



### PROPERTY DESCRIPTION

1485 Civic Court which was built in 1983 is an office building (class B) in Concord, situated on 1.89 acres of land consisting of 32,890 SF building with two-story professional offices and a huge gated parking lot (+/-132 surface parking spaces) It has easy access to both I-680 and 242 freeways. The building has a security camera system, elevator, fire sprinkler and HVAC system.

**GROUND FLOOR UNITS:** Two units on the ground floor with plenty of private offices, kitchen, storage, open space, reception area, waiting room, conference room are available individually or altogether (the entire ground floor is +/-15,953 SF)

- Suite 1330 with approximately 7,822 SF (demisable)
- Suite 1100 with approximately 8,131 SF

**SECOND FLOOR UNITS:** there are multiple offices on the second floor from 500 SF to 1,900 square feet, (contiguous up to 3,912 SF.) available individually or altogether. A combination of private office(s) and open floor in a carpeted office area make the units very desirable. Available second floor units are 1400, 1440, 1540, and 1550.

Listing rates are varies depending on size. All units have access to shared restrooms on each floor, elevator and parking lot. The property zoned in Downtown Mixed Used (DTMU) zoning

### OFFERING SUMMARY

Property Type:	Office / Professional Services
Lease Rate/type:	Please Call (MG)
Lease Term:	Negotiable
Building Size:	32,890 SF
Available Units & Space Sizes:	
Unit 1100 (Ground Floor)	8,131 SF
Unit 1330 (Ground Floor)	7,822 SF
Unit 1400 (Second Floor)	1,062 SF
Unit 1440 (Second Floor)	1,900 SF
Unit 1540 (Second Floor)	1,150 SF
Unit 1550 (Second Floor)	500 SF

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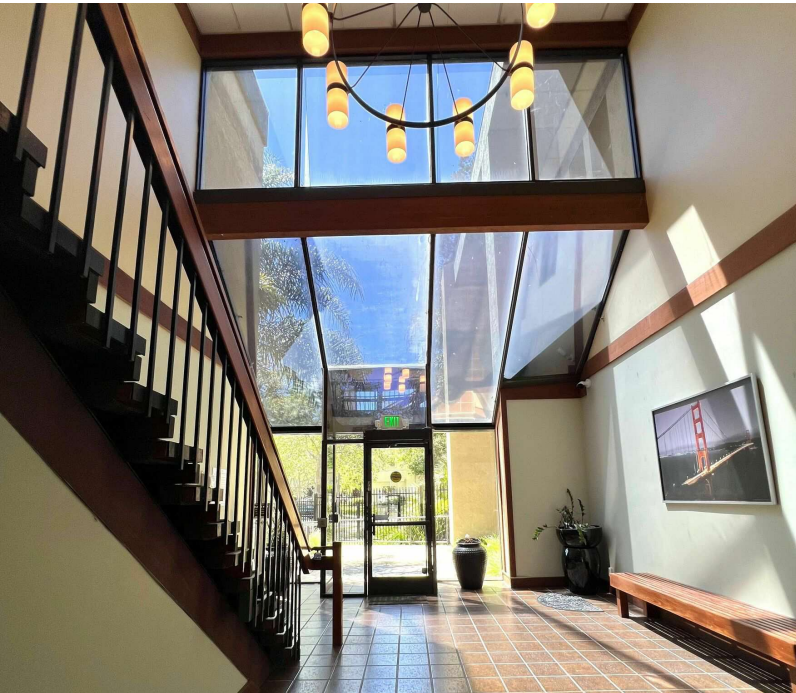
#### **BUILDING HIGHLIGHTS**

- Downtown Mixed Use (DTMU) land use
- Land Area: 1.89 Acres
- Concord BART Station is  $\pm 1.5$  miles away or 7 minutes by car
- Easy commute to Bay Point, Pittsburgh, and Antioch via Highway 4, and Vacaville via I-680 and I-80
- Central location due to proximity to downtown Concord
- $\pm 132$  stalls in the parking lot ( $\pm 4.00$  spaces per 1,000 square feet)
- Flexible space sizes : from  $\pm 500$  SF to  $\pm 15,953$  SF (divisible office space configurations )
- Elevator in the central lobby
- Restrooms facilities on each floor, compliance with local ADA codes
- Building interiors consist of carpet, hardwood, tile, or vinyl flooring.
- Ceilings are of 2x4 suspended metal grids and lay-in acoustic tile with recessed parabolic type florescent lighting.
- Roof was replaced in 2012, and it is under warranty until 2031.
- Access control and Handicap ramps at front entry.

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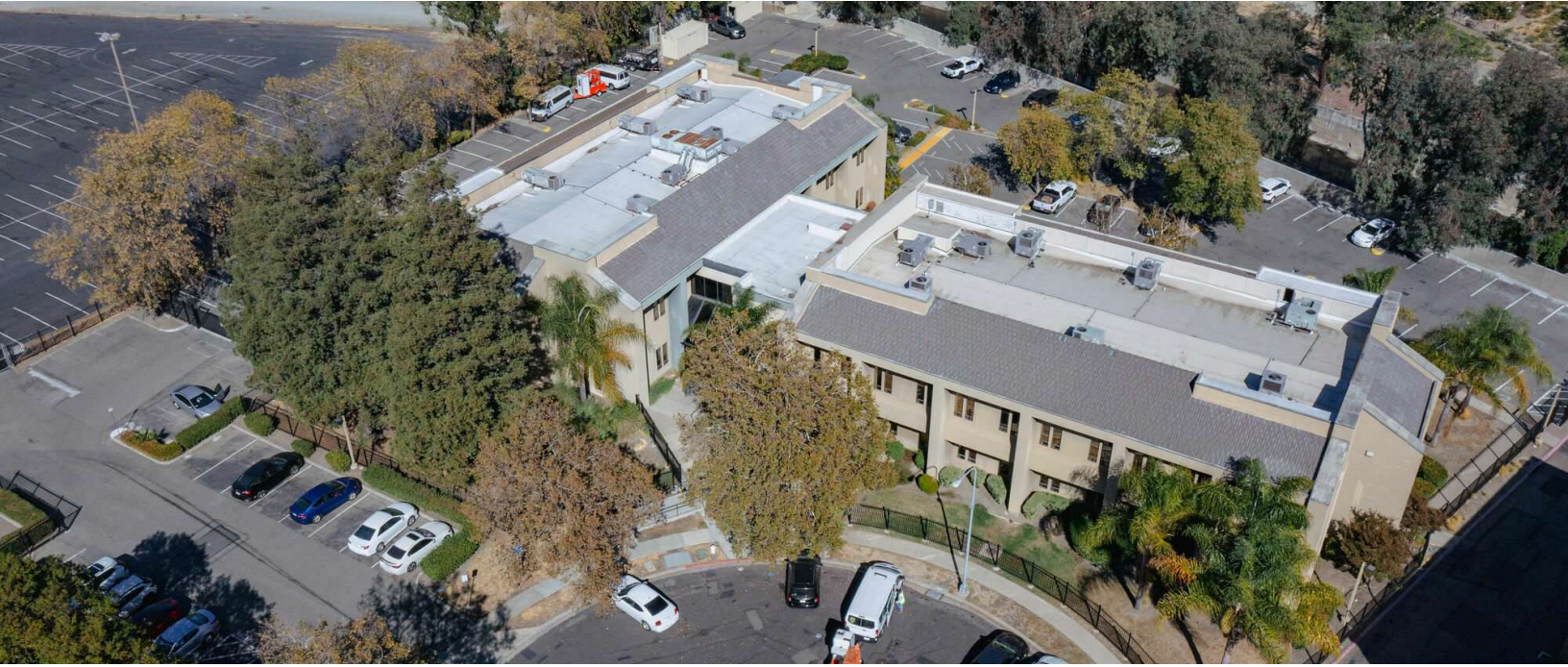




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## Virtual Tours

1485 Civic Ct.



UNIT NUMBER	SIZE	CONTIGUOUS UP TO
UNIT 1100 (GROUND FLOOR)	8,131 SF	+/- 15,953 SF
UNIT 1330 (GROUND FLOOR)	7,822 SF	+/- 15,953 SF
UNIT 1400 (SECOND FLOOR)	1,062 SF	+/- 3,912 SF
UNIT 1440 (SECOND FLOOR)	1,900SF	+/- 3,912 SF
UNIT 1540 (SECOND FLOOR)	1,150 SF	+/- 1,650 SF
UNIT 1550 (SECOND FLOOR)	500 SF	+/- 1,650 SF

### 3D TOURS:

<https://my.matterport.com/show/?m=WoMzZ1WLRGX>

<https://my.matterport.com/show/?m=FQA1X31e6Ud>

<https://my.matterport.com/show/?m=BKMFW7WkjV6>

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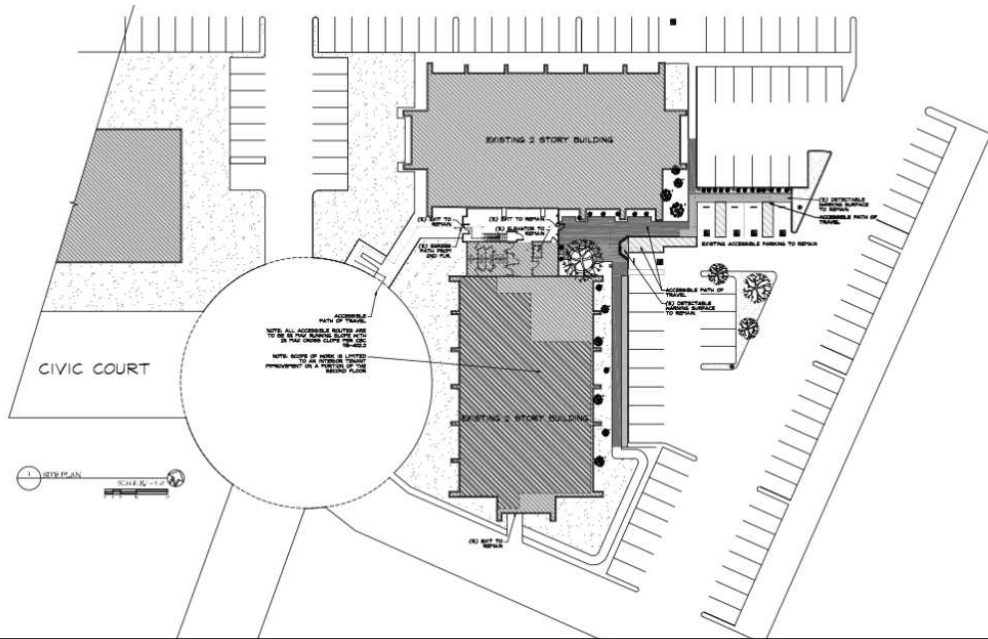
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## Site Plan

1485 Civic Ct



SITE PLAN



AERIAL MAP

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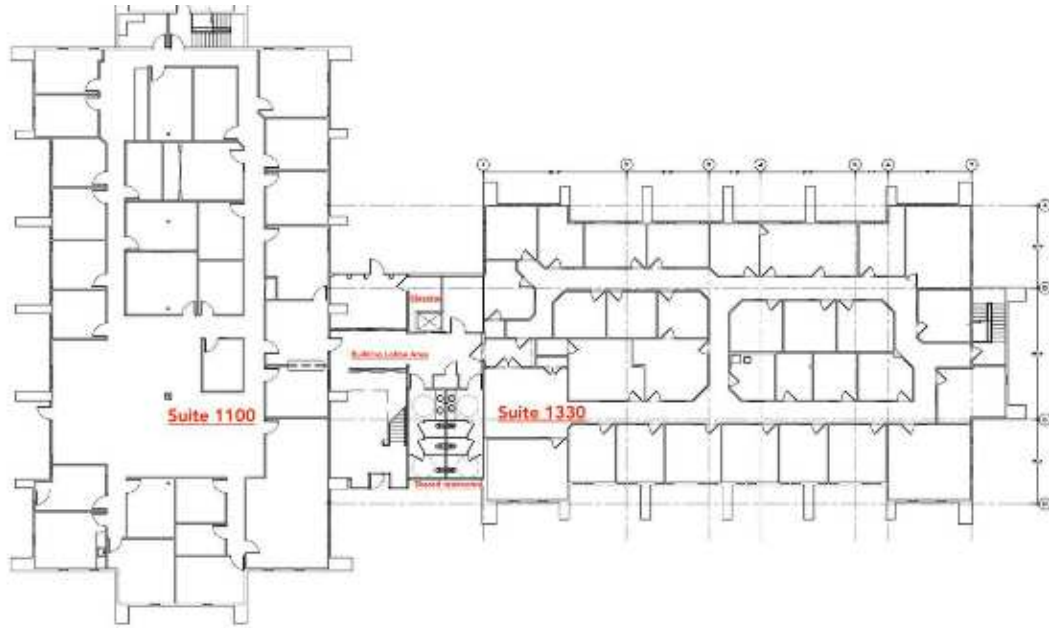




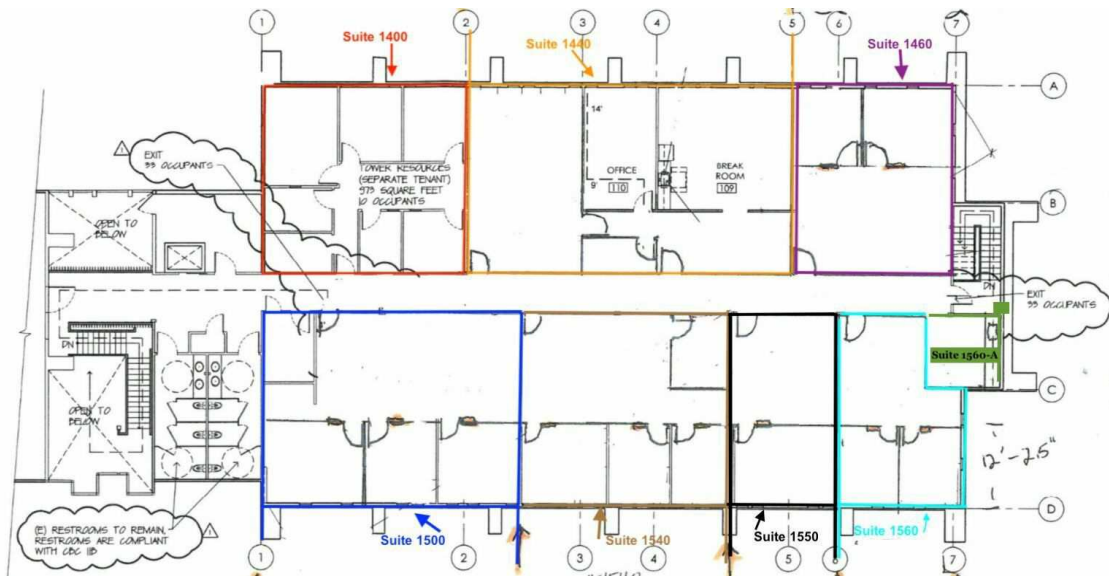
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## Floor Plans

1485 Civic Ct,



First Floor



Second Floor

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## The Neighbourhood

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