

Suite 1030, 887 RSF Suite 1040, 1,088 RSF Suite 1060, 1,703 RSF





**Project Highlights** 

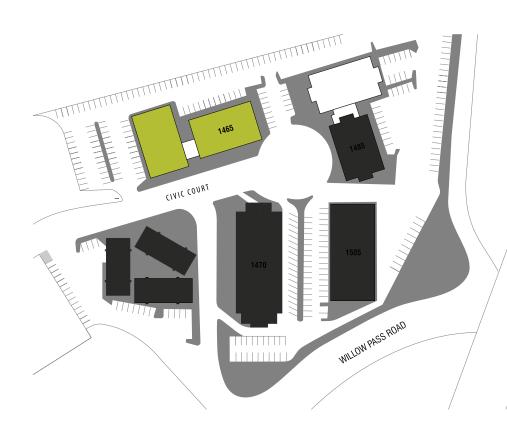
1465 Civic Court Concord, CA

### **Property Information**

1465 Civic Court – two-story office building totaling ±31,054 RRSF

#### Access & Amenities

- Central Concord location, Easy Access to/from I-680 and H-242
   Freeways
- New Building and Common area renovations recently completed including new roof, new HVAC systems, fire-sprinklers installed, restrooms remodeled, lobbies renovated.
- Building served by elevator and two stairwells
- Suite improvements include new ceiling grid and tiles, LED lighting paint and carpet
- Numerous amenities, restaurants and services within walking distance, or short drive
- On-Site Ownership and Management
- 4 spaces per 1,000 RSF surface parking on-site
- Public Transportation access
- Deli-Café in adjacent Metroplex Office building



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### **Project Improvements**

1465 Civic Court Concord, CA













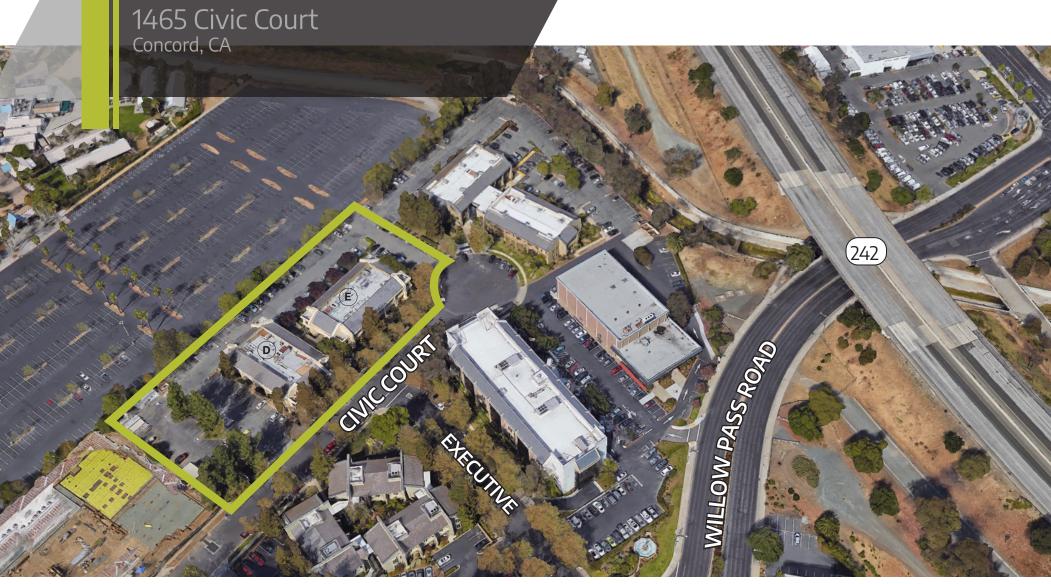








### **Location** Aerial



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### **Amenities Aerial**





### SUN VALLEY SHOPPING CENTER

EATÉRIES
Anderson Bakery/Cafe
BJ's Restaurant
Dojo Ramen Bar
Johnny Rockets
McDonalds
Red Robin
Starbucks
Subway

**Surf City Squeeze** 

SERVICES & SHOPPING Macy's Nordstrom Rack 24 Hour Fitness Bank of America AT&T Disney Store Sears JCPenney Sprint

### WILLOWS SHOPPING CENTER

EATERIES
Benihana
Claim Jumper
Fuddruckers
Ike's Place
Jamba Juice
Krispy Kreme
Lazy Dog Restaurant
Panera Bread
The Jungle

SERVICES & SHOPPING
Any Mountain
Cost Plus World Market
Daiso Japan
Old Navy
REJ
UFC Gym
US Bank
Bank of the West

#### THE VERANDA

EATERIES
Mikuni Japanese
Peet's Coffee
Super Duper Burger
Whole Foods 365

SERVICES & SHOPPING AAA / City Sport Health Club Cost Plus World Market IMAX T.J. Maxx Travis Credit Union Xfinity



Site Plan

1465 Civic Court Concord, CA





1465 Civic Court Concord, CA

Suite 1030 | ±887 RSF





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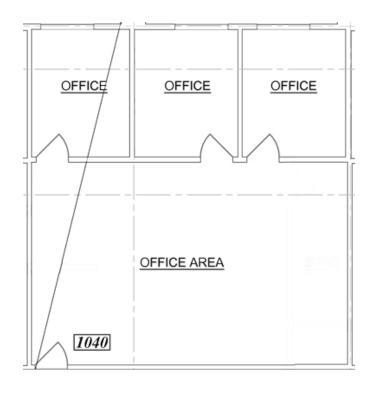


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## 1465 Second Floor Plan

Suite 1040 | ±1,088 RSF





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### **1465** Second Floor Plan

Suite 1040 | ±1,088 RSF

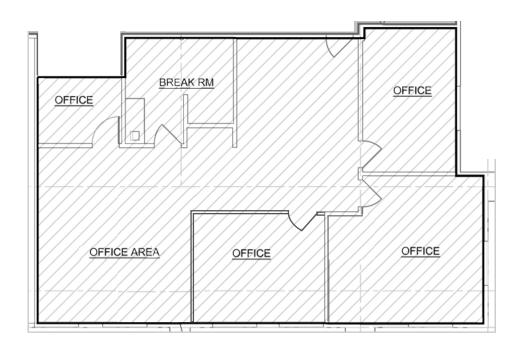




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### 1465 Second Floor Plan Suite 1060 | ±1,703 RSF





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1465 Civic Court Concord, CA

### **Photo Gallery**

Suite 1060 | ±1,703 RSF























#### John Fennell

Managing Director (925) 274-2802 john.fennell@cushwake.com LIC #00902673

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