

Bluerock Center

4035 - 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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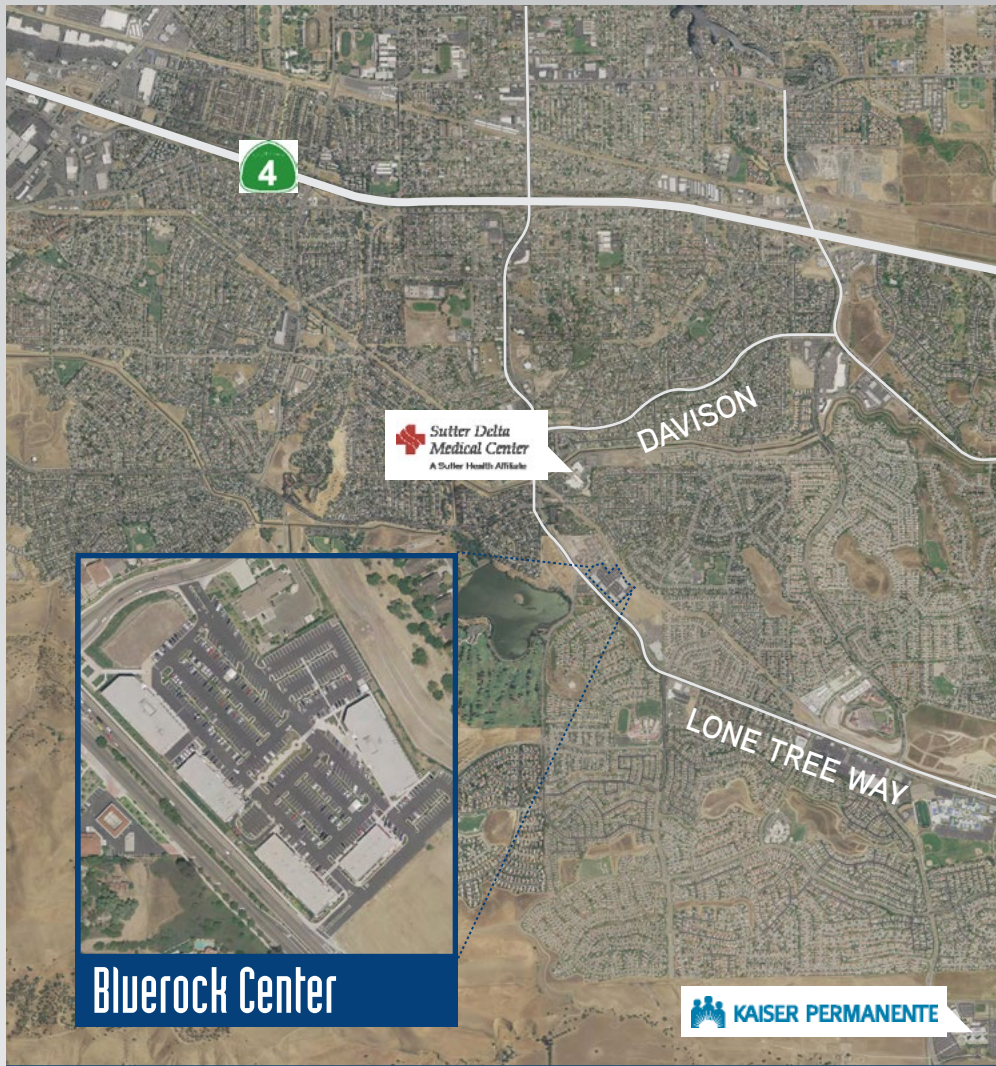


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Site and Building Features

- > 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
 - > ±5,550 SF Available
 - Divisible to ±2,500 SF
 - > ±1,750 SF Available
- 4045 > Office / Retail
 - > 100% Leased
- 4049 > Office / Retail
 - > ±2,617 SF Available
 - > ±1,343 SF Available
- 4051 > Office
 - > 100% Leased
- 4053 > Class A Office
 - > ±10,365 SF Avail (2nd Fl)
 - Divisible to ±3,700 SF

*Click on building for details

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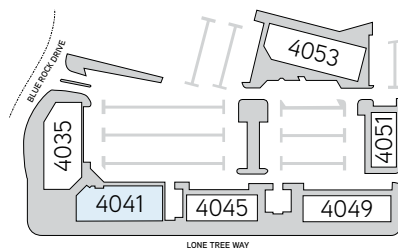
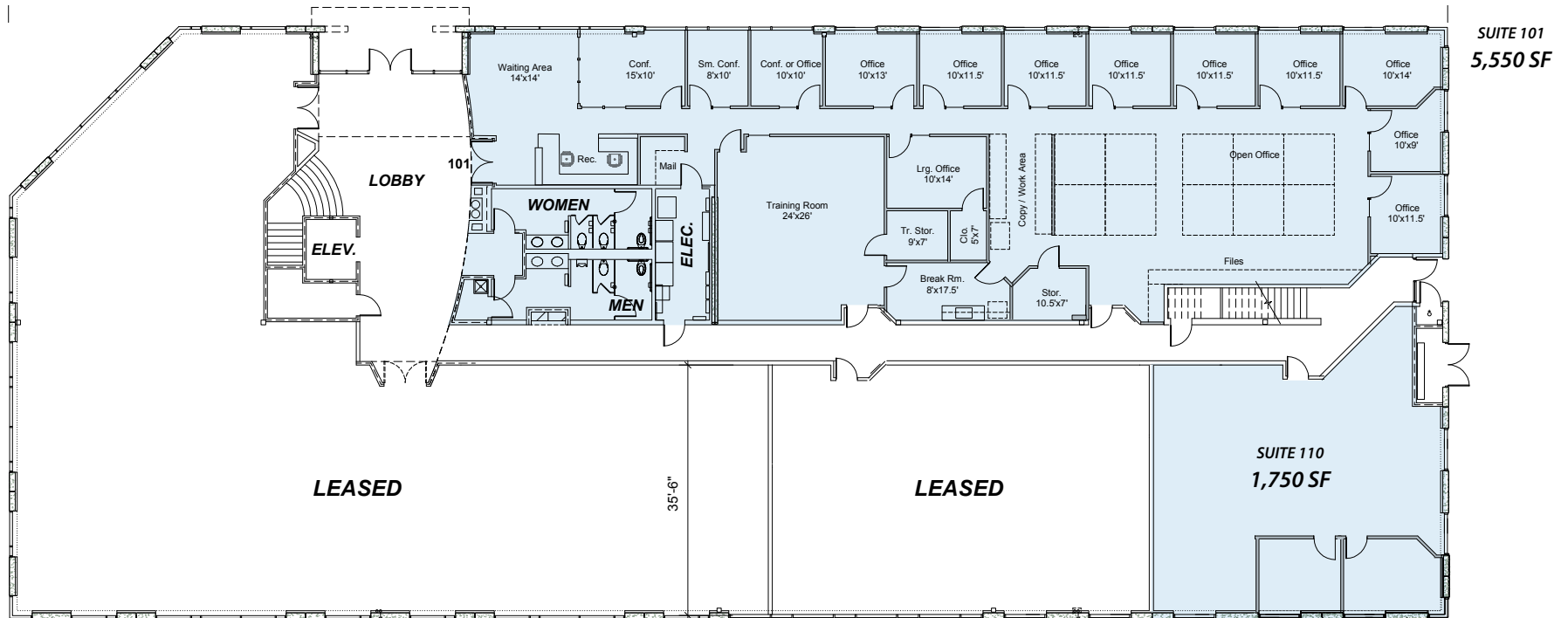
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4041 Lone Tree Way



- > Suite 101
- > ±5,550 RSF Available
- > Divisible to ±2,252 SF
- > Twelve (12) Private Offices
- > Column-free design
- > Large Training Room

- > Suite 110
- > ±1,750 RSF Available
- > Two (2) Private Offices
- > Corner Glass Line
- > Open Office Area
- > Large Training Room

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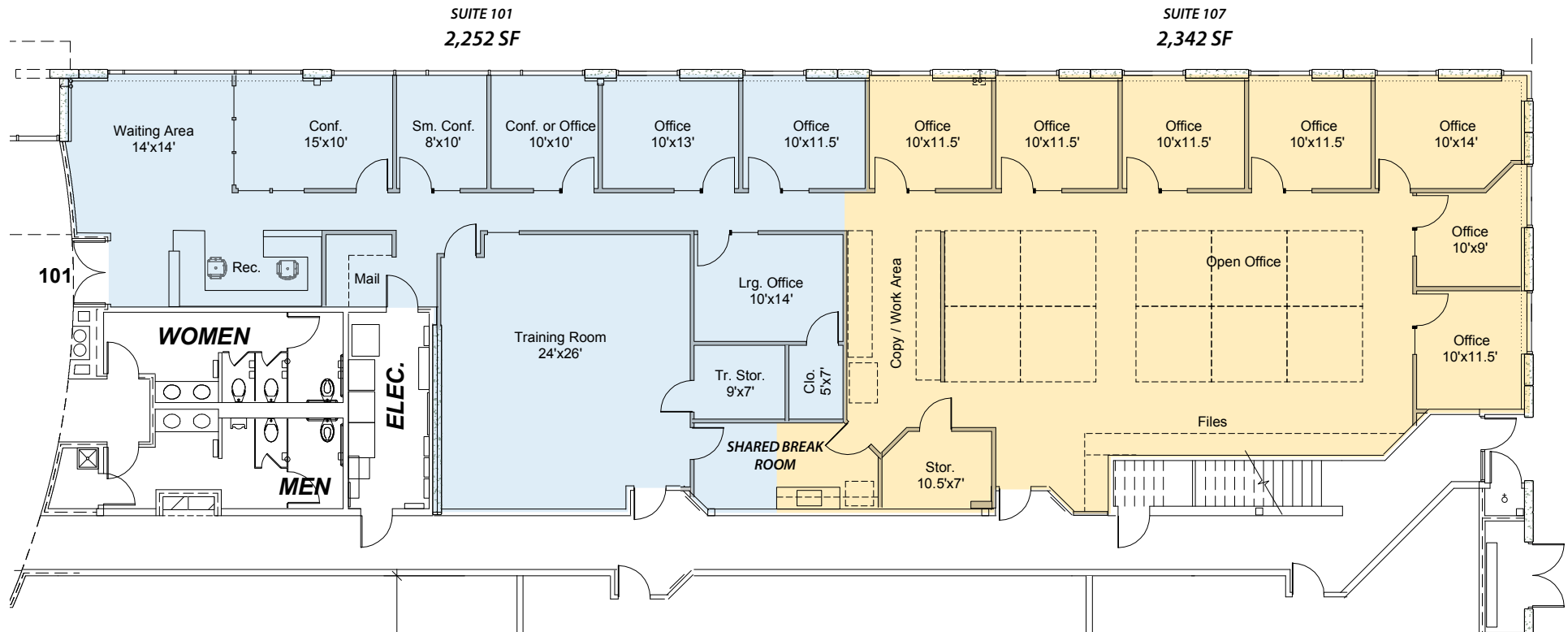


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Suite 101, 4041 Lone Tree Way

Divisibility Plan



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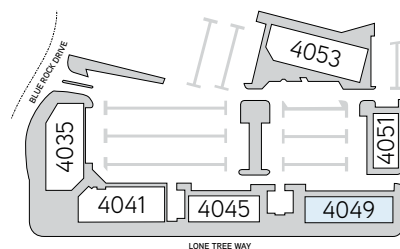
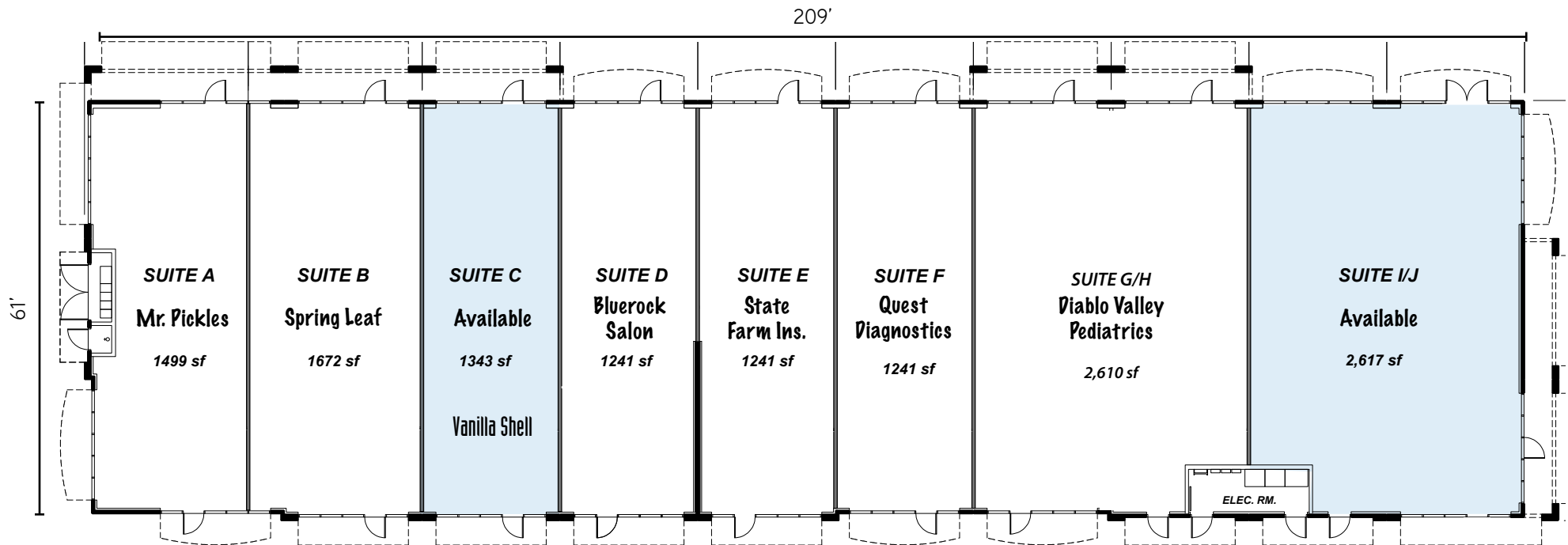
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Office / Retail, 4049 Lone Tree Way Available Space



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

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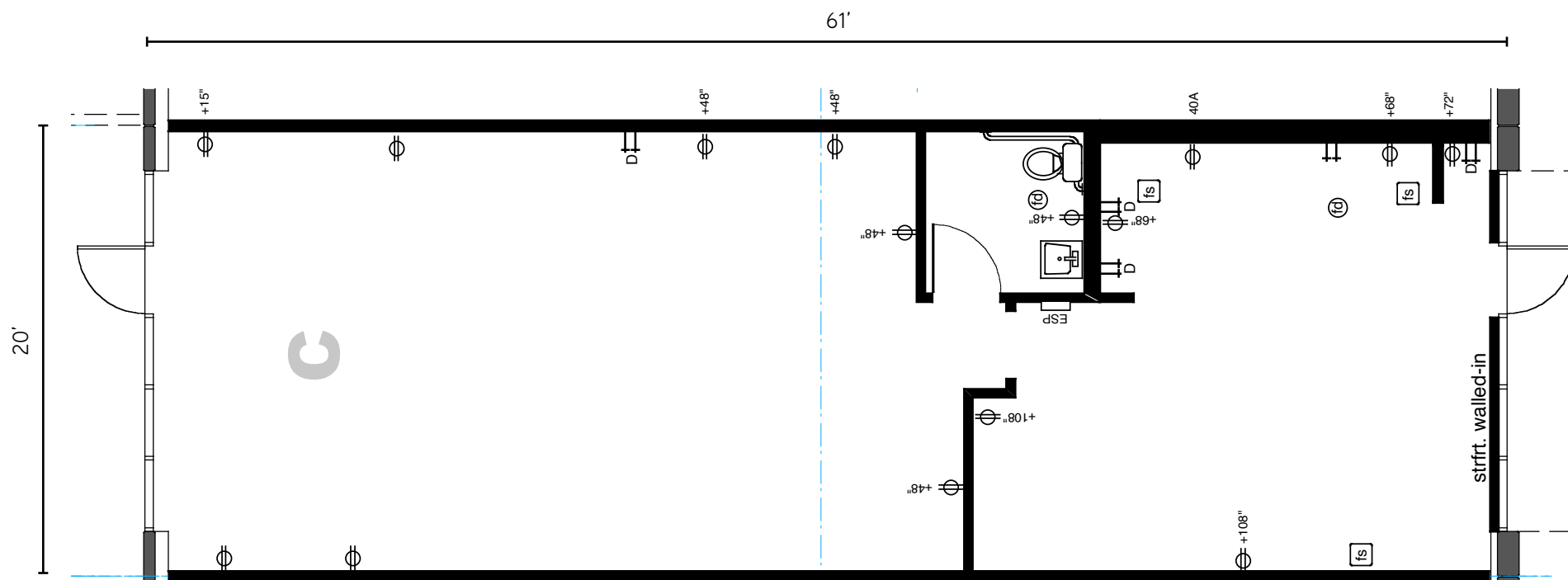


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$\pm 1,343$ SF



- › Vanilla shell condition with existing T-bar ceiling and HVAC
- › Ideal for a small restaurant with infrastructure in place.
- › Can be combined with unit B

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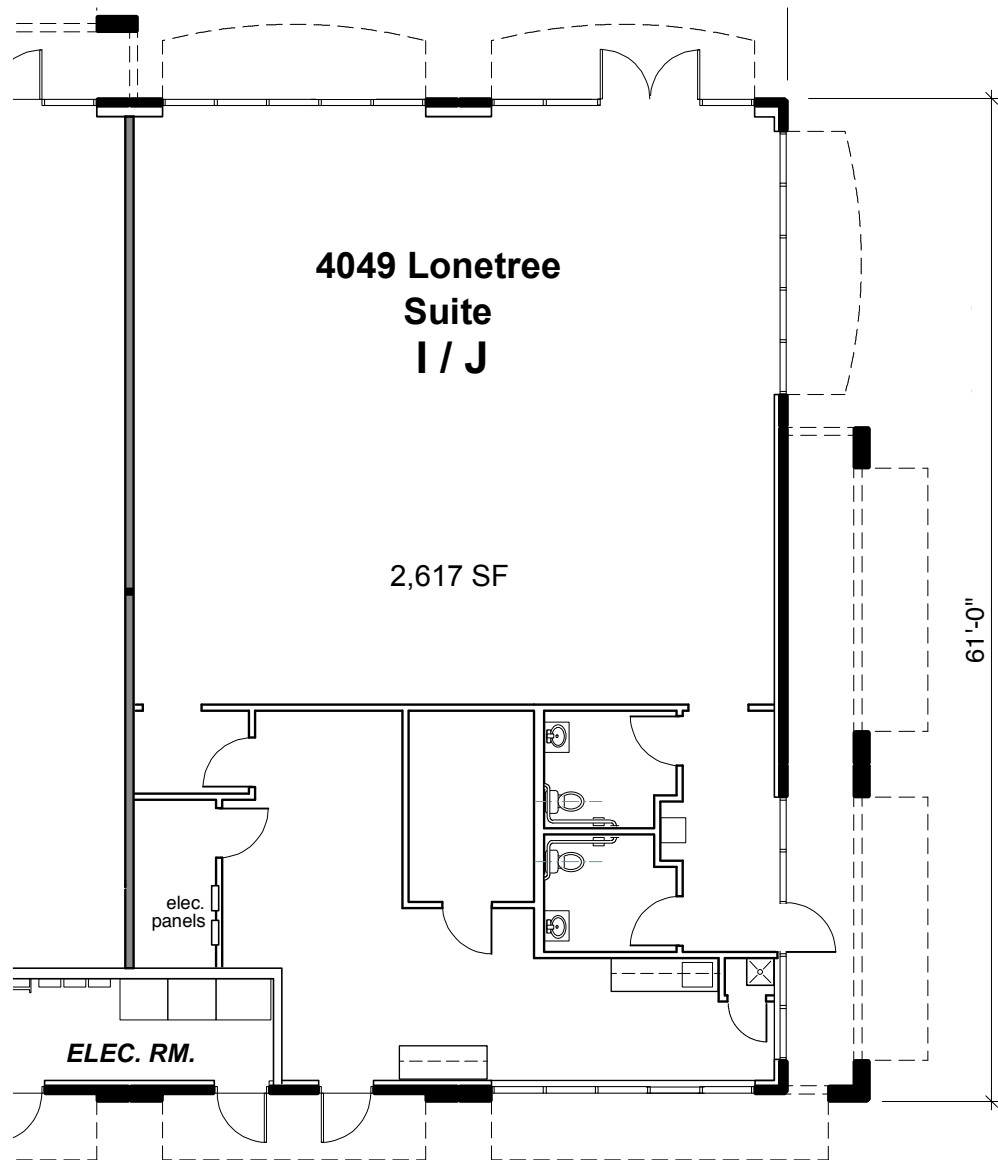


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Suite I/J, 4049 Lone Tree Way

±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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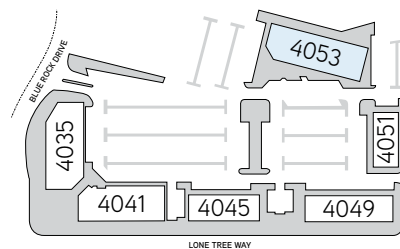
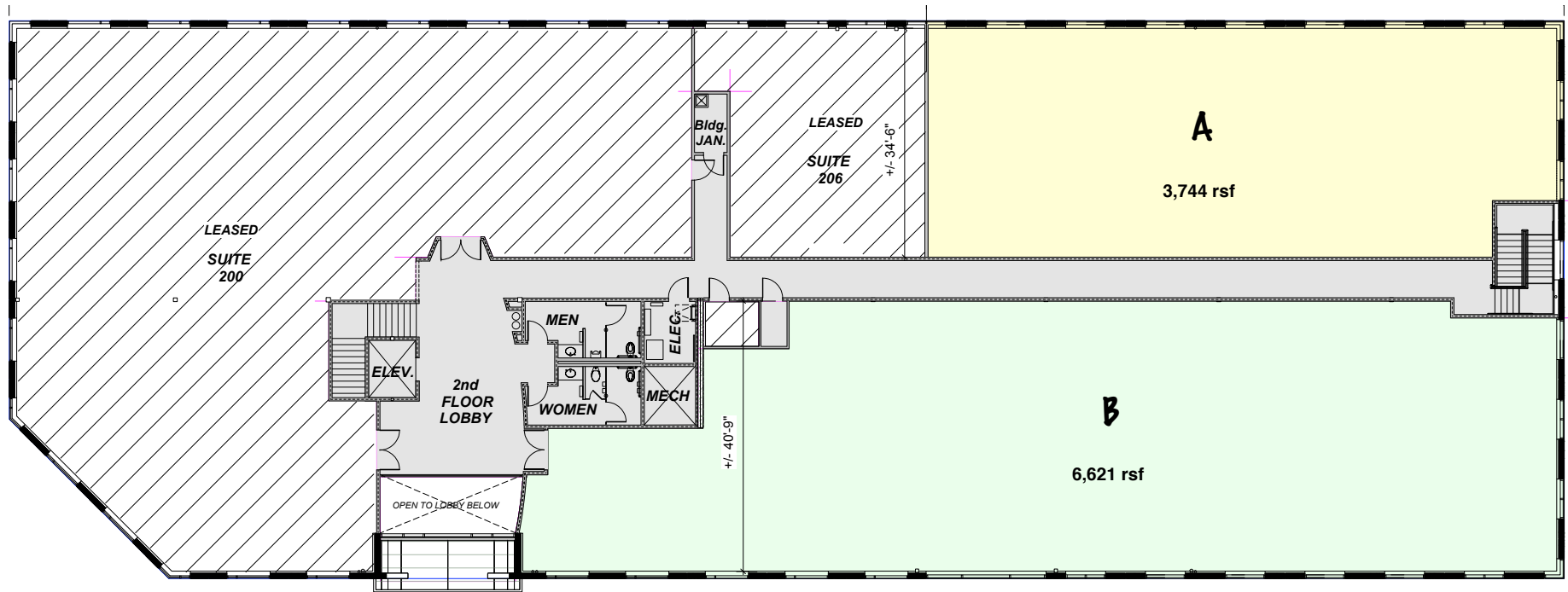


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Second Floor, 4053 Lone Tree Way

±10,365 RSF



- > ±10,365 RSF Available
- > Divisible to ±1,100 SF
- > Two story Class A building
- > Balance of building leased to Sutter Regional Medical Foundation
- > Column-free design

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