

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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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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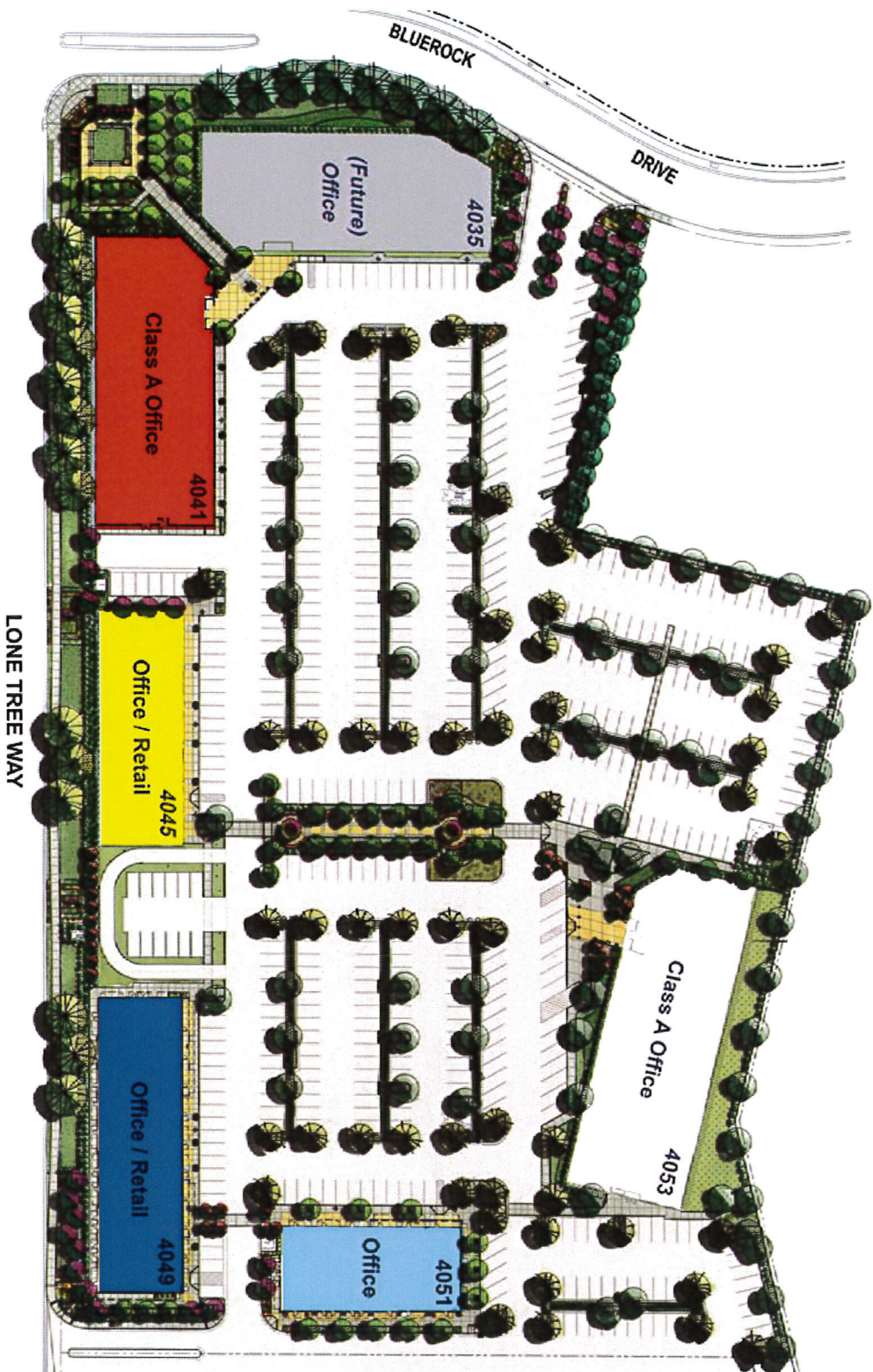


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*Click on building for details

Site Plan

- 4041 > Class A Office
 - > ±5,550 SF Available
 - > ±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 Available (2nd floor)

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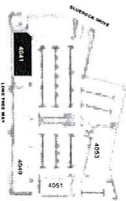
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WELLS FARGO - PRELIMINARY SPACE PLAN 11.1.307 11.2.107 REV.



Bluerock Center
401 LONE TREE WAY • CLASS "A" OFFICE
SECOND FLOOR

- ① No ceiling in EBF closet
- ② Wire mesh wall with 3'x7' locking gate
- ③ 24" deep P.L. counter at 42" suspended from wall
- ④ Shared printer station, 11'x22' 24" P.L. lower cabinet
- ⑤ Ceiling and projection screen
- ⑥ Mfr. acrylic panel system
- ⑦ Grn. hd ceiling with 12" with recessed lights
- ⑧ 7'x24" P.L. lower cabinet
- ⑨ Freestanding double doors (1 in) rated assembly to match turn down at first floor
- ⑩ Flocking wall system
- ⑪ Vending machine station (2)
- ⑫ Refrigerator space
- ⑬ Break Room upper and lower P.L. cabinets including:
Undercounter mixer
Sinks (2) microwaves
- ⑭ Vpn Room upper and lower P.L. cabinets
- ⑮ Insulate this room for sound

----- Fabric wall panels
..... White board wall panels