

1655 GRANT

CONCORD, CA



NEWMARK



about

THE BUILDING

- 13 floor, Class A building totaling 300,000 RSF
- Immediate access to Concord BART.
- Easy access to Interstate 680 and Hwy 242 with close proximity to Hwy 4 to East County and Hwy 24 to San Francisco.
- Located one block from Todos Santos Plaza, offering tenants convenient access to Downtown Concord's extensive shopping, dining, and business services.
- Set on a fifteen-acre park-like campus including a large courtyard with manicured lawns, seating, water scaping, and sculpture garden shaded by shrubs and trees.
- The project includes abundant parking in stand-alone garage adjacent to the building.
- On-site amenities include a conference center, gym, and ATM machines.
- Building floors are extremely efficient and offer contiguous glass line for efficient space planning flexibility and stunning views of surrounding area, including Mount Diablo.
- Full time property management, 24-hour security, day porters, and engineering staff provide support for tenants in the project.
- Project was built for "mission critical" operations for Bank of America. As a result the project offers redundant/back-up power, seismic stability, power/HVAC capacity far beyond those of a standard Class A office project.
- Located on an outage Block 50 power grid. Resistant to rolling blackouts.



AMENITY RICH PROPERTY



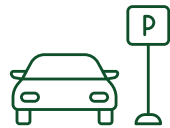
Immediate
Bart Access



Easy Access
to I-680 &
Hwy 242



15 Acre
Park-like
Campus



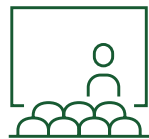
Abundant
Parking



Mt. Diablo
Views



On Site
Fitness
Center



Conference
Room



Proximity to
shops/Dining



24 Hour
Security



space

HIGHLIGHTS

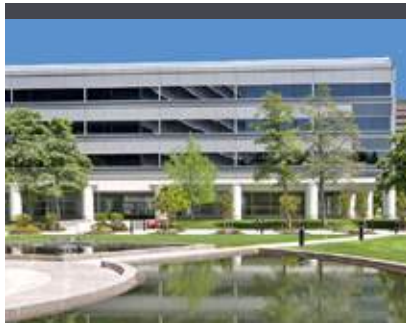
building

ENVIRONMENT



- $\pm 1,300$ SF project conference center and a $\pm 1,400$ SF fitness center for tenants' usage at no cost.
- Full time property management, security, day porters, and engineering staff provide support for tenants in the project.





- Ample parking
- Located one block from Todos Santos Plaza, the project offers convenient access to shopping options, restaurants, and business services.

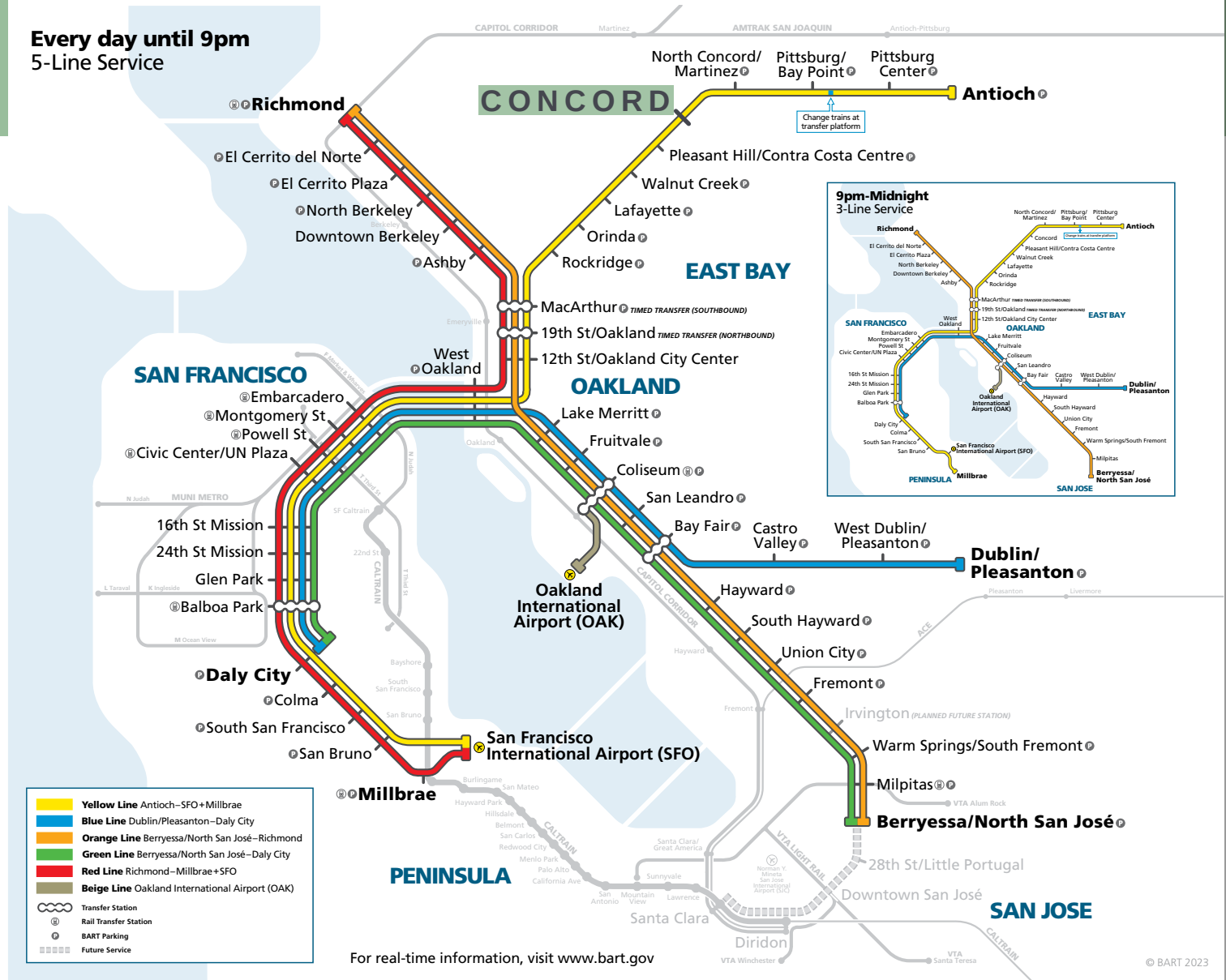


On a fifteen acre park-like campus, the project's grounds provide an inviting setting for tenants' enjoyment.

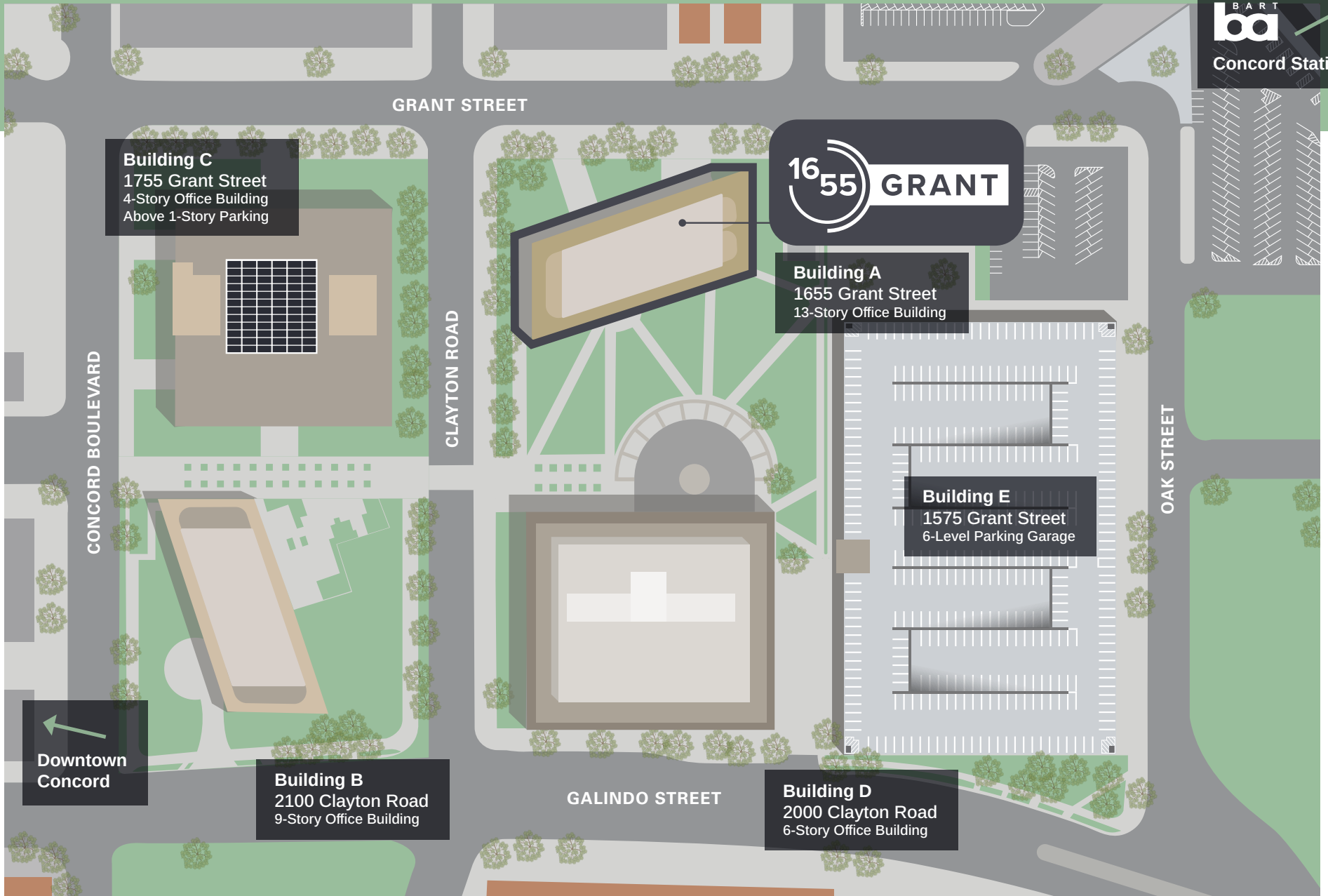
map

BART

Every day until 9pm
5-Line Service



SITE plan

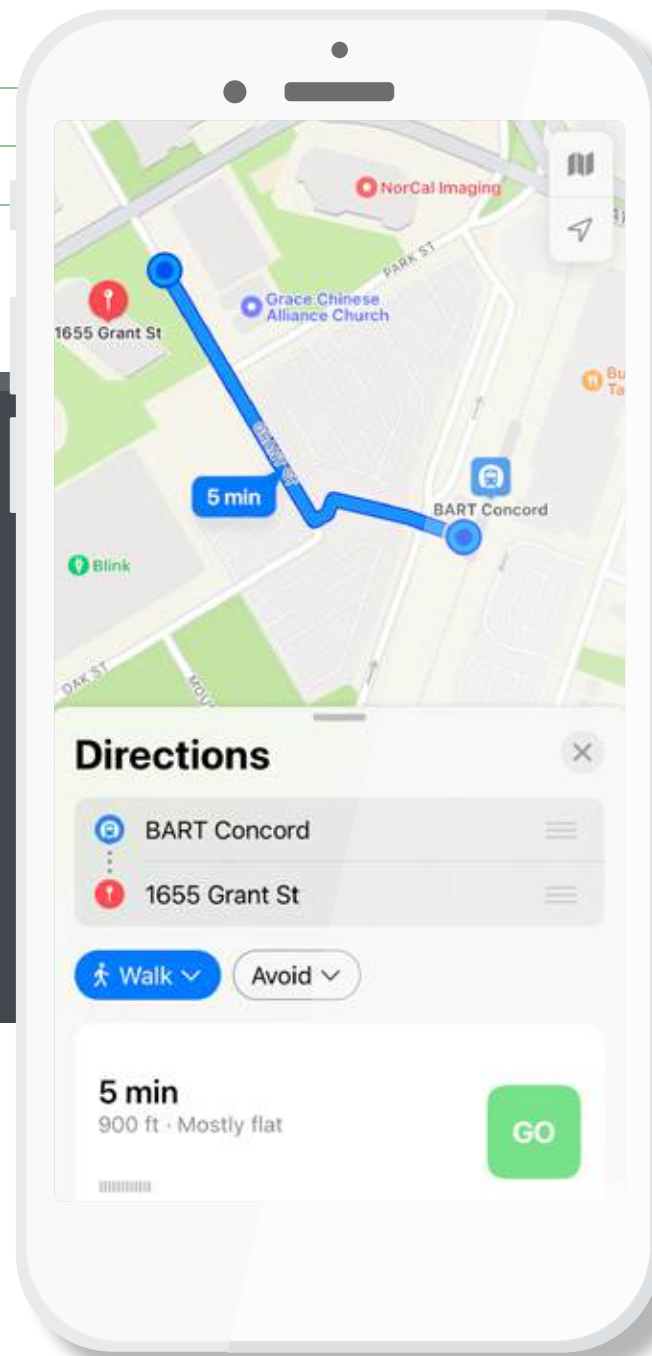


transit

STUDIES

SUMMARY

- 1 Project located at Concord BART station
- 2 Bus transportation via Contra Costa Connection throughout the East Bay
- 3 Easy access to Interstate 680 and Hwy242 with close proximity to Hwy 4 and Hwy 24
- 4 Immediate access to regional airport –Buchanan Field
- 5 Access to San Francisco International Airport and Oakland Airport via BART



5
Minute
Walk



93 
Walk
Score

54 
Transit
Score



Travel Times From Concord BART Station

Embarcadero - Downtown SF	43 min.
SFO Airport	1 hr. 16 min
Oakland City Center	31 min.
Oakland Airport	43 min. (BART + Air BART)
Fremont	1 hr. 9 min.



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LOS GALLOS
TAQUERIA

La Rinata
MEXICAN RESTAURANT & TEQUILA BAR

Sugar Plum
Coffee Shop

WELLS FARGO **CHIPOTLE** STARBUCKS Luna

Peet's Coffee Sharetea. eye site Optometry

CREAM the old spaghetti factory **MOLLI** **TOI**

BANK OF AMERICA

CHASE **UNITED STATES POSTAL SERVICE**

H&R BLOCK **HOUSE OF BAGELS** **THE HOP GRENADE**

Noan 'n' Curry

1655 GRANT

PARKING GARAGE

CLAYTON RD

CONCORD BLVD

TODOS SANTOS PLAZA

PUBLIC PARKING

PUBLIC PARKING



SAFeway

Chevron **CVS pharmacy**

BIG 5
SPORTING GOODS

THE GRANT
228 TOTAL APARTMENT UNITS

WILLOW PASS RD

AMENITY RICH LOCATION

WITHIN A 10 MINUTE DRIVE



40+ RESTAURANTS & CAFES

Enjoy a diverse assortment of casual and fine dining with options from Starbucks to Kinja Sushi Bar & Restaurant



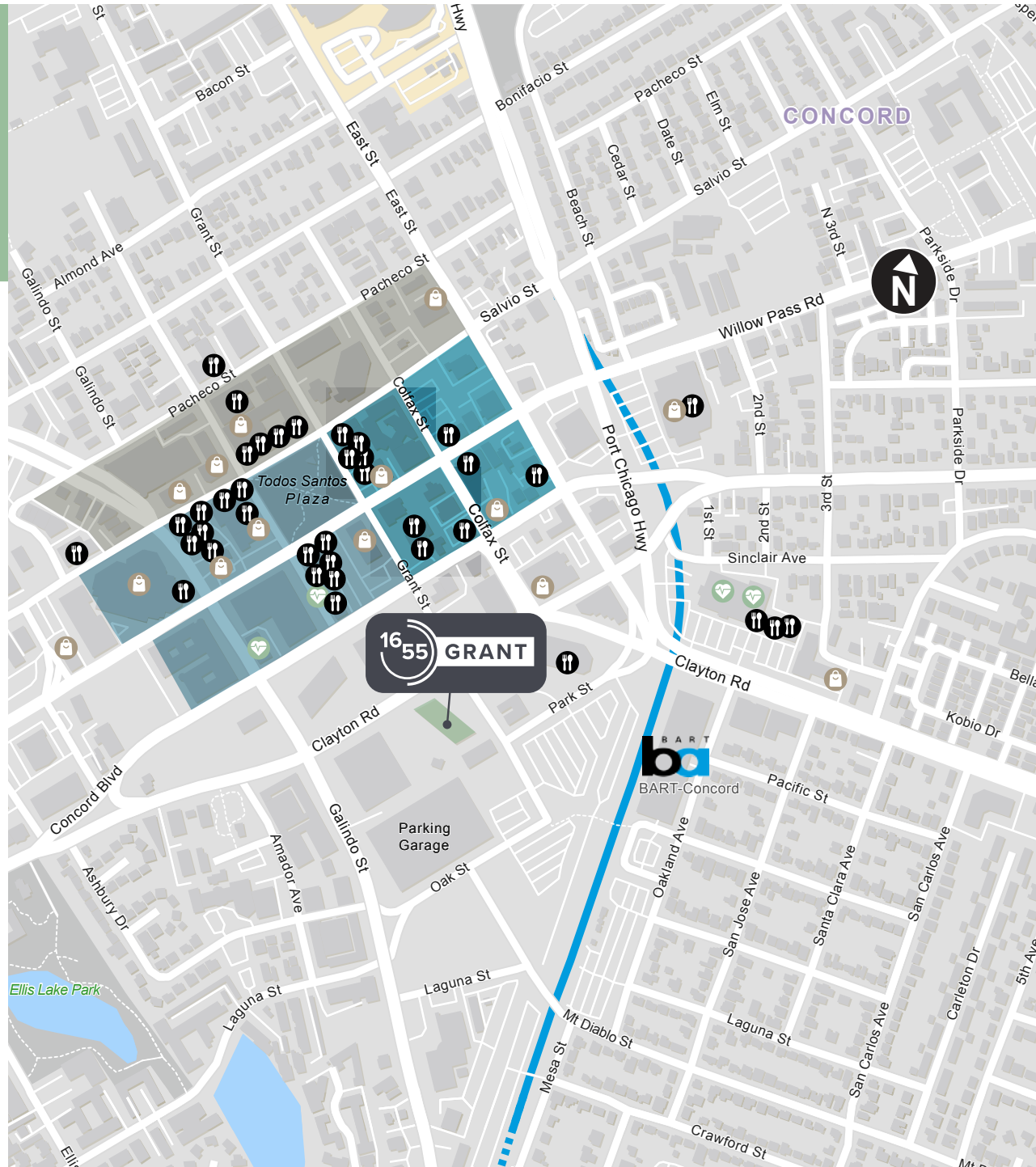
15+ SHOPS & SERVICES

Convenient access to Wells Fargo, Chase Bank, Safeway, USPS, and AT&T.



4+ WELLNESS & RECREATION

Achieve your fitness and health at 24 Hour CVS.





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