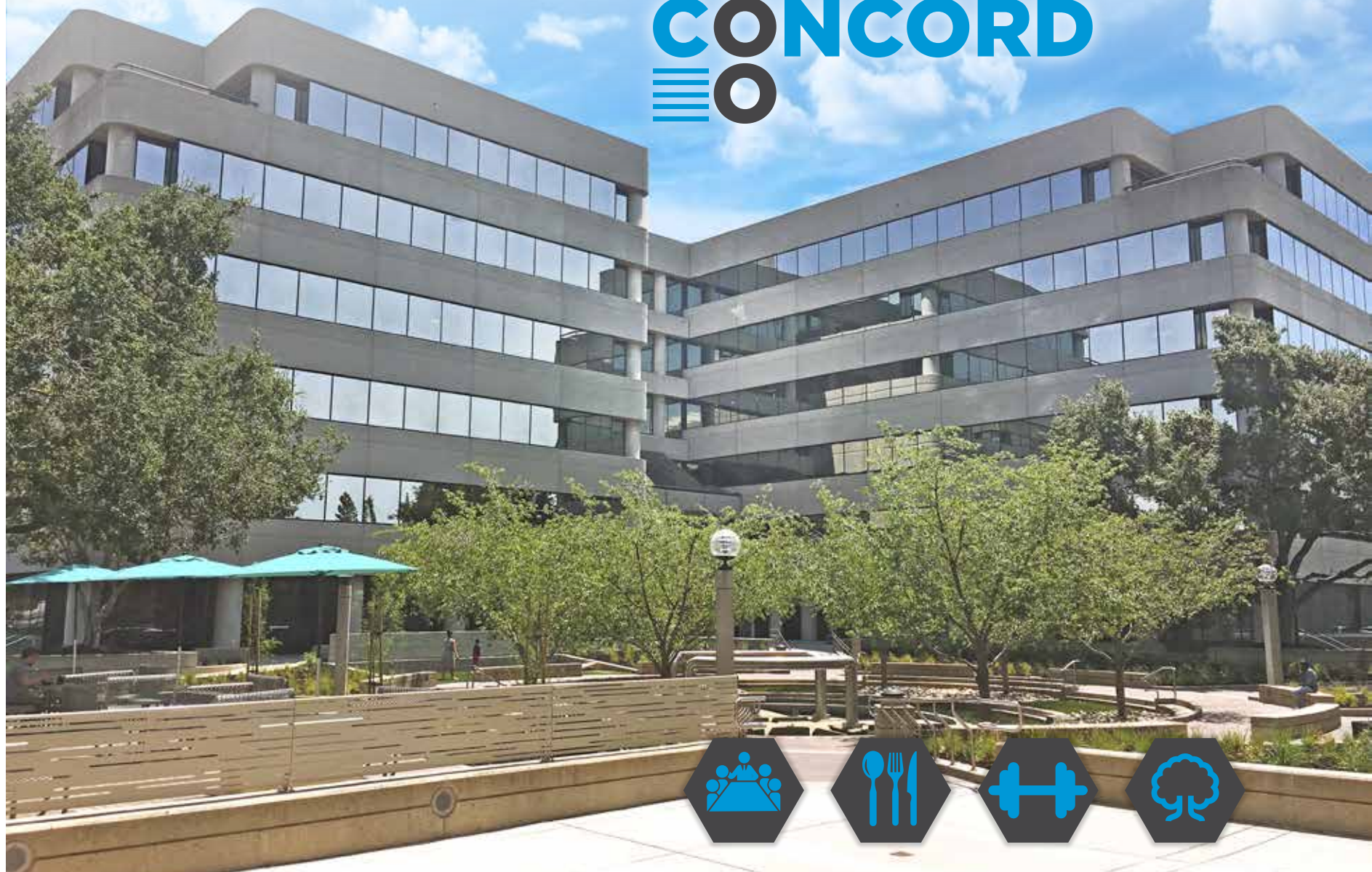


SHIFT YOUR VISION

1 2 CONCORD O

1200 & 1220
CONCORD AVENUE
CONCORD, CA



NEWMARK



SIERRA PACIFIC
PROPERTIES, INC

EXCLUSIVE AGENTS

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PROPERTY SUMMARY

OWNERSHIP	Sierra Pacific Properties
ADDRESS	1200 and 1220 Concord Avenue Concord, California 94520
SQUARE FOOTAGE	± 185,517 RSF & ± 176,613 RSF
ACREAGE	7.94 Acres
YEAR BUILT	1984 / 1985
# OF STORIES	6 Stories (2 Buildings)
PARKING	3.4 / 1,000 (1,194 Stalls) 50% in covered structure and 50% surface. 2 EV Stations. <i>More Being Added</i>





PROPERTY HIGHLIGHTS

Situated on approximately 8 acres, 1200 Concord consists of two (2) Class A Office Buildings totaling approximately 362,000 square feet.

The project offers a lush garden setting highlighted by a central courtyard featuring a stunning water feature.

Parking is plentiful and is strategically distributed on the 8 acre site featuring 1,194 total stalls (approx. 3.4 stalls per 1,000 RSF) in which half the stalls are located on the surface, surrounding the project and the remaining one within the four (4) story controlled access parking structure located on site just south and directly adjacent to the buildings.

The floor plates are approximately 31,000 SF and are highly efficient with 2 separate 15,000 SF wings per floor. Each wing is basically a column free rectangle with window mullions on 5' modules allowed for highly efficient planning. Suitable for large corporate users as well as Tenant's seeking smaller spaces.

The project's location has optimal freeway access to both Interstate 680 and Highway 242. BART is located just a few minutes away (1.7 miles away from the Project).

Existing dedicated shuttles to BART which operates every 15 minutes, Monday through Friday, during business hours.

1200 Concord is within walking distance to a host of amenities including, Heritage Square (Trader Joe's, Habit Grill, Panda Express, etc.). In addition, The Veranda is home to Whole Foods, One Medical, Super Duper and Sephora, located within walking distance of 1200 Concord. (See attached amenities aerial.)

Panoramic Mount Diablo views along the east side of the buildings.

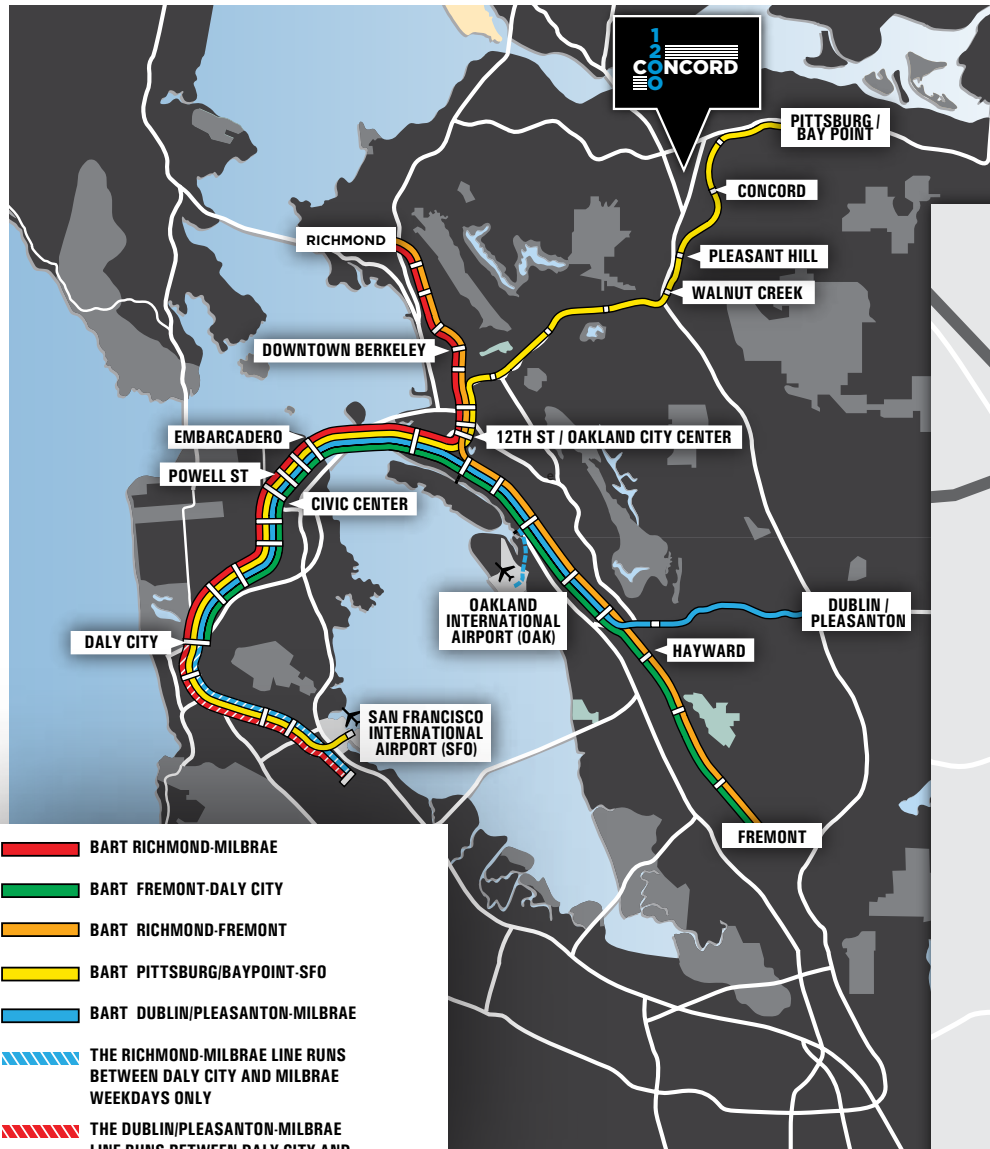
Full time property management and engineering team on site

24 Hour Security

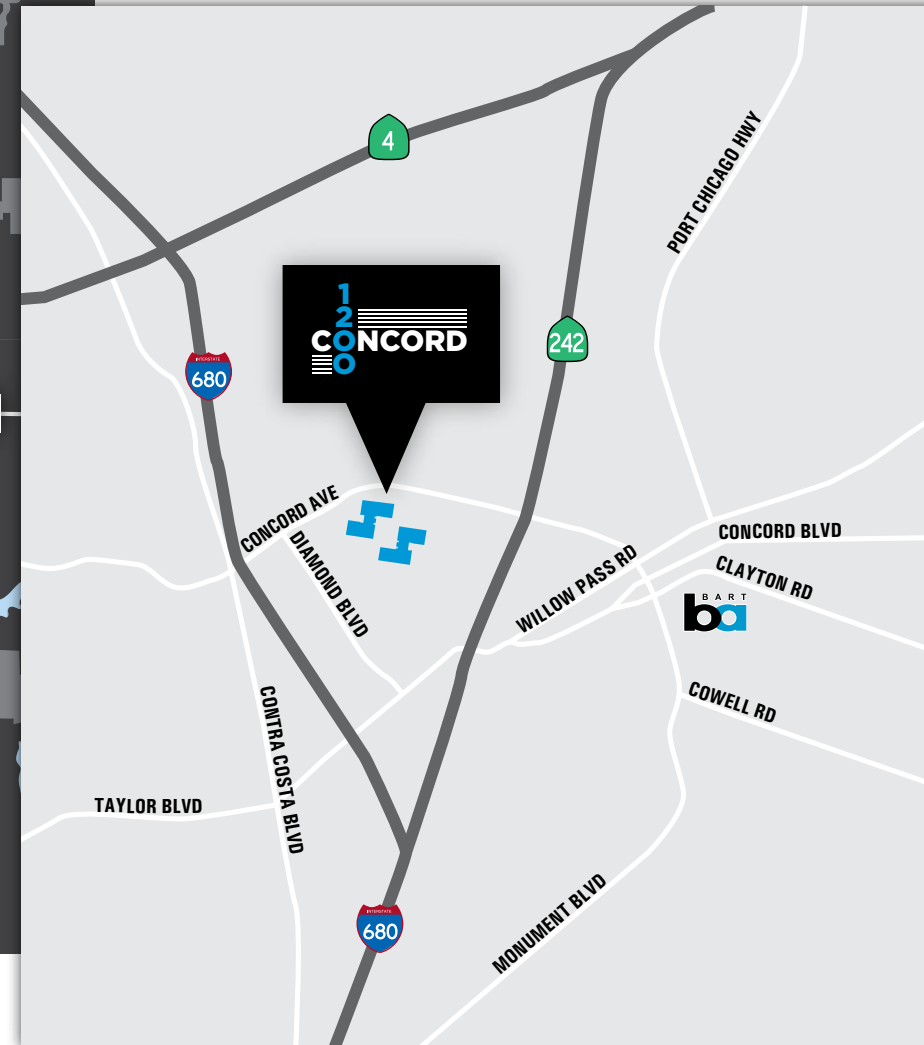
On site amenities include a project deli, state of the art gym with new showers / lockers, large conference center, tenant touch down center, bikes on-site, and completely remodeled outdoor area, with outdoor conference and gaming areas.



BART MAP



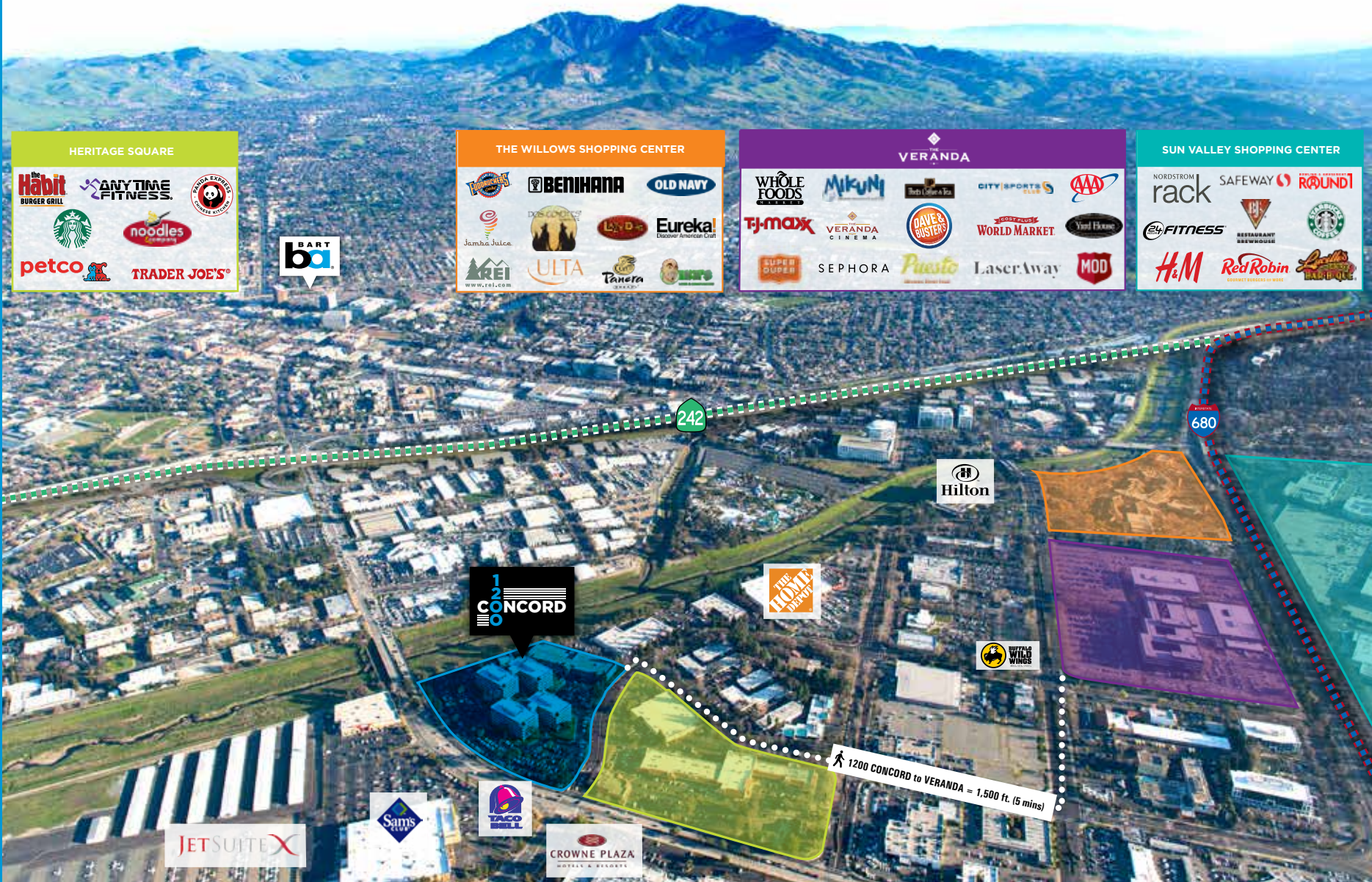
LOCATION MAP



ON-SITE AMENITIES



OFF-SITE AMENITIES





Nestled in the East Bay, Concord has recently been recognized as the best place in California to raise a family by [Livability.com](https://www.livability.com/).

The Veranda is a newly re-imagined mixed-use retail center with open air shopping and dining, gourmet grocer, Whole Foods, a luxury movie theatre and other contemporary experiences.

Beautiful architecture, lush landscaping, water features and outstanding amenities will make it the ultimate gathering place where people can relax, shop, dine or attend a variety of special events.

ELECTRONIC VEHICLE PARKING

Amenities Include EV Charging Stations, in partnership with Tesla and Volta, are conveniently located behind Veranda LUXE Dine-In Cinema.

FREE WI-FI

Veranda Free Wi-Fi is available in the Fountain Pavilion Park.

SECURITY

Security Officers are available 24 hours a day, seven days a week.

CHILDREN'S PLAY AREA CLIMBER

Located in Fountain Park outside of the Veranda LUXE Dine-In Cinema. Climbers have been redefining public spaces and institutions across the world. The Veranda Climber is designed to be a safe, interactive, three-dimensional vertical maze that encourages physical activity, and offers the sort of imaginative play experience that is important for intellectual development in children.



COMMERCIAL AIR SERVICE FROM PROJECT

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JOHN GLENN DR

CONCORD AVE

1200

1200



PROPERTY DETAILS

	1200 CONCORD	1220 CONCORD
Address	1200 Concord Avenue, Concord, CA 94520	1220 Concord Avenue, Concord, CA 94520
Total Square Footage	185,517 RSF	176,613 RSF
Number of Buildings	One	One
Number of Floors	Six	Six
Year Built	1984	1985
Parcel Number	126-010-059	126-010-060
Acres	0.79 Acres	0.83 Acres
Zoning	Planned Development	Planned Development

Generation in Formation

ADDITIONAL PARCELS

Parcel Number	126-010-061 - 1.40 acres (parking garage) 126-010-062 - 8.00 acres (common area)
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PARKING

Total Parking Spaces	1,194 spaces
Covered Spaces	598 Spaces
Surface Spaces	596 Spaces
Visitor Parking Spaces	23 Spaces
Disabled Parking Spaces	20 Spaces

BUILDING

Security	Central user entry is monitored by security, 24-hours per day, 7 days per week
Public Transportation	Route 91X - Public transportation provided by Central Costa County Transit Authority (CCTA)
Patio	Four in each Building (located on sixth floor)



PROPERTY DETAILS

ELEVATOR SYSTEMS

Number of Passenger Elevators	Three in Each Building & Two in Parking Structure
Number of Freight Elevators	1200 Concord: Zero 1220 Concord: One (only goes to floors 1-4)
Elevator Drive System	Passenger Elevators - Cable Traction 1220 Concord: Freight Elevator - Hydraulic
Elevator Speed Rating	350 FPM
Freight Elevator Speed Rating	1200 Concord: N/A 1220 Concord: 120 FPM

CEILING

Ceiling Height	1200 & 1220 Concord: First Floor - 10'2" 1200 & 1220 Concord: Floors 2-5 - 8'10"
Slab-to-Slab Heights	1200 & 1220 Concord: Lobby Level - 14'2" 1200 & 1220 Concord: Floors 2-6 - 13'
Average Ceiling Heights	1200 & 1220 Concord: 3'6" ceiling to structure 1200 & 1220 Concord: 8" ceiling to bottom of beam
Ceiling Tile Grid	1200 Concord: 2' x 2' 1220 Concord: 2' x 4'

FIRE LIFE SAFETY

Fire Sprinklers	Yes
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HVAC

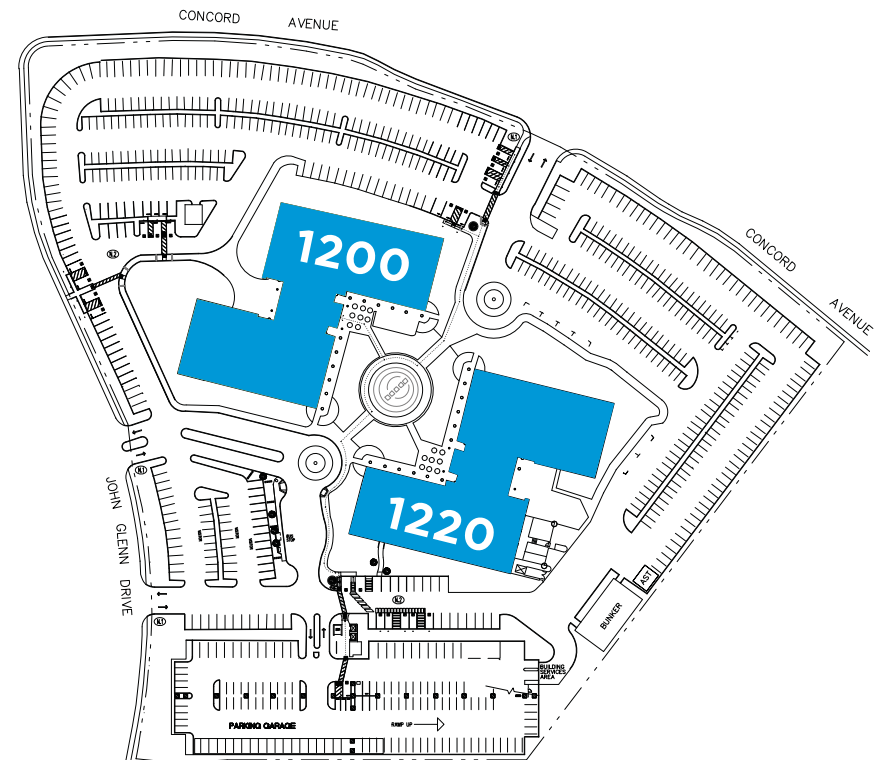
System	1200 & 1220 Concord: 2 Vane Axial Fans - 100,000 cfm each -4 reciprocating Carrier Compressors - 100 ton each -8 exhaust fans - 25,000 cfm each Building Cooling: VAV system, zoning based on floor build out Building Heating: VAV system, 8 zones per floor on perimeter
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MISCELLANEOUS

Card Access	1200 & 1220 Concord: Yes
Loading Dock Card Entrance	1200 Concord: N/A 1220 Concord: Yes
Roof Construction	1200 & 1220 Concord: A Carlisle .060 mil TPO (Tri-Polymer-Olefin) single-ply roof system was installed over a Conglas 4-ply fiberglass roof system with Concrete - Type 1 (fire resistive)
Construction Type	1200 & 1220 Concord: Poured in place concrete; Concrete - Type 1 (fire resistive)
Live Load Capacity Per Floor	1200 & 1220 Concord: 100 lbs per SF
On-Site Generators	Two (2) generators exist on site (each 1250 kw) capable of supporting the Life Safety Systems



SITE PLAN



1 2 CONCORD

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