

FOR SALE OR LEASE > ±66,000 SF STAND ALONE OFFICE FACILITY ON ±7.75 ACRES

North Concord Business Park

5130 COMMERCIAL CIRCLE, CONCORD, CA



Located within the North Concord Business Park with excellent freeway access to Interstate 680 and Highway 4. The property has direct bus access (across the street) and good proximity to BART (±1.4 mi).

ERIC ERICKSON SIOR CCIM
+1 925 279 5580
eric.erickson@colliers.com
CA Lic. 1177336

PHIL GARRETT SIOR
+1 707 863 8357
phil.garrett@colliers.com
CA Lic. 00844836



Colliers International
1850 Mt. Diablo Blvd. Suite 200
Walnut Creek, CA 94596
www.colliers.com

FOR SALE OR LEASE > ±66,000 SF STAND ALONE OFFICE ON ±7.75 AC

North Concord Business Park

5130 COMMERCIAL CIRCLE, CONCORD, CA

Property Amenities

- > Unique campus setup with over 31 classrooms & labs (most equipped with; projectors, desks, chairs, and office furniture wired for internet and phone)
- > Large training room (162 capacity) includes retractable walls for dividing and a separate catering kitchen
- > Existing improvements are in very good condition and adaptable for a variety of functions
- > Majority of administrative offices come furnished
- > Large cafeteria/commissary with commercial kitchen

Site

- > Site Size: ±7.75 Acres
(±831' W x ±547' L irregular rectangle)
- > APN: 159-040-085

Location Highlights

- > Close proximity to BART (±1.4 mi.) and has direct County Connection bus access across the street
- > Hard-to-find large site in the North Concord Business Park/Central County
- > 1 mile distance to California Highway 4
- > 1.5 mile distance to Interstate 680
- > 2.9 mile distance to John Muir Medical Center

Building Details

- > ±66,000 SF (±150' W x ±451' L) concrete tilt-up office structure built in 2000. Originally, a build-to-suit for Heald College
- > Parking: ±488 Stalls
- > Zoning: Office Business Park (OBP)
- > Slab: 6" concrete slab with #4 rebar @ 12" OCEW over 4" clean base rock & 10 mil vapor barrier
- > Constructed under UBC: 1997-1998
- > Roof Insulation: R-19
- > Power: 1,600 amps @ 277/480
- > 9' high window line
- > 6 3/4" concrete panels @ 21' 2 1/2" high
- > Fire sprinklers (two existing systems):
.10 / 1,500 & .21 / 2,000
- > Extensive landscaping and well maintained
- > Site can be secured
- > AT&T fiber equipped
- > HVAC: AC-1: 130 Tons
AC-2: 130 Tons
- > Columns: Depth: ±50' OCEW
Width: 6 @ 50' / 37'-26' & 37'
- > Building Type: V-N
- > Domestic Water: 2 1/2" service
- > Sewer: 6" line



ERIC ERICKSON SIOR CCIM
+1 925 279 5580
eric.erickson@colliers.com
CA Lic. 1177336

PHIL GARRETT SIOR
+1 707 863 8357
phil.garrett@colliers.com
CA Lic. 00844836

FOR SALE OR LEASE > ±66,000 SF STAND ALONE OFFICE ON ±7.75 AC

North Concord Business Park

5130 COMMERCIAL CIRCLE, CONCORD, CA



ERIC ERICKSON SIOR CCIM
+1 925 279 5580
eric.erickson@colliers.com
CA Lic. 1177336

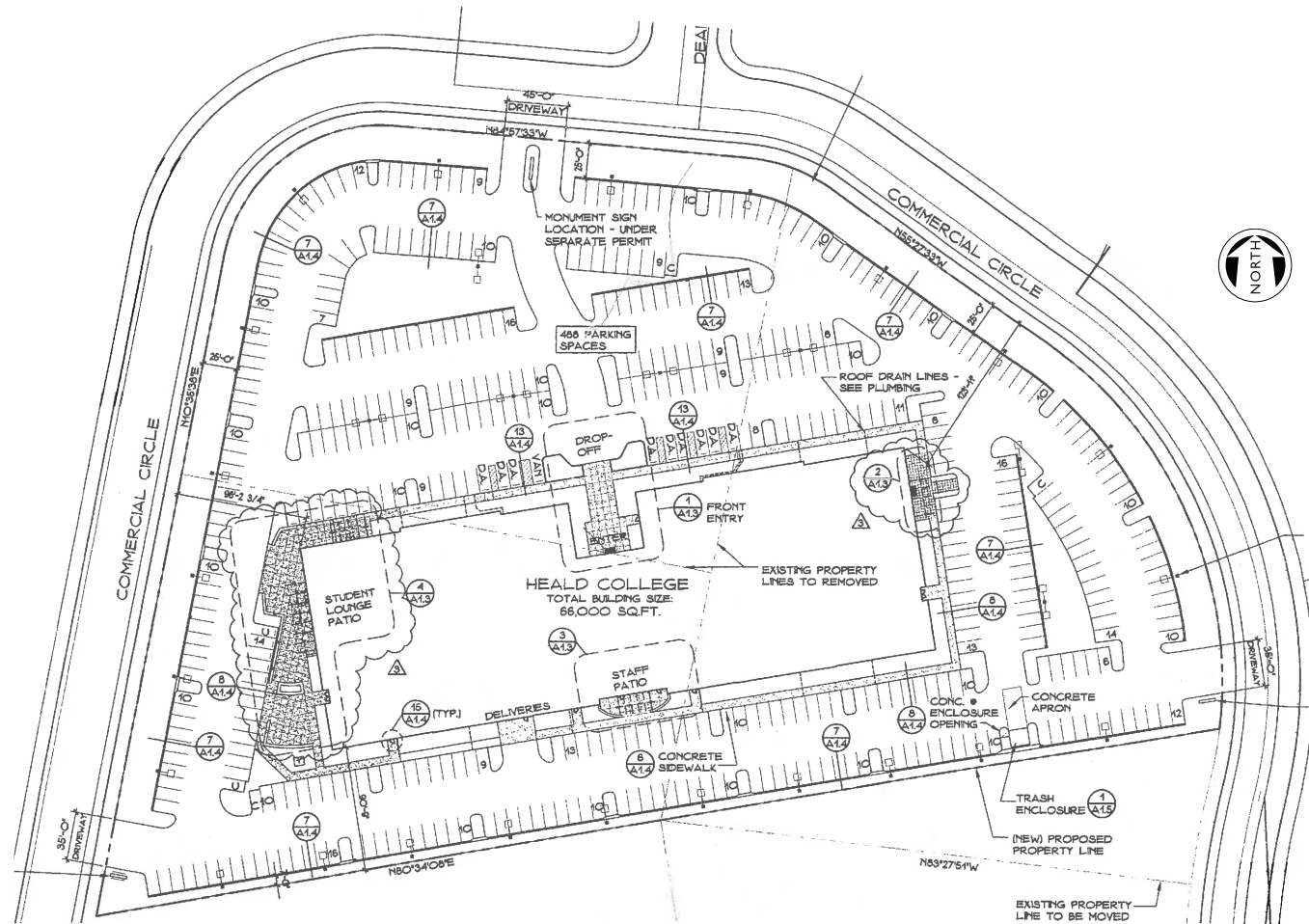
PHIL GARRETT SIOR
+1 707 863 8357
phil.garrett@colliers.com
CA Lic. 00844836

FOR SALE OR LEASE > ±66,000 SF STAND ALONE OFFICE ON ±7.75 AC

North Concord Business Park

5130 COMMERCIAL CIRCLE, CONCORD, CA

SITE PLAN



ERIC ERICKSON SIOR CCIM
+1 925 279 5580
eric.erickson@colliers.com
CA Lic. 1177336

PHIL GARRETT SIOR
+1 707 863 8357
phil.garrett@colliers.com
CA Lic. 00844836

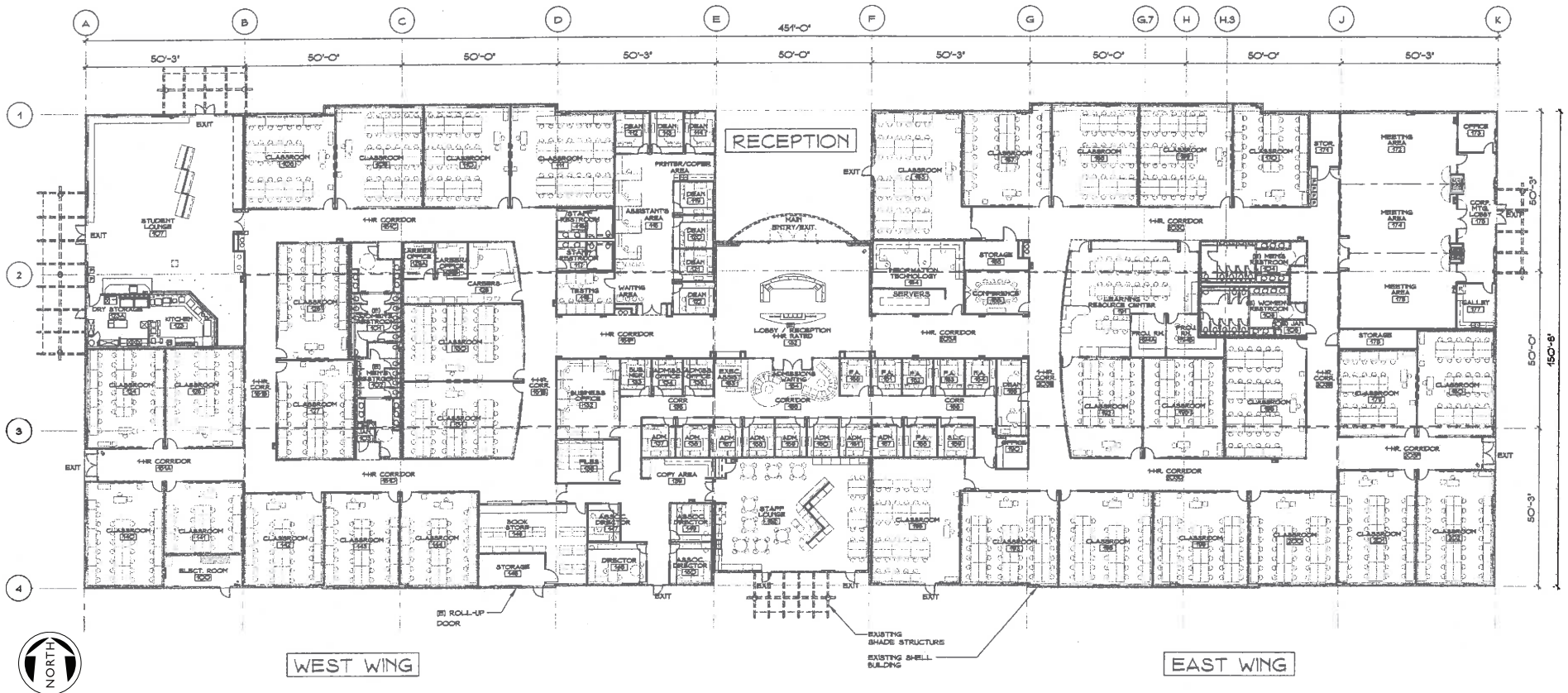
FOR SALE OR LEASE > ±66,000 SF STAND ALONE OFFICE ON ±7.75 AC

North Concord Business Park

5130 COMMERCIAL CIRCLE, CONCORD, CA

Standard Offices	±28	Kitchen	2
Classrooms	±32	Storage Rooms*	5
Conference Rooms	±2	*One room includes a roll up door	

FLOOR PLAN



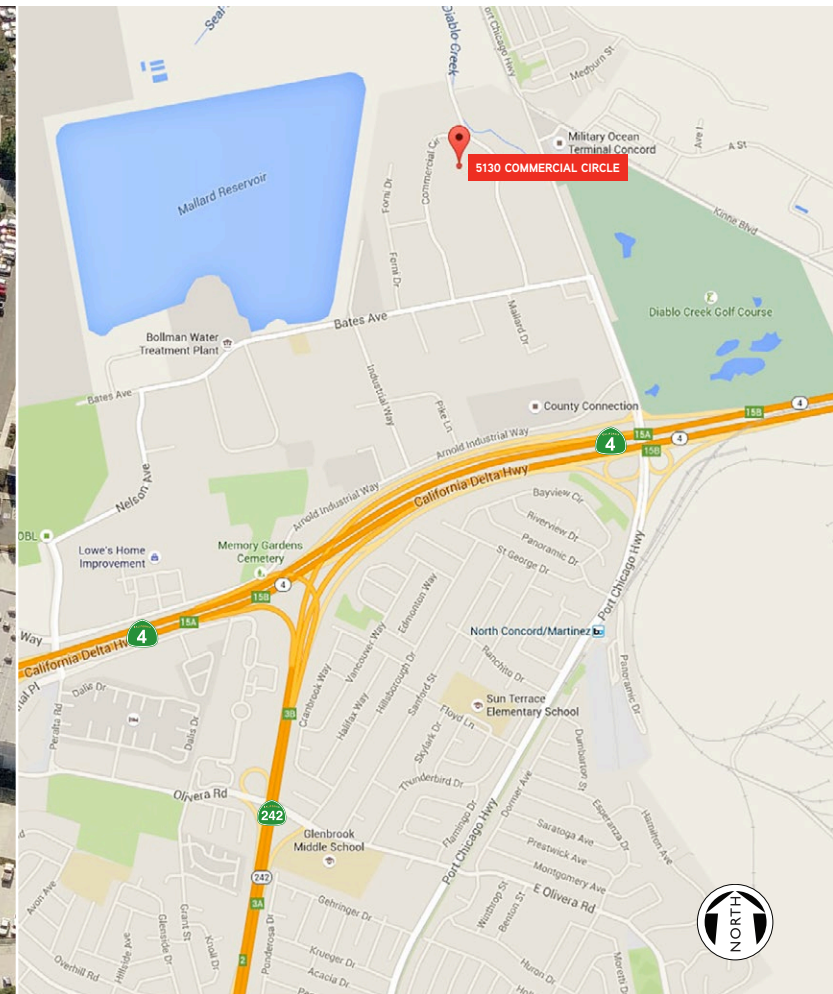
ERIC ERICKSON SIOR CCIM
 +1 925 279 5580
 eric.erickson@colliers.com
 CA Lic. 1177336

PHIL GARRETT SIOR
 +1 707 863 8357
 phil.garrett@colliers.com
 CA Lic. 00844836

FOR SALE OR LEASE > ±66,000 SF STAND ALONE OFFICE ON ±7.75 AC

North Concord Business Park

5130 COMMERCIAL CIRCLE, CONCORD, CA



ERIC ERICKSON SIOR CCIM
+1 925 279 5580
eric.erickson@colliers.com
CA Lic. 1177336

PHIL GARRETT SIOR
+1 707 863 8357
phil.garrett@colliers.com
CA Lic. 00844836