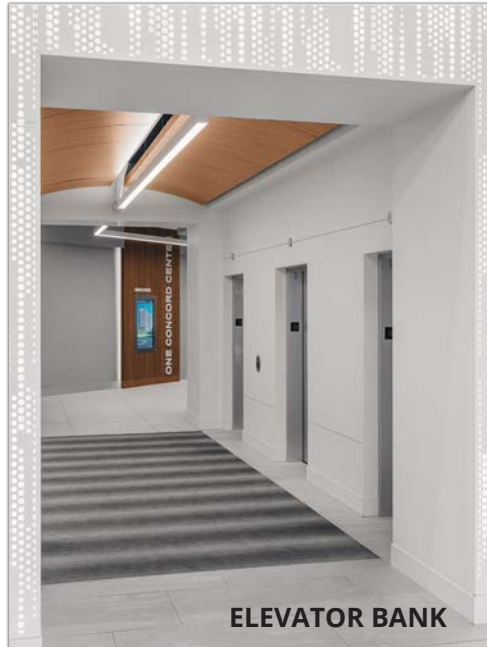
AMENITY LOUNGE  
& CONFERENCE CENTER

## COMMON AREA IMPROVEMENTS

The main building lobby renovation includes a new reception area with all new finishes, lighting, and furniture. The renovation includes a 2,600 square foot 50 person Building Conference Center and an Amenity Lounge off the main lobby. The overall design is elevated, bright, modern and cost-effective.



RECEPTION



ELEVATOR BANK



BUILDING DIRECTORY

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