

Bluerock Center

4041 - 4053 LONE TREE WAY > ANTIOCH, CA > OFFICE > RETAIL



Project Summary

BLUEROCK CENTER in Antioch, CA is a Class A medical, office and retail project consisting of 121,000 square feet of state of the art buildings in a campus setting. The project is located at the prominent corner of Lone Tree Way and Bluerock Drive with great visibility and easy access to Highway 4. The project contains one (1) two-story professional office building, one (1) two-story medical office building, three (3) one-story office/retail buildings and one (1) future single or two-story office building.

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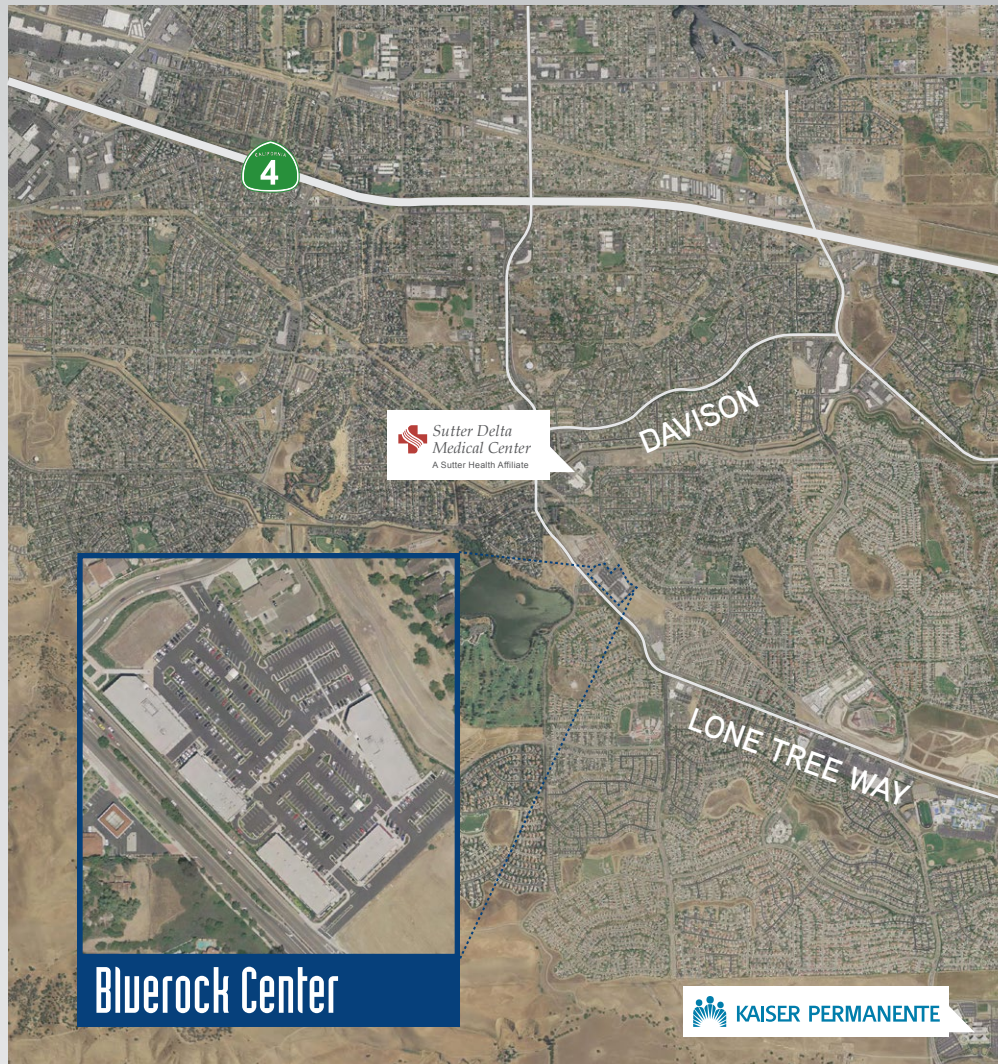


COLLIERS INTERNATIONAL
1850 Mt. Diablo Blvd., Suite 200
Walnut Creek, CA 94596
www.colliers.com



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Site and Building Features

- > Five (5) existing buildings and one (1) planned building site
- > 9.51 Acre total site size
- > Floor Plates from 8,173 – 18,846 Sq. Ft.
- > Divisible to 1,100 Sq. Ft.
- > 4.0 – 5.0/1,000 Sq. Ft. parking ratio (550 parking stalls)
- > 30' and 40' typical column spacing
- > 277/480 volt, 3 phase, 4 wire electrical
- > Concrete panel, sand blasted or fine textured with elastomeric coating
- > Fiber optic service available

Additional Features

- > In close proximity to both Sutter Hospital and Kaiser Medical Center
- > Views of Mt. Diablo
- > Population 154,308 (5 mile radius)
- > Educated, skilled and experienced work force

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Site Plan

- 4041 > Class A Office
> 100% Leased
- 4045 > Office / Retail
> 100% Leased
- 4049 > Office / Retail
> ±2,617 SF Available
- 4051 > Office
> ±5,190 SF Available
- 4053 > Class A Office
> 100% Leased

*Click on building for details

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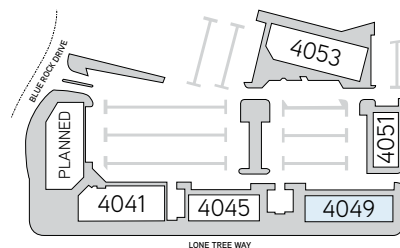
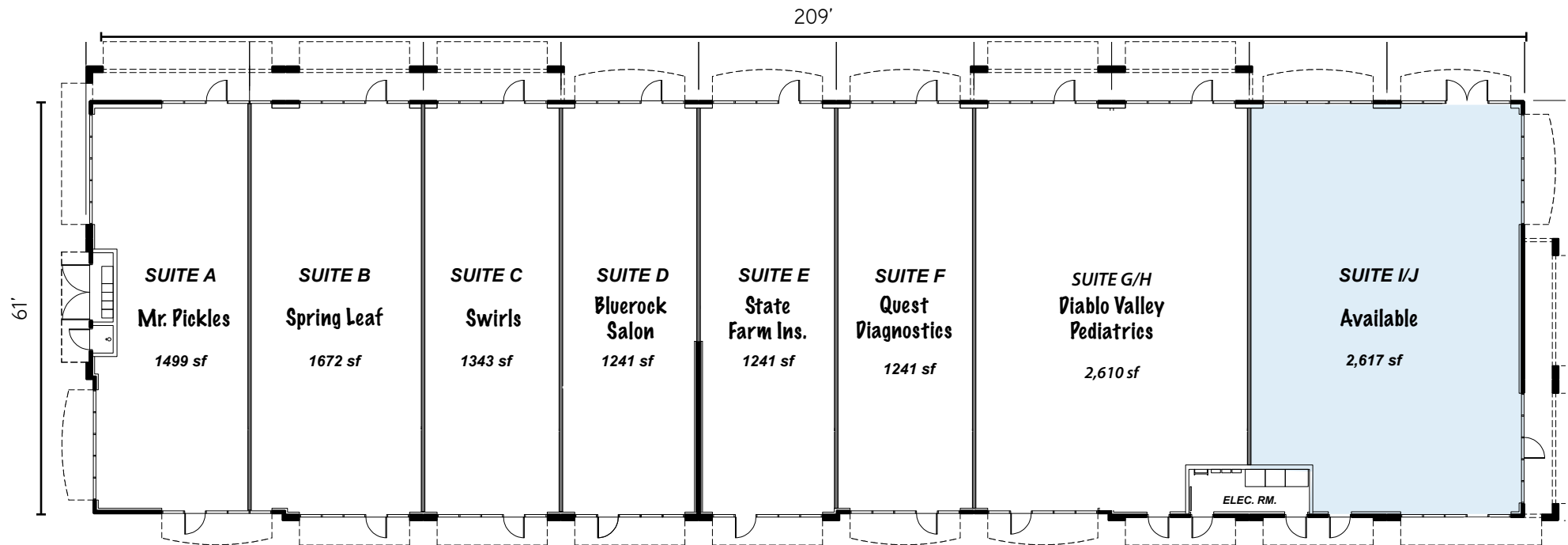
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Office / Retail, 4049 Lone Tree Way Available Space



- > ±13,423 RSF Building
- > Single Story Building
- > Glass Storefront Entries
- > Prominent Signage on Lone Tree Way

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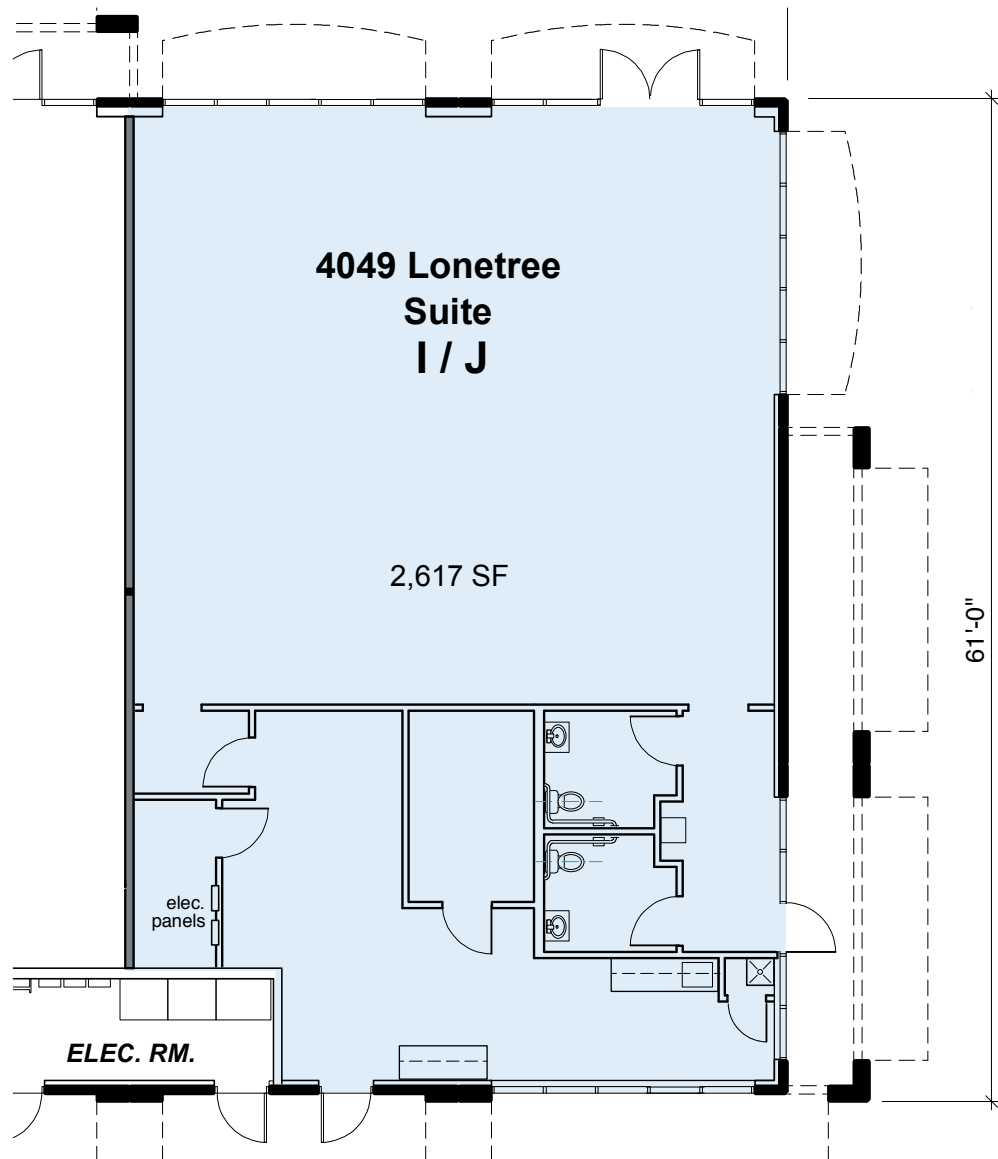


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Suite 1/J, 4049 Lone Tree Way

±2,617 SF

- > End-Cap unit with great glass line and visibility
- > Two (2) restrooms
- > Large showroom or open office area

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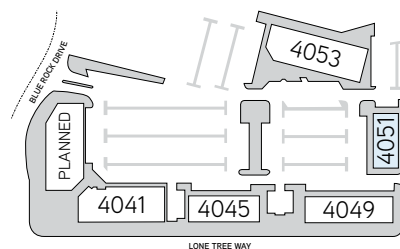
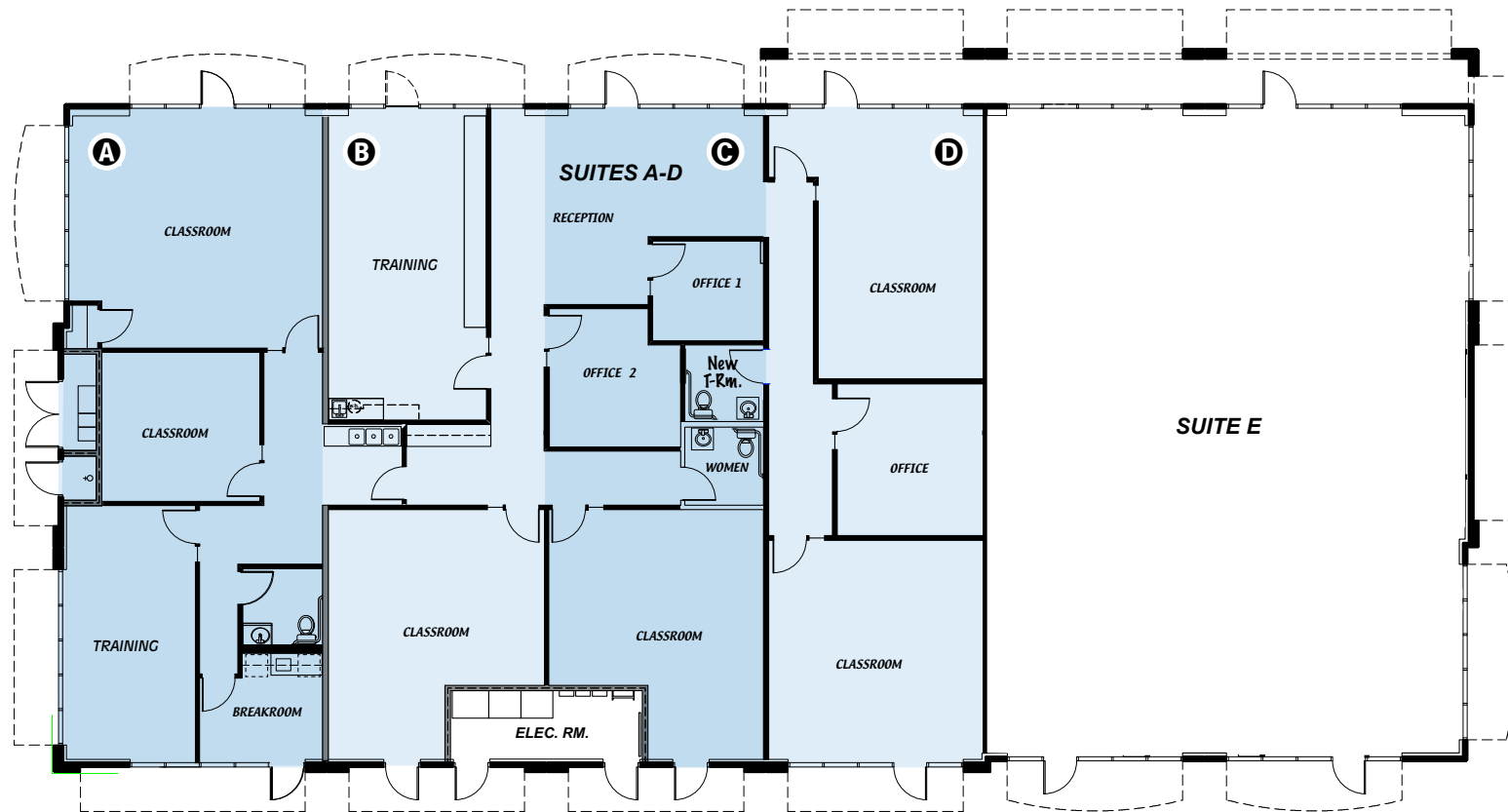


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SUITE A-D
5,190 SF

DIVISIBLE
DOWN TO:
1,355 SF



- > Suites A-D
- > ±5,190 RSF Available
- > Three (3) Private Offices
- > Six (6) Classrooms
- > Two (2) Training Rooms

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