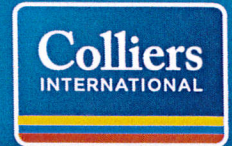


FOR LEASE > OFFICE SPACE

Office/Call or Data Center



2500 BATES AVENUE, CONCORD, CA



Building Amenities

- > ±37,209 RSF available now
- > Plug & Play opportunity
- > Call center served by raised access floor
- > 4 CAT5 cables per station
- > Call center served by generator & UPS system
- > Oversized HVAC to accommodate call center occupancy
- > Abundant parking (min of 9 per 1,000 rsf)
- > Located at Interstate 680 and Highway 4
- > ±1 mile from North Concord BART station
- > Direct deal with landlord
- > High efficiency lighting

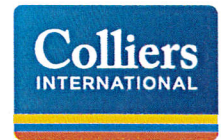


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Walnut Creek, CA 94596
www.colliers.com

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Office/Call or Data Center

2500 BATES AVENUE, CONCORD, CA



Building Overview

- > Total building size of 111,020 SF concrete tilt-up (±37,209 avail)
- > Parking: 9 / 1,000 rsf
- > Building Dimensions: ±305' d X ±364' w
- > Minimum vertical clearance: 21' to 23' feet (Above drop ceiling)
- > Power: 3000 amps @277/480 volts, 3 phase
- > Sprinklered: .495/2000
- > Column Spacing: 52' & 58' d X 36' w
- > Fiber and cable to building
- > Access: Hwy 4 East/West; Port Chicago Exit
- > Zoning: Planned District (PD)



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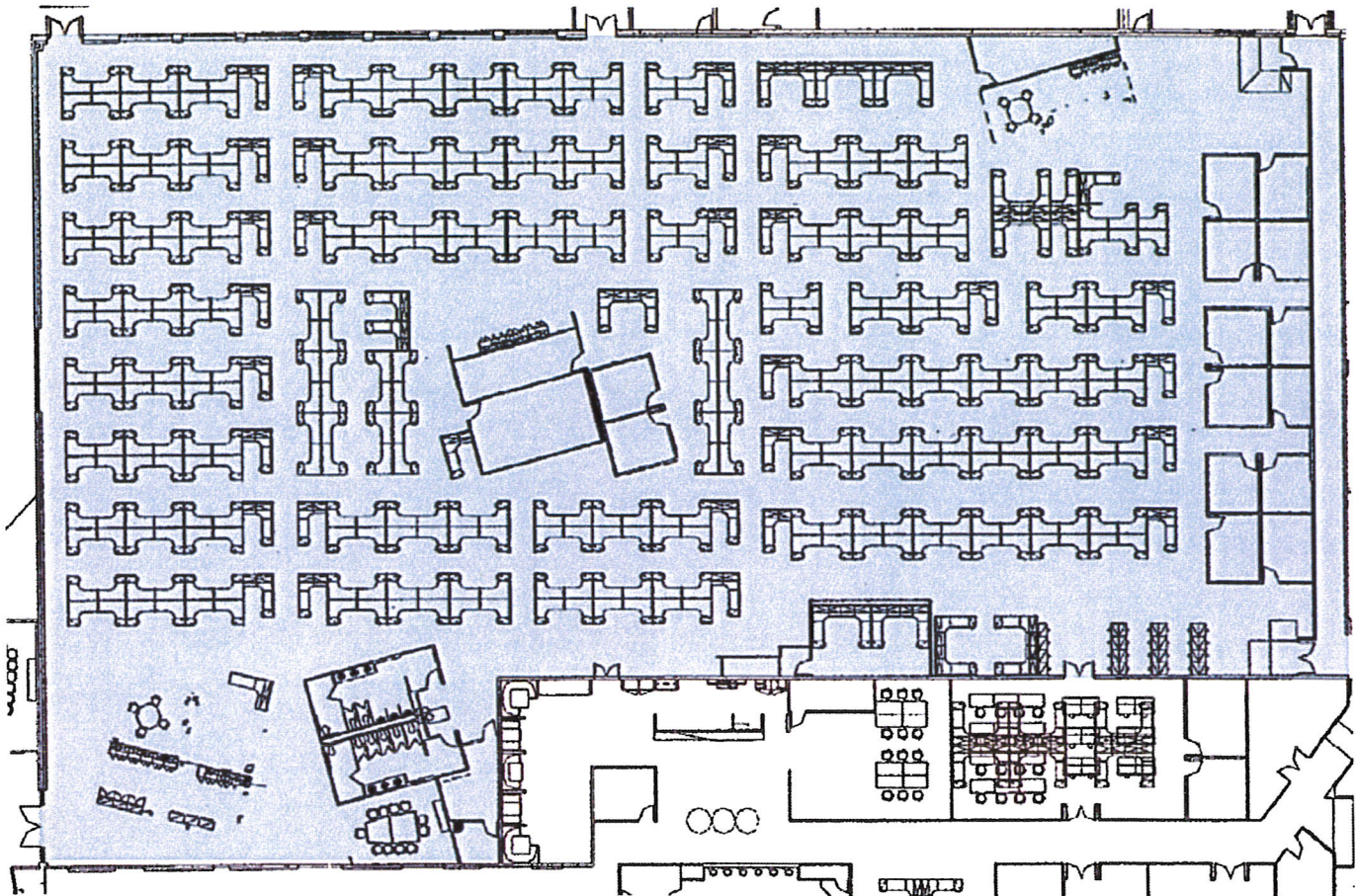
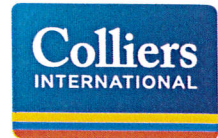
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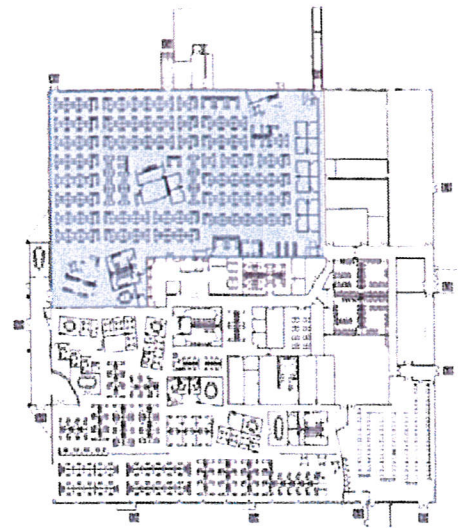
Office/Call or Data Center

2500 BATES AVENUE, CONCORD, CA



Available Space Features

- > 10 Private Offices
- > 398 Cubes
- > 8 Small Conference Rooms
- > 1 Large Conference Room
- > Break Room
- > All CAT5, all connected
- > Voice & data wiring is 100% complete from work stations right up to the server racks
- > Watt-Stopper ALC, top end automatic lighting control can be remotely monitored and adjusted
- > Video monitors: Nine (9) functioning ceiling hung 38" (or larger), video monitors cables to server room



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