

FOR LEASE

BUILDING SF
30,431

LOT SIZE
1.84 AC



GROUND FLOOR FLEX SPACE | 2ND FLOOR OFFICE

Full Building Renovation in Progress

2280 Bates Avenue, Concord, CA



Colliers

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PROPERTY OVERVIEW

2280 Bates Avenue Concord, CA

Position your business for success at 2280 Bates Avenue—a versatile, professionally updated office and flex property in the heart of Concord.

This two-story, approximately 30,431-square-foot building offers a dynamic mix of office, R&D, and light industrial space, designed to adapt to a wide range of business needs. Tenants benefit from abundant parking, modernized interiors, natural light-filled workspaces, and flexible layouts that support both collaborative and private environments.

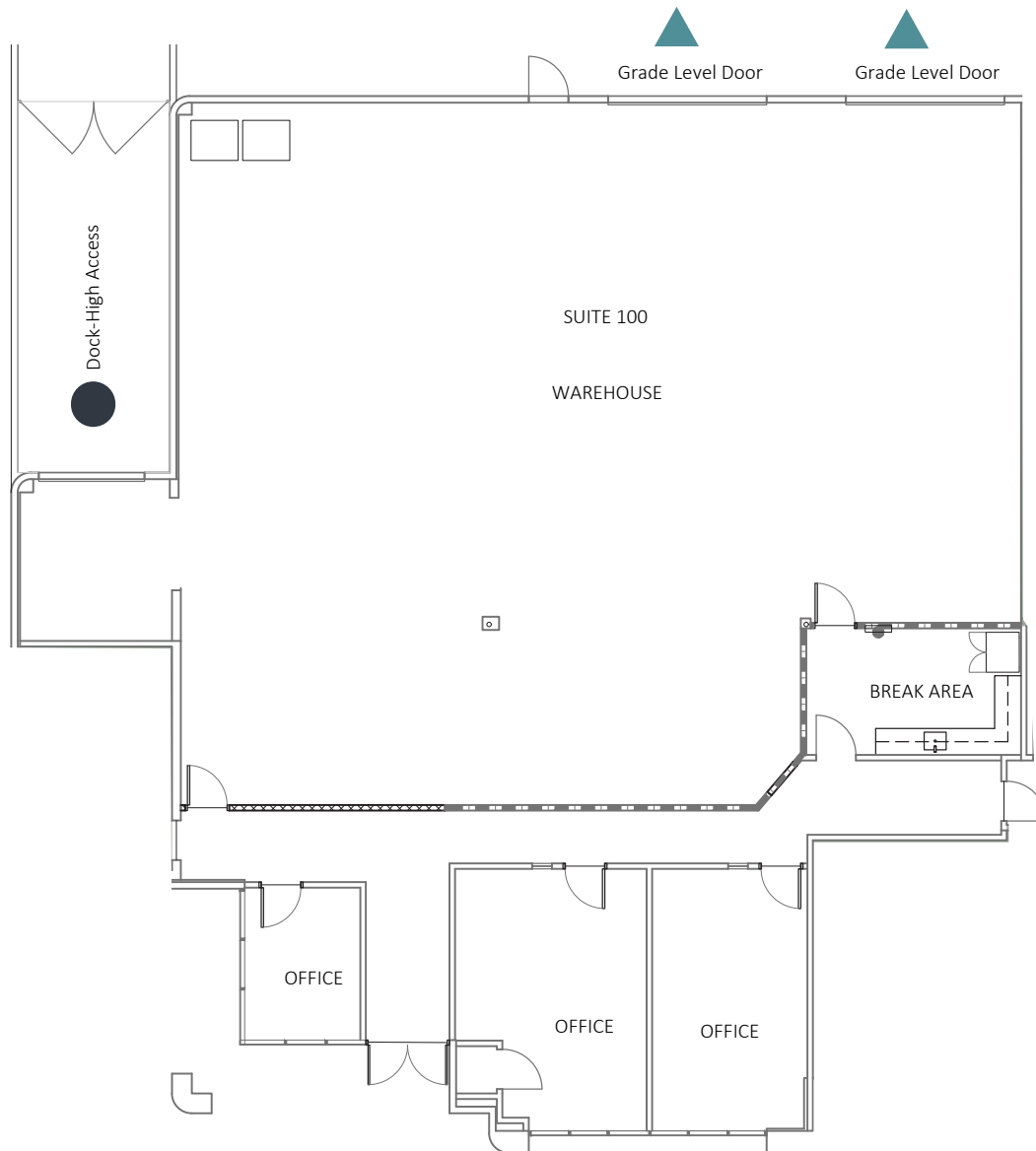
Strategically located just minutes from major transportation routes and the North Concord/Martinez BART station, the property ensures seamless access for employees and clients alike. With strong curb appeal, recent upgrades, and a thriving multi-tenant community, 2280 Bates presents an exceptional opportunity to elevate your company's presence in one of the East Bay's most connected commercial hubs.

Highlights

Total Size	30,431 SF
Building	Two-Story, Steel-Reinforced Tilt-Up Concrete Building
Power	1,200 Amps at 277/480 Volts (Featuring 4-Wire Service to Each Tenant Space)
Dock-High Door	One
Grade-Level Doors	Three
Clear Height	16'
Parking	89 Total Parking Stalls
Zoning	Zoned P – City of Concord
Location	Within a Well-established Industrial Area
Access	Easy Access to Port Chicago Highway, Highway 4 and I-680

FLOOR PLAN

Suite 100 | 5,204 RSF



Ground Floor Flex

- » 16 foot clear height
- » Multiple roll-up doors for each dedicated space, as well as one dock high loading door
- » Building has 1,200 Amps, 227/480 Volts of power
- » The space has recently been whiteboxed, offering a clean and versatile layout

	Grade Level Door
	Dock-High Access

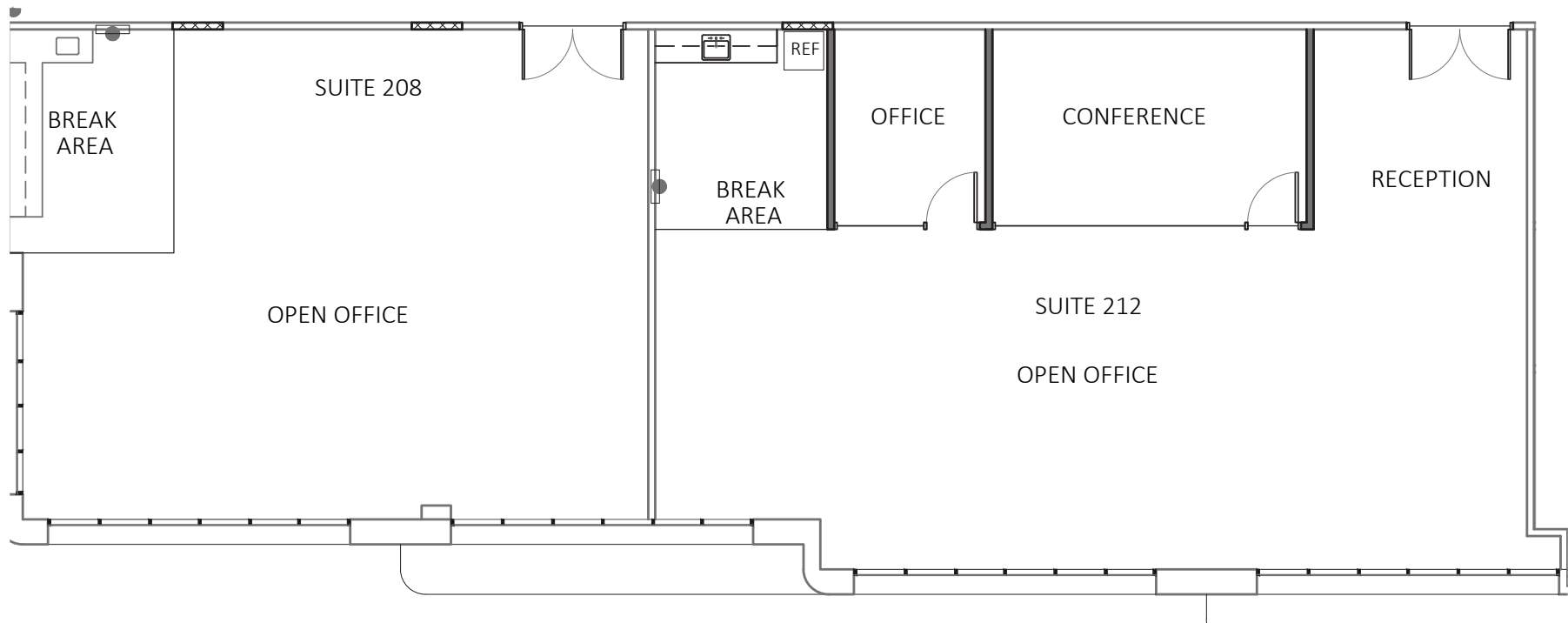
FLOOR PLAN

Suite 208 | 2,105 RSF

Suite 212 | 1,433 RSF

Second Floor Office

- » Market ready improvements underway – Including common area upgrades
- » New spec suite in progress
- » Efficient floor plates with great natural light and water views
- » Flexible layout options to accommodate a variety of users
- » 208 and 212 can be combined | 3,538 RSF



SITE ACCESS



Highway Access

Minutes from I-680 &
Highway 4



Nearby Airports

Oakland San Francisco Bay
Airport: 34 Miles

San Francisco International
Airport: 44 Miles

Sacramento International
Airport: 71 Miles



Nearby Ports

Port of Oakland: 26 Miles

Port of Stockton: 47 Miles

REGIONAL CONNECTIVITY

Downtown Concord
3.8 Miles

Walnut Creek
9.7 Miles

Oakland
25 Miles

San Francisco
33 Miles

San Jose
59 Miles



PROXIMITY TO AMENITIES





For more information, contact:

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