



[www.civicexecutivepark.com](http://www.civicexecutivepark.com)

Under New Ownership!

OFFICE SPACE FOR SALE OR LEASE ±1,000 to ±30,000 SF

# Civic Executive Park

1465-1485 Civic Court, Concord, CA

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A NUCP, LLC property

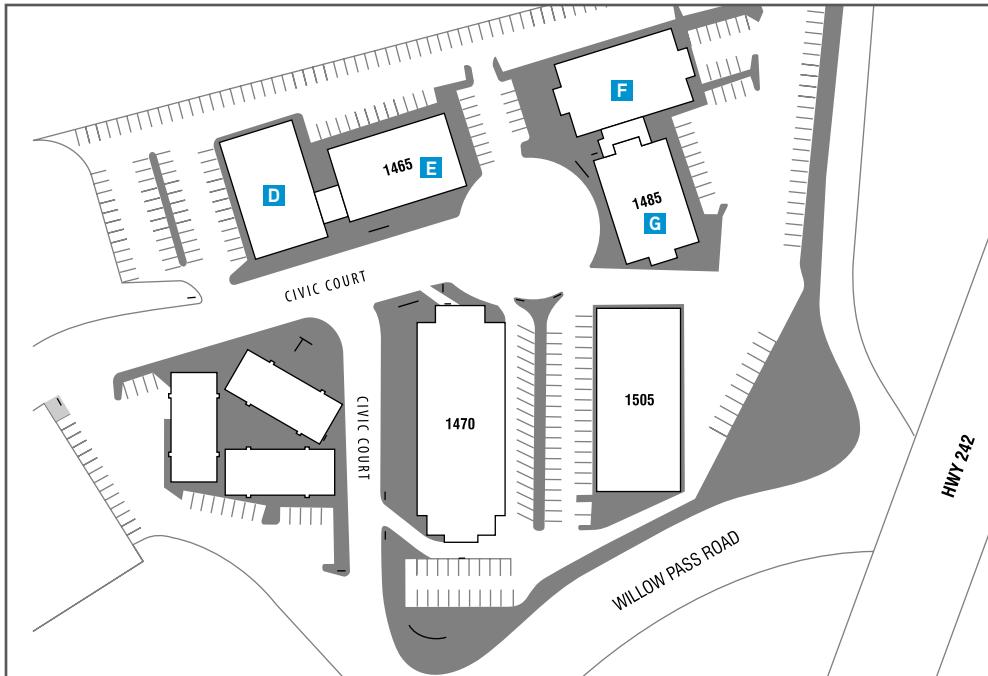


Managed by:



## Project Highlights

- › A Multi-tenant garden office project situated on a  $\pm 6.77$  acre site, consisting of 3 professional office properties with a well-maintained, tranquil courtyard setting.
  - 1465 Civic Court is a 2-story, office complex totaling  $\pm 32,267$  RSF.
  - 1470 Civic Court is a 3-story  $\pm 48,872$  SF building.
  - 1485 Civic Court is a 2-story, office complex totaling  $\pm 32,741$  RSF.
- ›  $\pm 4$  / 1,000 parking on site
- › The project's strategic location has optimal freeway access to both I-680 and Highway 242 connecting Civic Executive Park to the greater East Bay and local amenities
- › Public transportation
- › Walking distance to restaurants, shopping, and business services such as Sun Valley Mall, The Willows Shopping Center, The Elephant Bar & much more.
- › After hours security, secure / gated underground parking garage
- › Deli / Café on site
- › Building-top signage visible from the highway



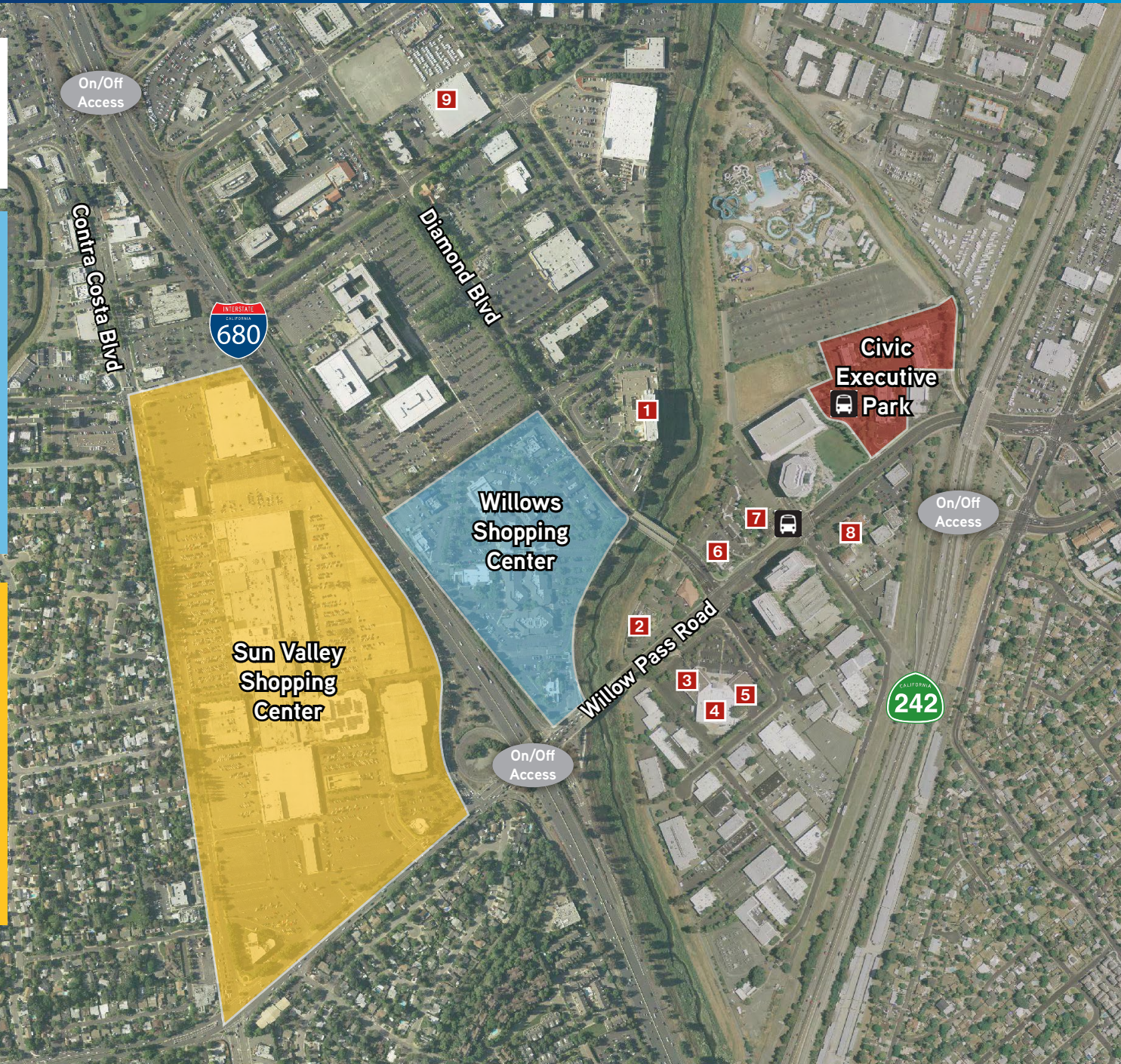
- 1 The Hilton Hotel
- 2 The Elephant Bar
- 3 Guitar Center
- 4 Sports Chalet
- 5 Rasputin Music
- 6 Denny's Restaurant
- 7 Sizzler
- 8 Buffet City
- 9 US Post Office

## Willows Shopping Center

- | EATERIES        | SERVICES & SHOPPING |
|-----------------|---------------------|
| Benihana        | Old Navy            |
| Claim Jumper    | db Shoes            |
| El Torito       | Cost Plus           |
| Fuddrucker's    | Pier 1 Imports      |
| Gourmet Burrito | REI                 |
| Jamba Juice     | UFC Gym             |
| Panera Bread    | US Bank             |
| Quiznos Subs    | Bank of the West    |
| Ziaqa           | The Golf Mart       |

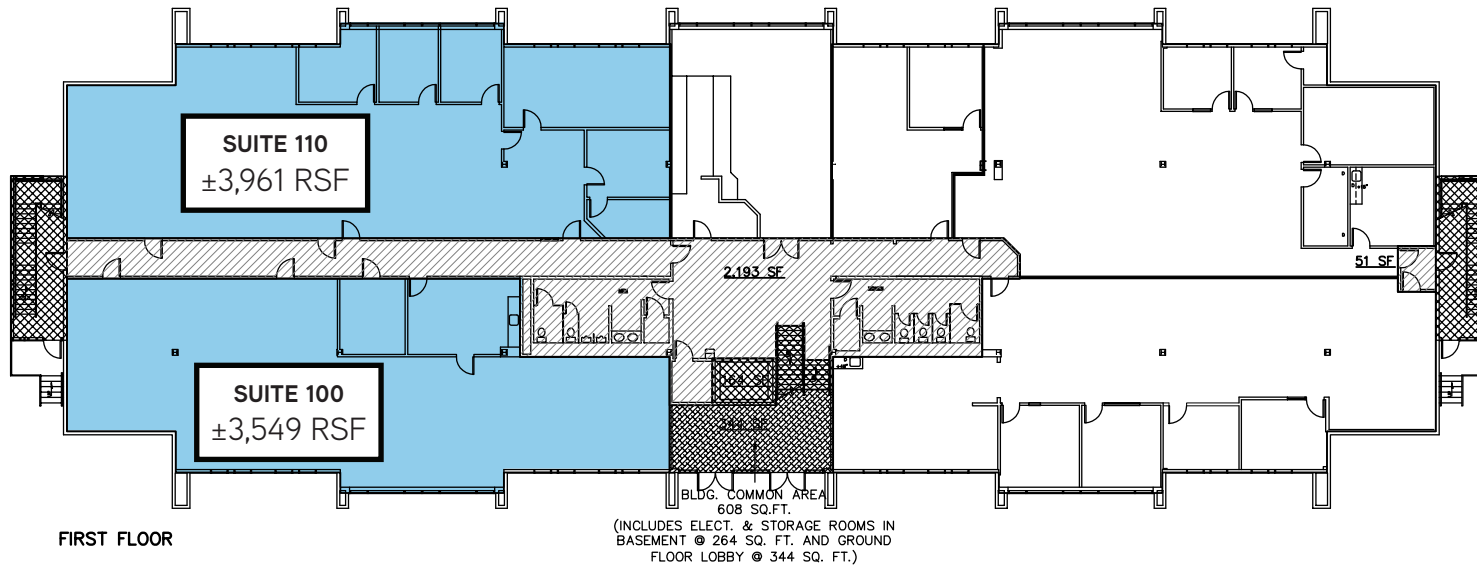
## Sun Valley Shopping Center

- | EATERIES             | SERVICES & SHOPPING |
|----------------------|---------------------|
| Anderson Bakery/Cafe | Macy's              |
| BJ's Restaurant      | 24 Hour Fitness     |
| Fresh Choice         | Sports Authority    |
| Red Robin            | Wells Fargo         |
| Quiznos Subs         | Bank of America     |
| Starbucks            | CVS Pharmacy        |
| Subway               | Firestone Auto Care |
| Burger King          | Sears               |
| Baja Fresh           | JCPenny             |



## 1470 Civic Court > First Floor

±3,545 to ±7,510 RSF Available



## Contact Us

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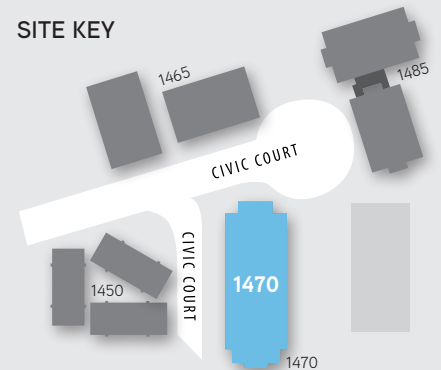
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### SITE KEY



AVAILABLE LEASED

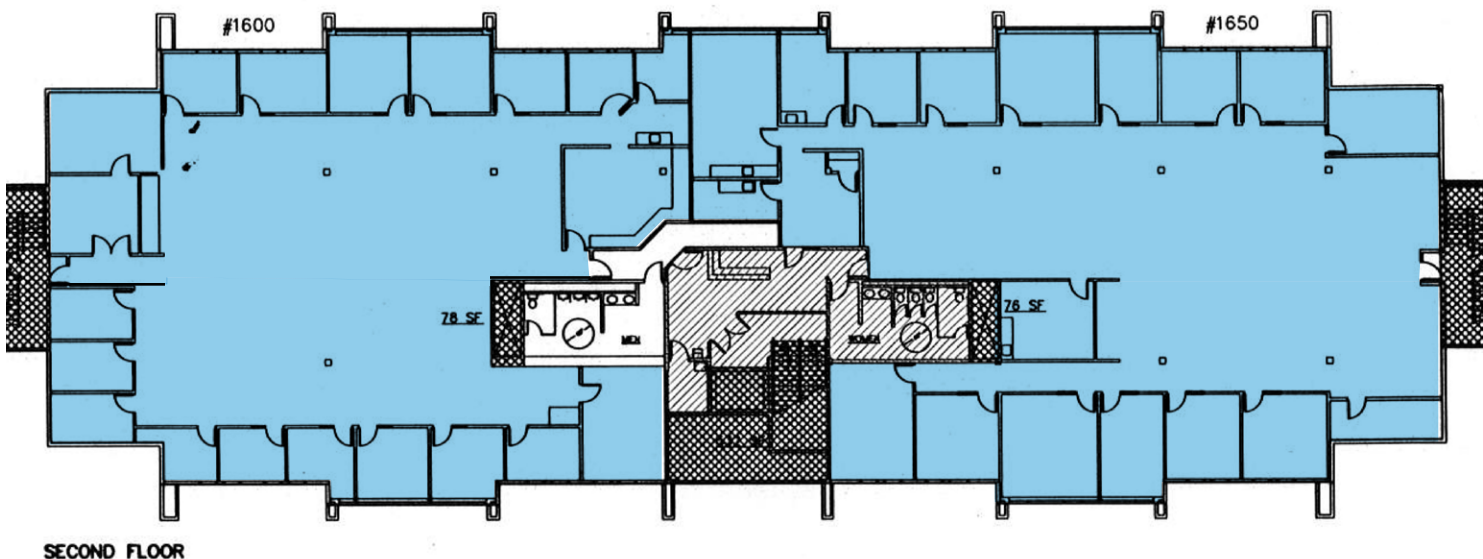


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1470 Civic Court > Second Floor

**Total Square Footage ±17,960 RSF**

**Available December 1, 2013**



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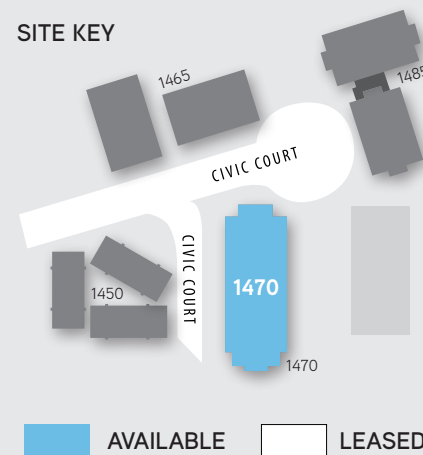
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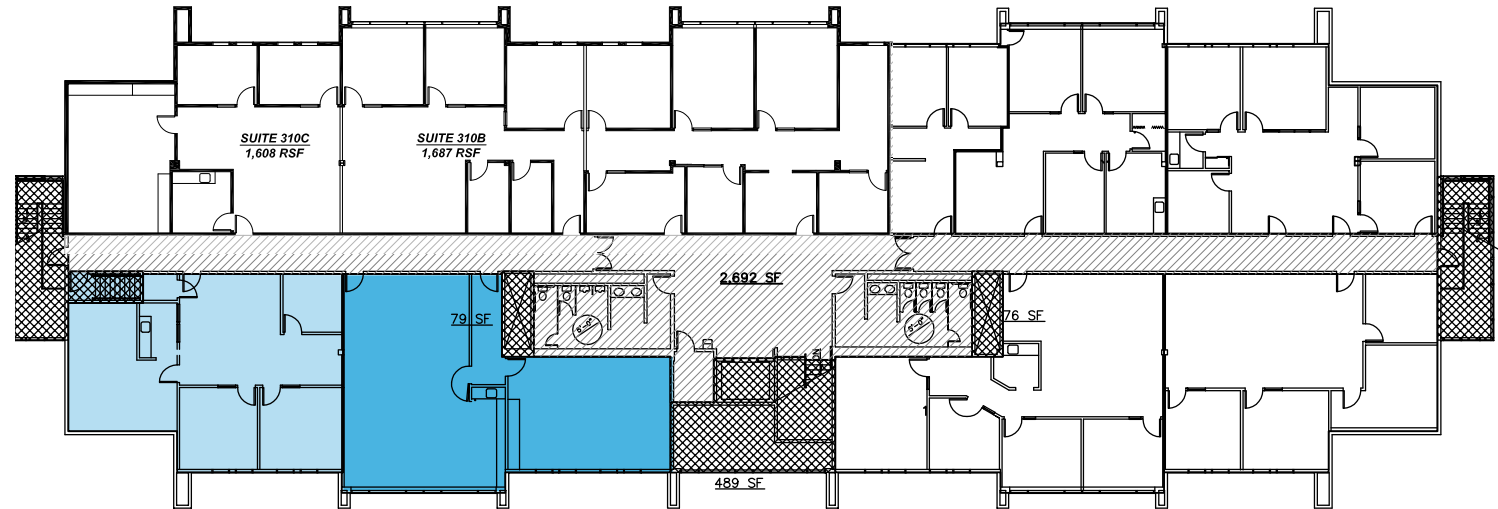
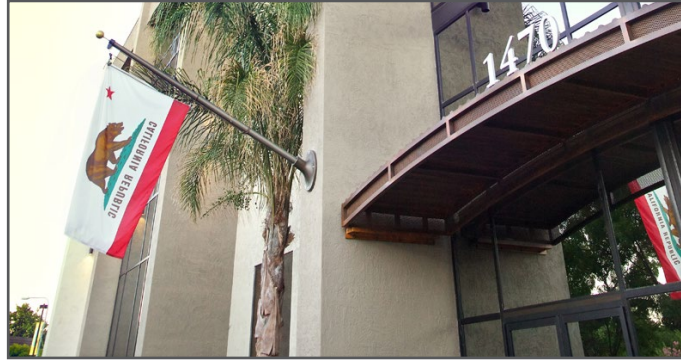
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## 1470 Civic Court > Third Floor

±1,633 RSF to ±3,490 RSF available



 COMMON USE AREA - 2,244 SQ. FT.  
 VERTICAL SHAFT AREA - 1,037 SQ. FT.

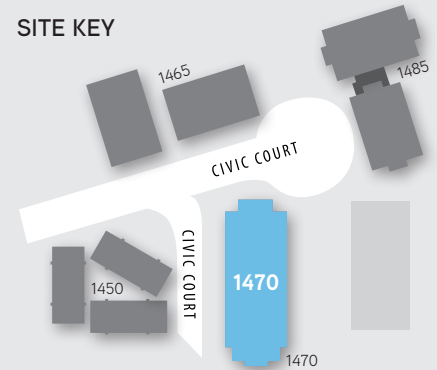
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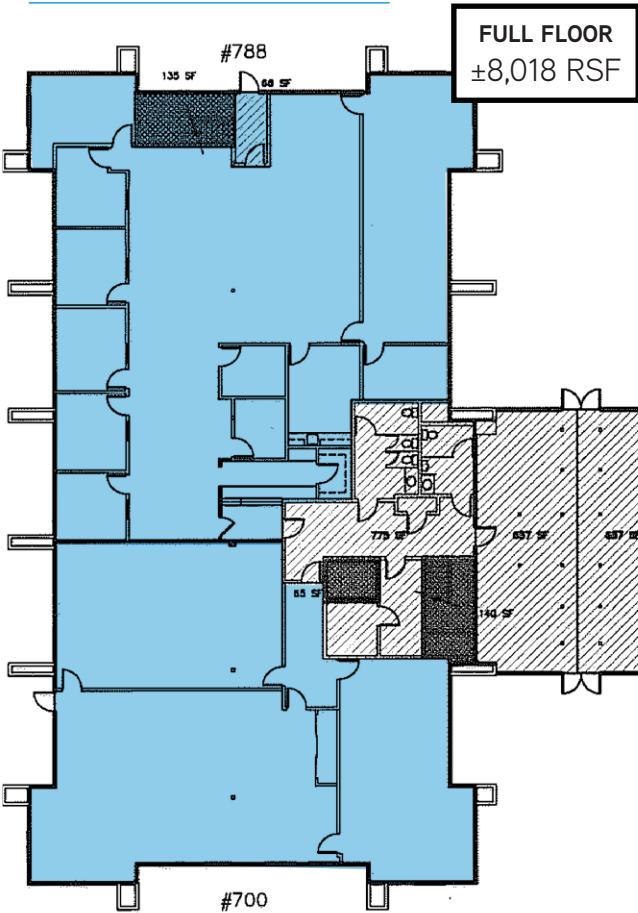
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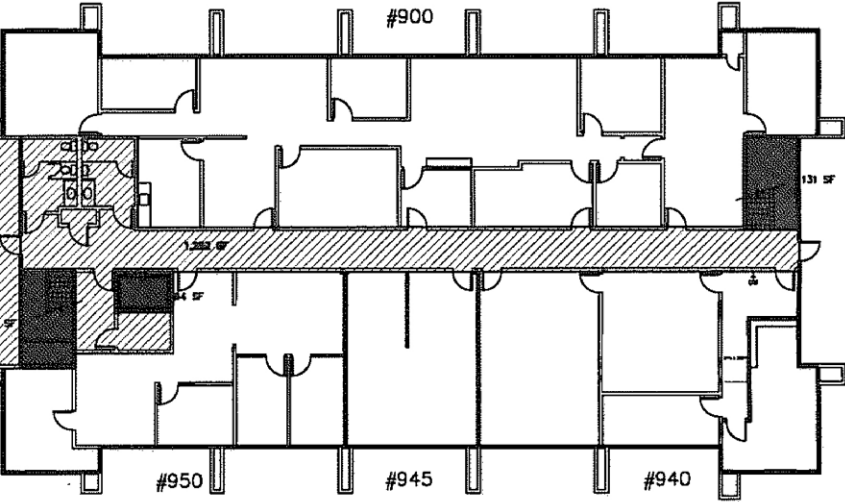
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## 1465 Civic Court > First Floor

### Building D



### Building E



 BUILDING COMMON USE AREA  
 VERTICAL SHAFT AREA

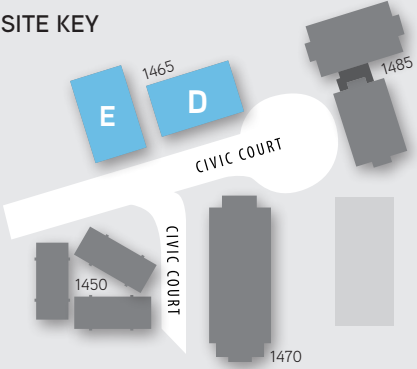
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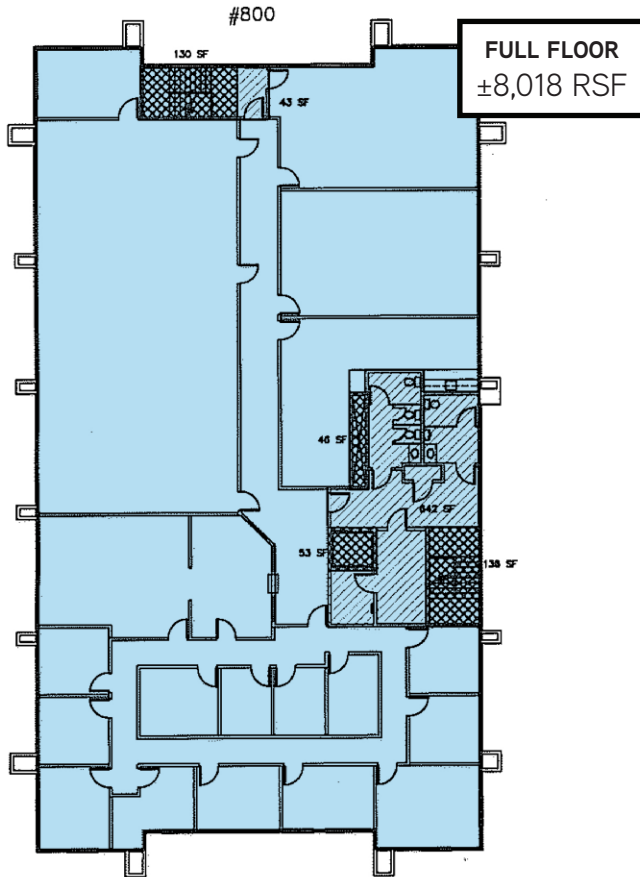
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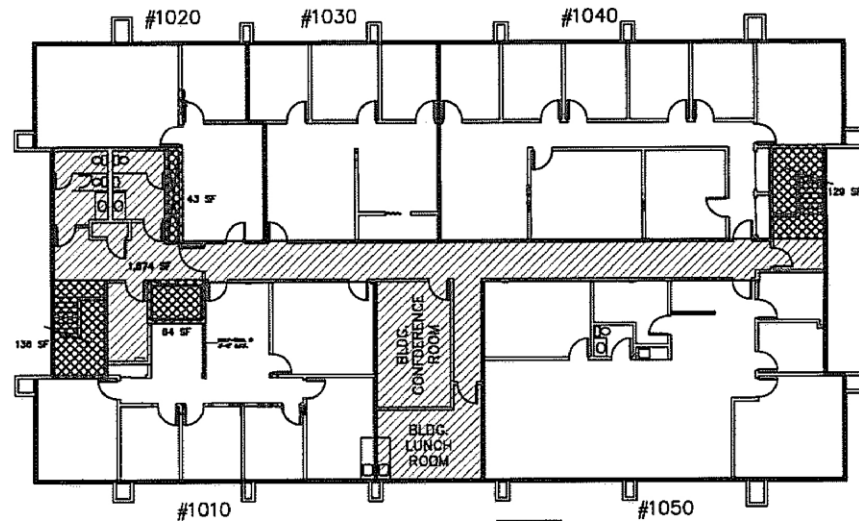
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## 1465 Civic Court > Second Floor

### Building D



### Building E



-  VERTICAL SHAFT AREA
-  COMMON USE AREA

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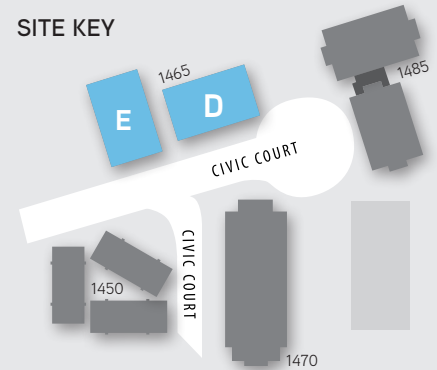
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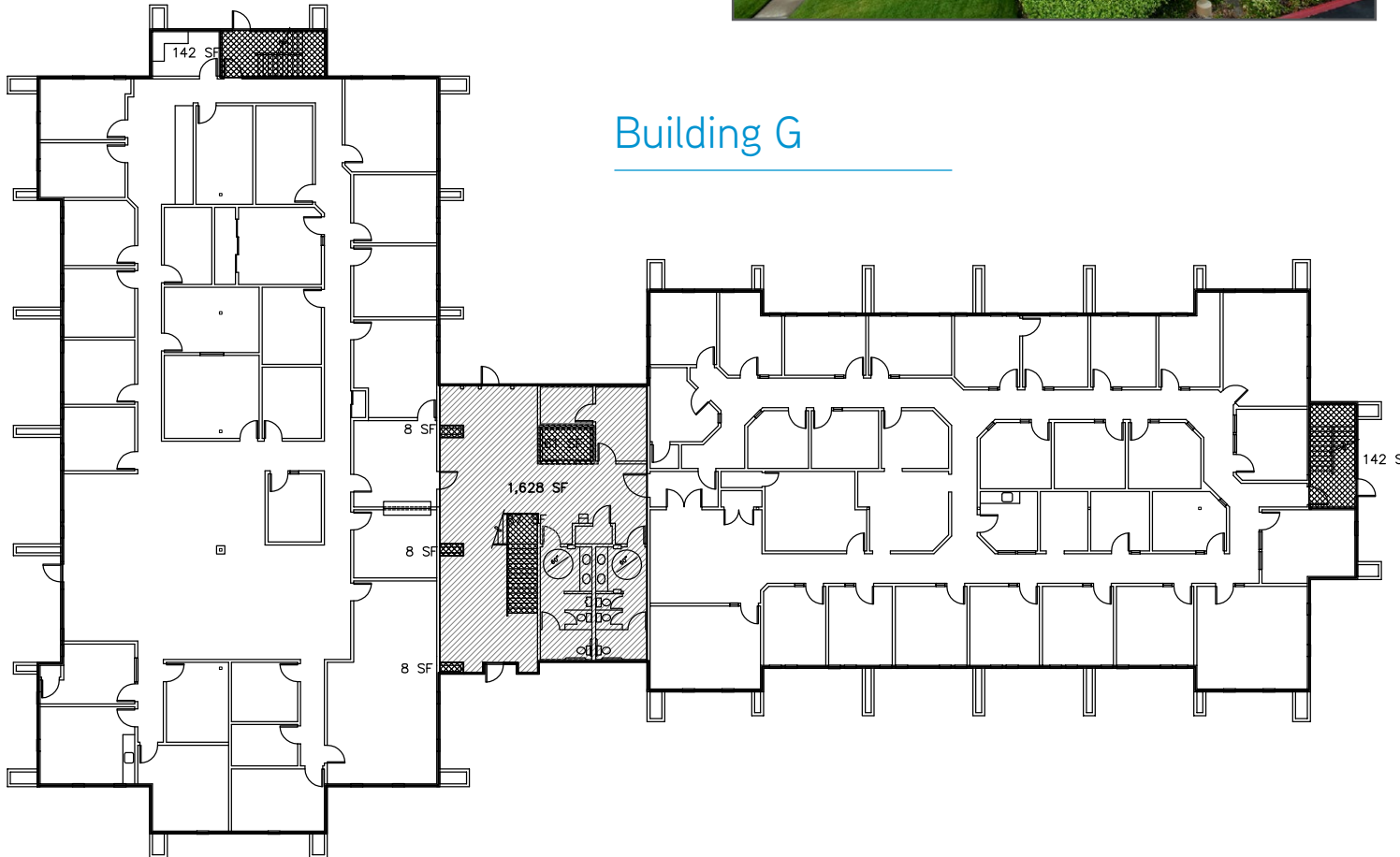


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1485 Civic Court > First Floor

Building F



Building G

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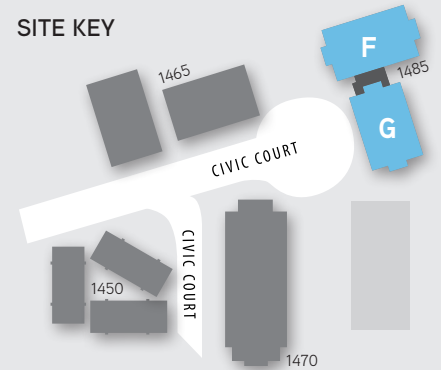
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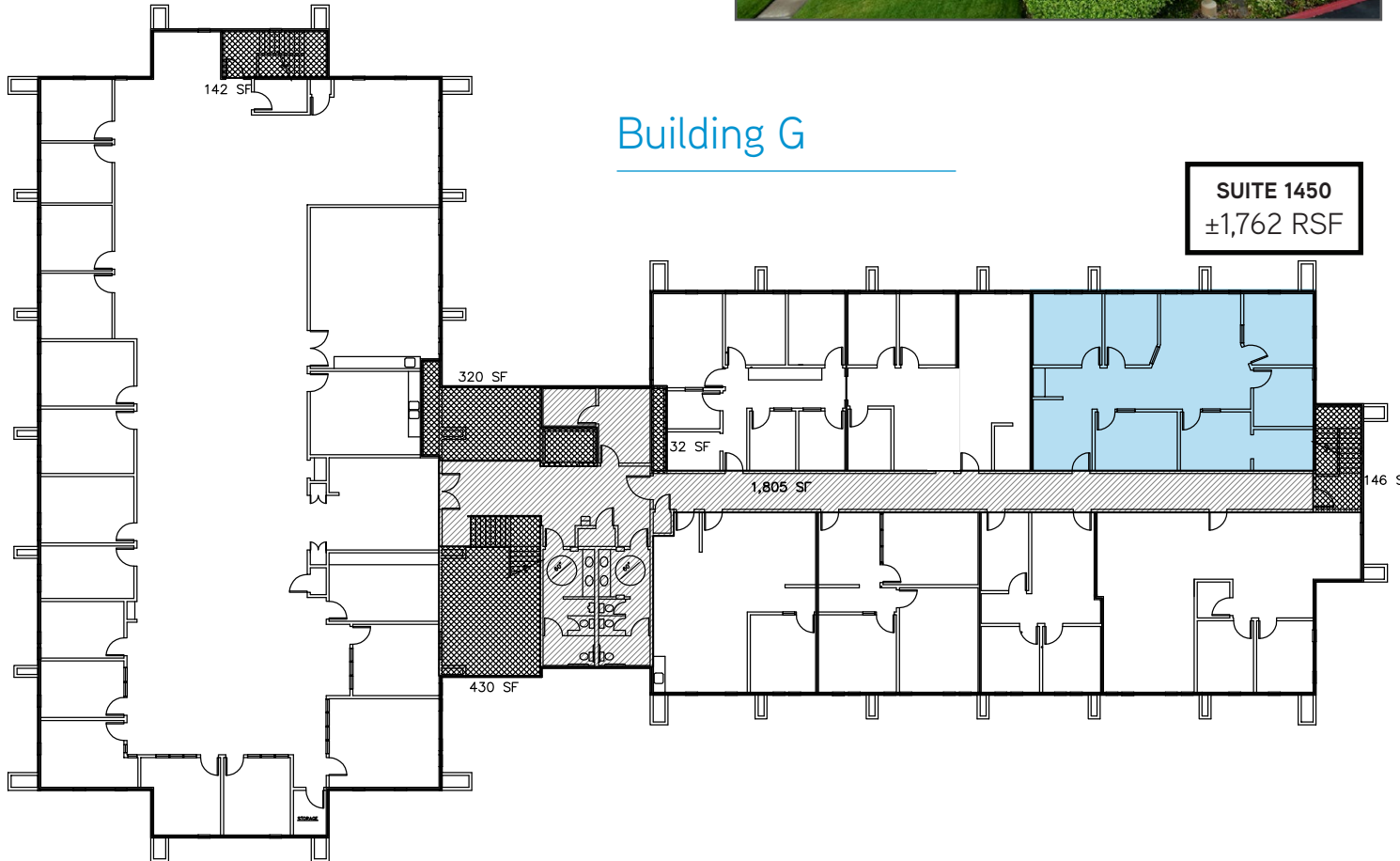
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1485 Civic Court > Second Floor

Building F



Building G

**SUITE 1450**  
±1,762 RSF

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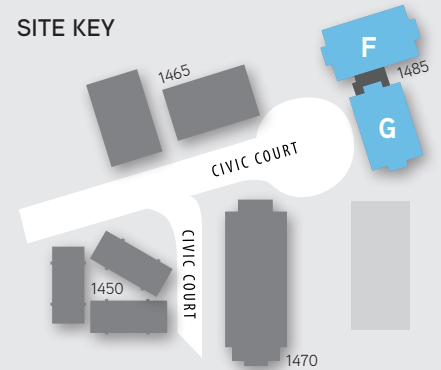
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