



1200 & 1220  
CONCORD AVENUE  
CONCORD, CA

**EXCLUSIVE AGENTS**

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**NEWMARK**

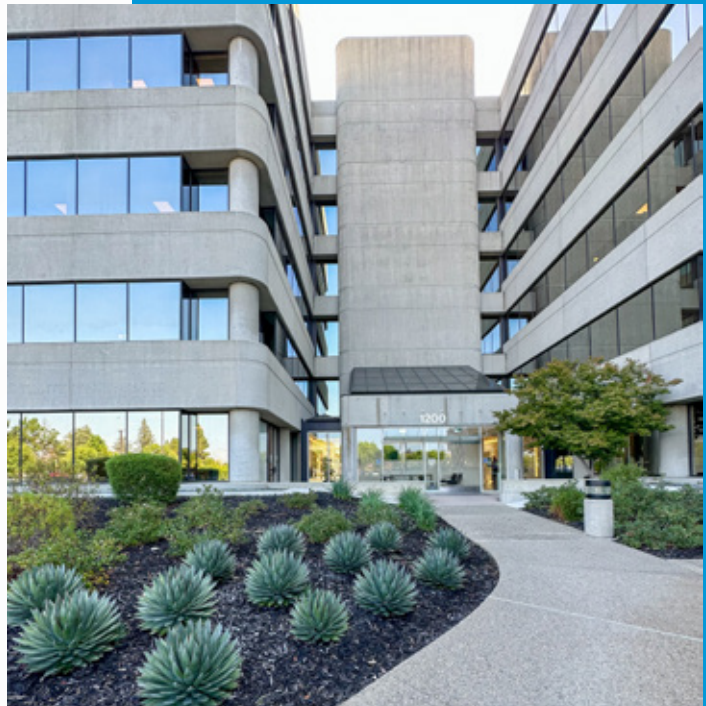
 **SIERRA PACIFIC**  
PROPERTIES, INC

## PROPERTY DETAILS



**1200 and 1220 Concord Avenue,  
Concord, CA 94520**

Built in 1984 & 1985 and spanning approximately 8 acres, 1200 Concord is comprised of two Class A office buildings, 6 stories, with a combined area of ±369,000 square feet.



Parking facilities are abundant and are strategically arranged across the 8-acre site, featuring a total of 1,194 parking stalls (approximately 3.4 stalls per 1,000 RSF). Half of these stalls are located on the surface, surrounding the project, while the remainder are housed within a four-story, controlled-access parking structure situated to the south and immediately adjacent to the buildings. The building also houses 9 EV charging stations.

The floor plates measure approximately 31,000 square feet and are highly efficient, offering two distinct 15,000 square foot wings per floor. Each wing is essentially a column-free rectangle with window mullions set on 5-foot modules, facilitating optimal spatial planning.

The property benefits from excellent freeway access to both Interstate 680 and Highway 242, with BART located just 1.7 miles away from the project. County run dedicated shuttles operate between the property and BART every 15 minutes, Monday through Friday, during business hours.

1200 Concord is conveniently situated within walking distance to an array of amenities, including Heritage Square, featuring Trader Joe's, Habit Grill, and Panda Express, among others. Additionally, The Veranda hosts Whole Foods, One Medical, Super Duper, and Sephora, all located within easy walking distance of the property.

The property is supported by dedicated full-time property management, on-site engineering team, day porters, 24/7 security, and evening cleaning.

On-site deli, Oak Road Café, is open for breakfast and lunch and provides catering capabilities.

The project is focused on sustainability and provides an excellent Energy Star rating of 91.

The property is directly across from the Concord Airport which houses JSX, providing jet service that's faster on the ground and more comfortable in the air. With direct flights to southern California and Las Vegas it's a simple and seamless experience.





## BUILDING AMENITIES

**Sierra Pacific recently enhanced the onsite amenities of the project including:**

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A state-of-the-art fitness center featuring two unisex showers and a dedicated locker area.

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A modern Conference and Training Center accommodating up to 80 individuals, equipped with cutting-edge audiovisual technology and connectivity.

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Distinct interior and exterior collaboration, breakout, and group dining spaces directly adjacent to the Conference and Training Facility, with monitors linkable to the main meeting room.

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A comprehensive renovation of the common courtyard and plaza between the buildings, providing collaboration meeting areas with Wi-Fi, and recreational options include ping-pong and cornhole, and numerous spaces for relaxation and downtime.

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The complete modernization of project lobbies by esteemed San Francisco architect Aston Pereira.

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A total remodeling of common areas within the project, including hallways and shared restrooms.

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# OFF-SITE AMENITIES MAP



## HERITAGE SQUARE



## THE WILLOWS SHOPPING CENTER



## THE VERANDA SHOPPING MALL



242

1  
2  
CONCORD  
O

sam's club



USPS.COM

Hilton

1200 CONCORD to VERANDA - 1,500 ft. (5 mins)

JSX



SUNVALLEY SHOPPING CENTER



Wetzel's  
Pretzels

UNI  
QLO

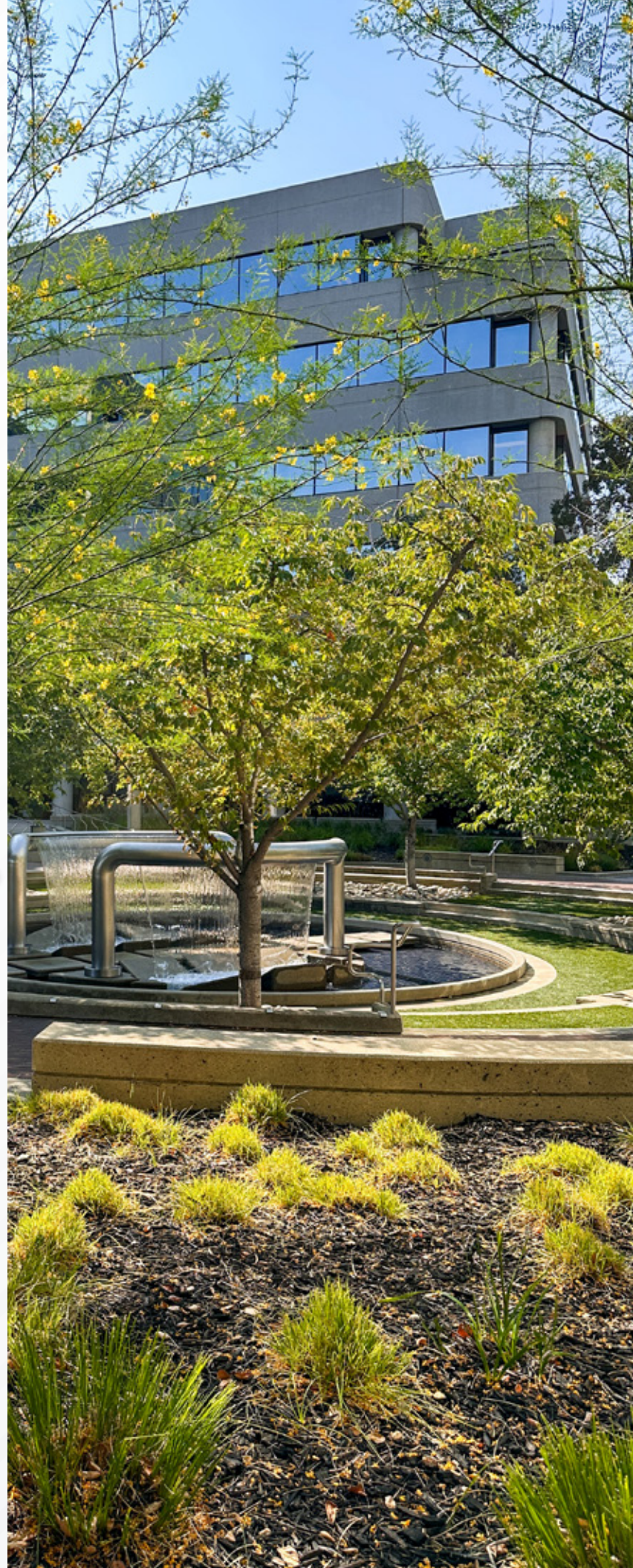


RESTAURANT & CAFE  
ROUND1

WORLD  
RACK

● sunglass hut

Abercrombie  
& Fitch

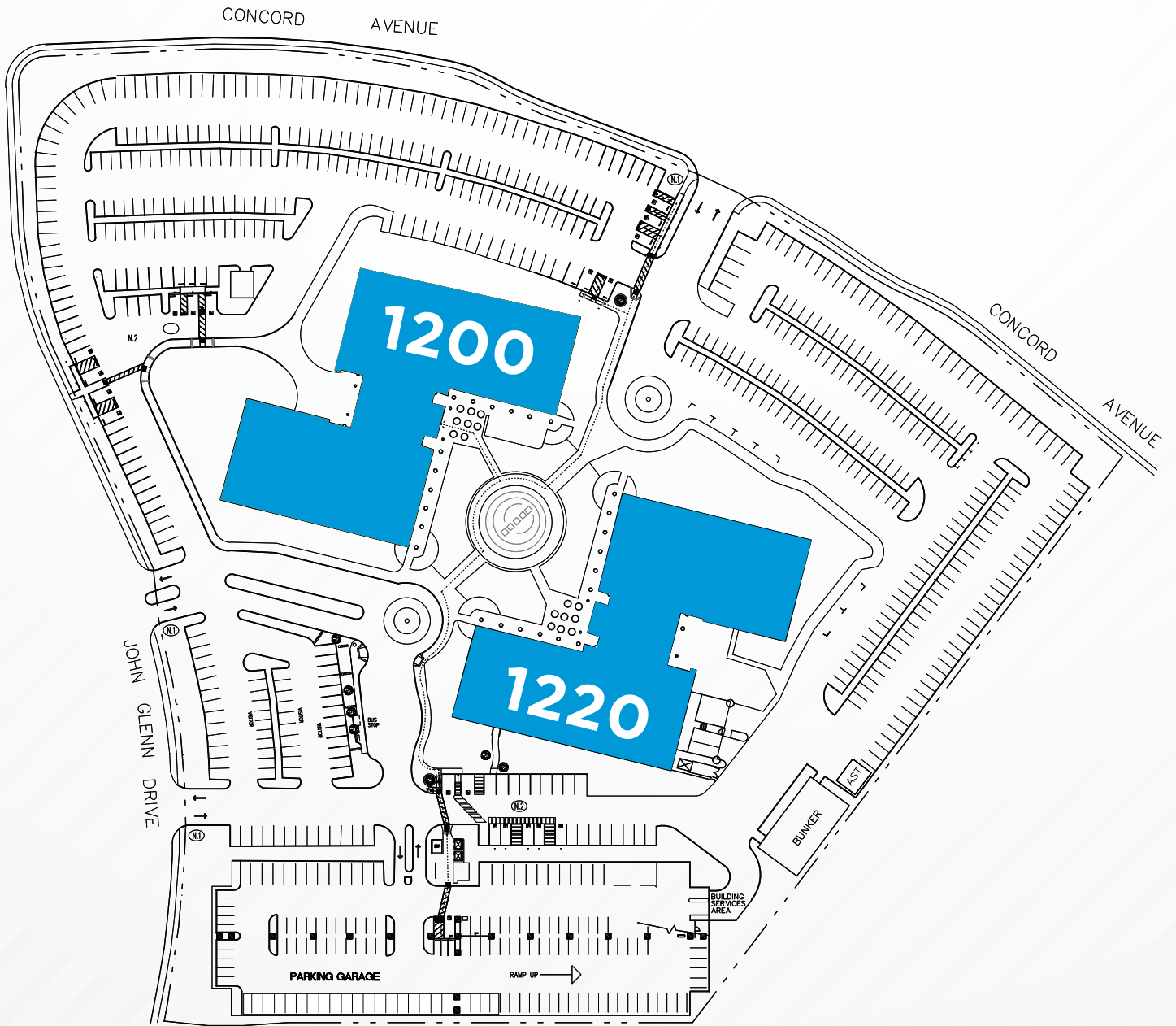


# BUILDING PHOTOS



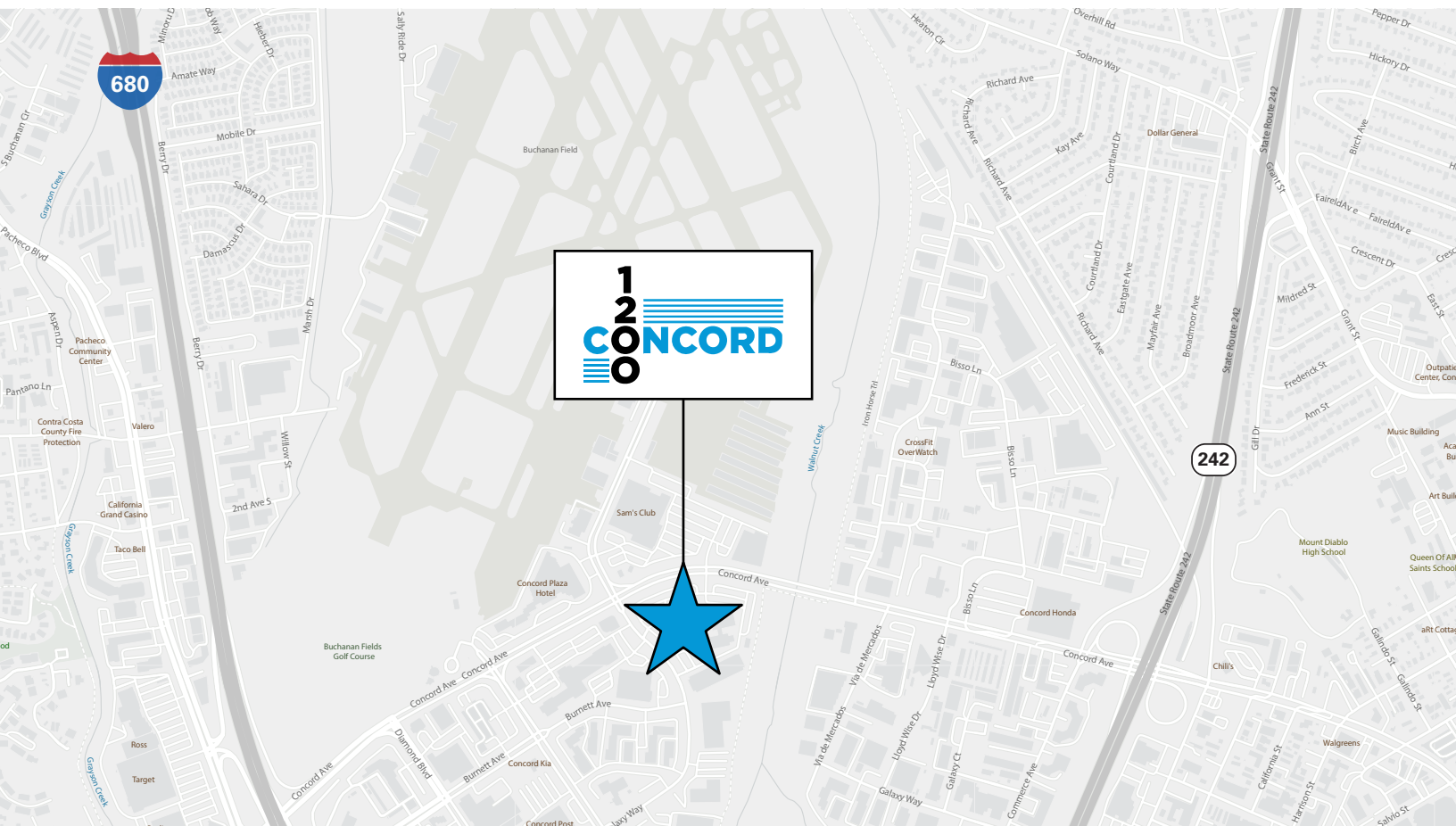


# SITE PLAN





## LOCATION MAP





# 1200 CONCORD

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