

5065

DEER VALLEY ROAD

ANTIOCH • CALIFORNIA

Prime lease or purchase opportunity

▶ HOME

PROPERTY OVERVIEW

LOCATION

BUILDING SPECIFICATIONS

FLOOR PLANS

CONTACT US

Contacts

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Property overview

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Property

- 54,276 s.f. office building
- 2 story steel-framed building
- 182,256 s.f. parcel (4.2 acres)
- 317 parking spaces (93 front lot, 224 rear lot)
- Commercial zoning

Facility history

- Phase 1: Built 1991 (25,015 s.f.)
- Phase 2: Built 1999 (29,261 s.f.)

Highlights

- Conveniently located 3 miles from Highway 4 (major East/West freeway)
- Close proximity to retail services and surrounding residential communities
- Full service employee cafeteria



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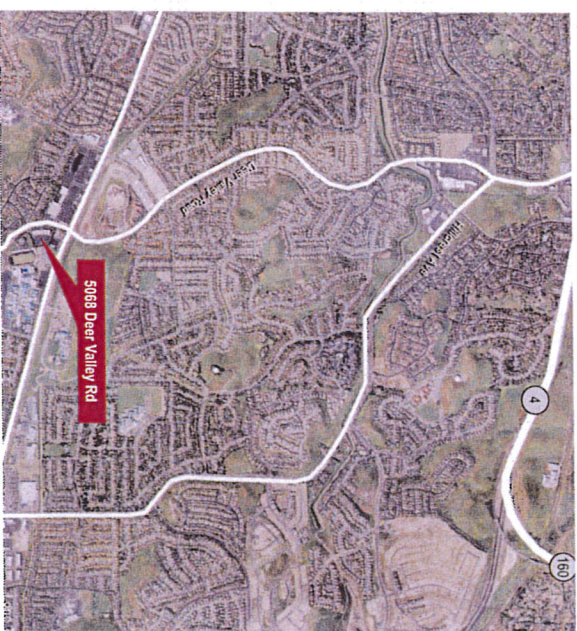
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Location

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Building specifications

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Building information

- **Size:** 54,276 s.f. total
 - 1st floor = 26,152 s.f.
 - 2nd floor = 28,124 s.f.
- **Built:** Phase I - 1991; Phase II - 1999

Building structure

- **Exterior walls:** Steel frame construction with metal stud non bearing walls.
- **Floor:** 4" reinforced slab on grade.
- **2nd floor:** Steel frame construction. 2-1/2" light weight concrete over 20 ga. galvanized deck.
- **Roof structure:** Steel frame construction. 18 ga. galvanized deck.
- **Roof membrane:** 4 ply built-up roof system.

Parking

- 317 parking spaces (93 front lot, 224 rear lot)

5,811,000

Equipment/specialty rooms

Phase 1

- 200 s.f. communications room: All data and phone cabling for Phase I is home into this room. Telephone backboard, telephone computer, alarm control panels located in this room. Room is served by a dedicated heat pump for cooling.

Phase 2

- 250 s.f. communications room: All data and phone cabling for Phase II is home run into this room.
- Electrical service room: Switch gear, electric meter, transformers, most of the distribution panels for Phase I located in electrical service room.
- HVAC equipment room: Built up central system air handler and water treatment systems located in this room.
- UPS room: 200 s.f. room dedicated to UPS battery power system.
- Dedicated heat pump for cooling.

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Elevator

- Dover passenger elevator. 4000 lbs capacity. Located in Phase I next to main entrance lobby.

Emergency backup power

Phase 1

- 1991 Caterpillar 400 kw / 480 volt diesel generator. Fully supports entire building. Fully automatic transfer switch.
- Uninterruptable backup battery power system, PowerWare 80 kva / 480 volts. Supports communications room, computer room, and critical circuits.

Phase 2

- 1991 Caterpillar 400 kw / 480 volt diesel generator. Fully supports entire building. Fully automatic transfer switch.
- Uninterruptable backup battery power system, PowerWare 160 kva / 480 volts. Supports communications room and critical circuits.
- 5000 gallon double wall fiberglass underground diesel fuel storage tank installed 1991.
- Electronic monitoring system of fuel level and leak detection. Tied into building fire alarm system for 24 / 7 monitoring and notification.

Trash compactor

- Hydraulic trash compactor. Access door located in Phase I mail room. Replaced in 1999.

Utilities

- Electrical service: Pacific Gas & Electric. 2 meters
 - Phase I: 1000 amp rated switch gear with 600 amp main breaker
 - Phase II: 1000 amp rated switch gear with 800 amp main breaker.
- Gas Service: Pacific Gas & Electric. 2" meter serving both buildings.
- Water Service: 3" meter. 135 gallons per minute.

HVAC systems

Phase I

- Built up central system located inside building on 1st floor.
- Cooling: 100 ton chilled water cooling tower. (New in 2008)
- Heating: 450 MBH gas fired boiler.
- Distribution: 25,500 cfm air handler. Supply air ducts in ceiling cavity.
- Return air through ceiling cavity air plenum.
- Dedicated heat pump for communications room.
- Dedicated heat pump for UPS room.
- Dedicated 8 ton 2 stage split HVAC system for computer room.



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Phase II

- Built up central system located inside building on 1st floor.
- Cooling: 100 ton chilled water cooling tower. (located in outside enclosure)
- Heating: 520 MBH gas fired boiler.
- Distribution: 29,800 cfm air handler. Supply air ducts in ceiling cavity.
- Return air through ceiling cavity air plenum.
- Dedicated heat pump for communications room.
- Dedicated heat pump for UPS room

Fire sprinklers

- Fully sprinkled. 4" riser.

Fire alarm

- Full building fire monitoring installed in 2007 integrated with fire sprinklers system. Smoke detectors 1st and 2nd floor in common spaces. Horns and strobes notification throughout building.

Security systems

- Interrated burglar alarm system. All exterior doors monitored. Glass break monitoring on all 1st floor exterior windows.
- Exterior and lobby entrance doors controlled by central badge access system.

- 11 camera CCTV system with full recording capabilities. Networkable.

Recent building upgrades

- New 2 x 2 Milliken carpet tiles installed throughout Phase I. Completed March 2009.
 - New All Steel cubicles installed through out the Phase I. Completed March 2009.
 - Network / phone cabling replaced with Cat 6 cable in Phase I. Completed March 2009.
 - Phase I: 100 ton cooling tower replaced. Completed October 2009.
 - Full building fire detection and alarm notification system. Completed in June 2007.
 - Front and rear parking lot repaved. Completed in March 2003.
- #### Cafeteria
- 2,500 s.f. (approximate) full service employee cafeteria. Built in 1999. Gas range with fire hood. Grease fryer, food prep room. Grease trap.
 - Meets County health code and local fire code requirements.



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Floor plans

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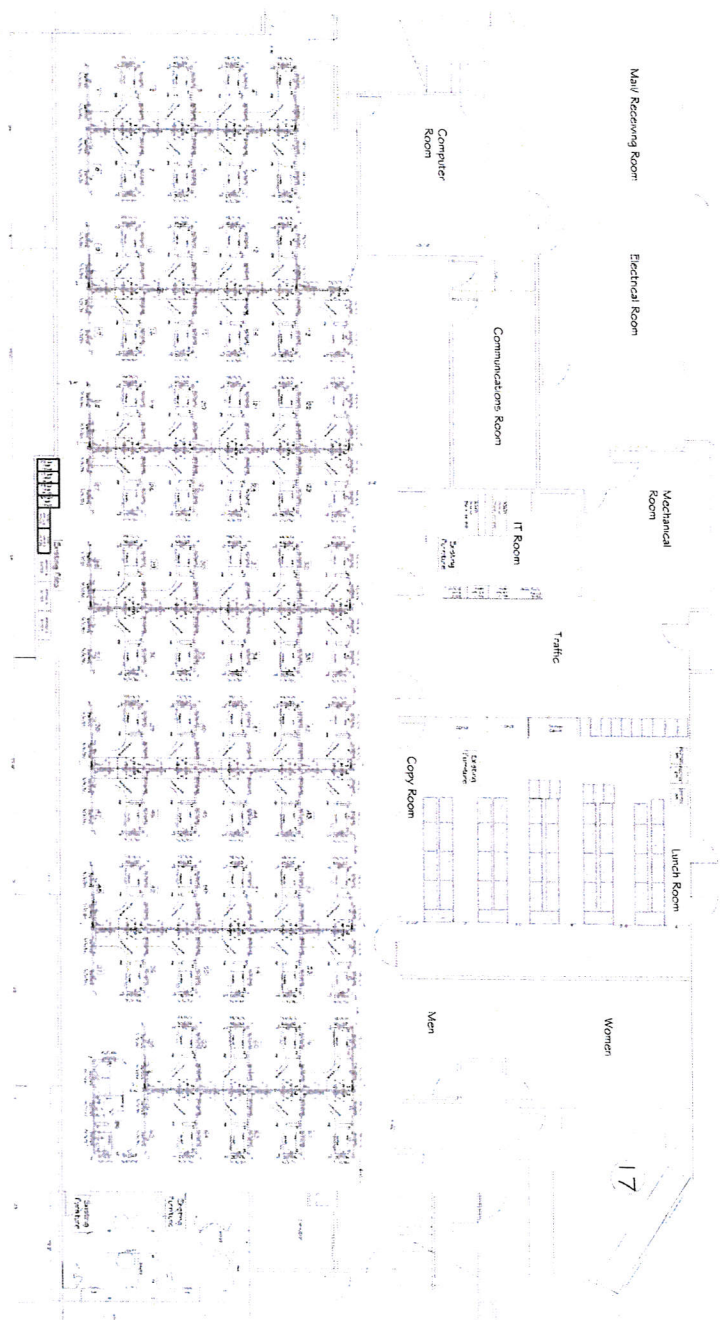
1ST FLOOR, PHASE II

2ND FLOOR, PHASE I

2ND FLOOR, PHASE II

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1st Floor, Phase I



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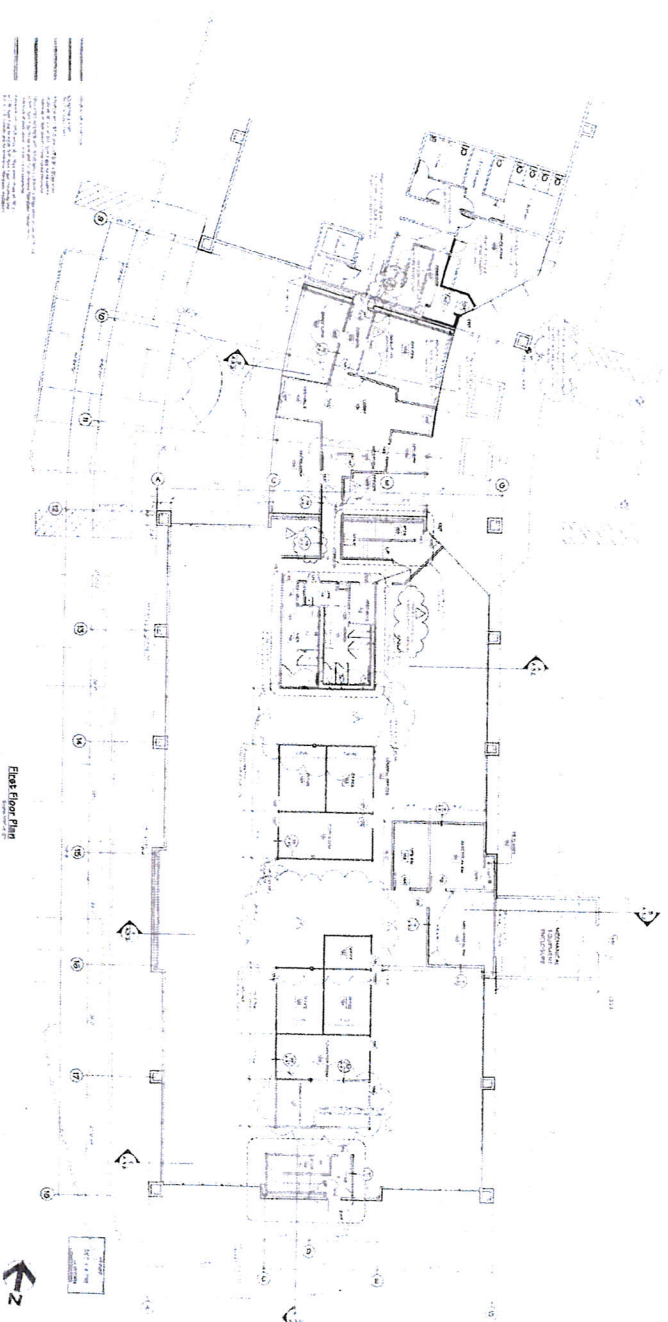
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2ND FLOOR, PHASE I

2ND FLOOR, PHASE II

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1st Floor, Phase II



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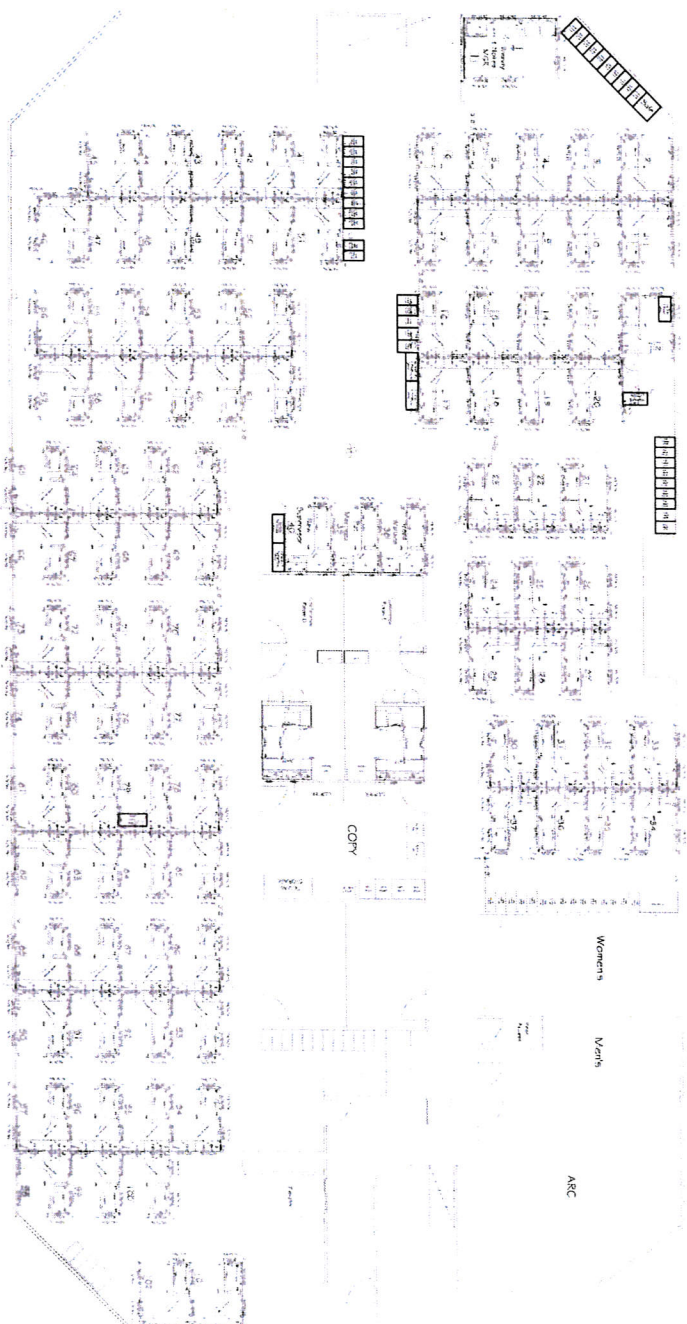
1ST FLOOR, PHASE II

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2ND FLOOR, PHASE II

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2nd Floor, Phase I



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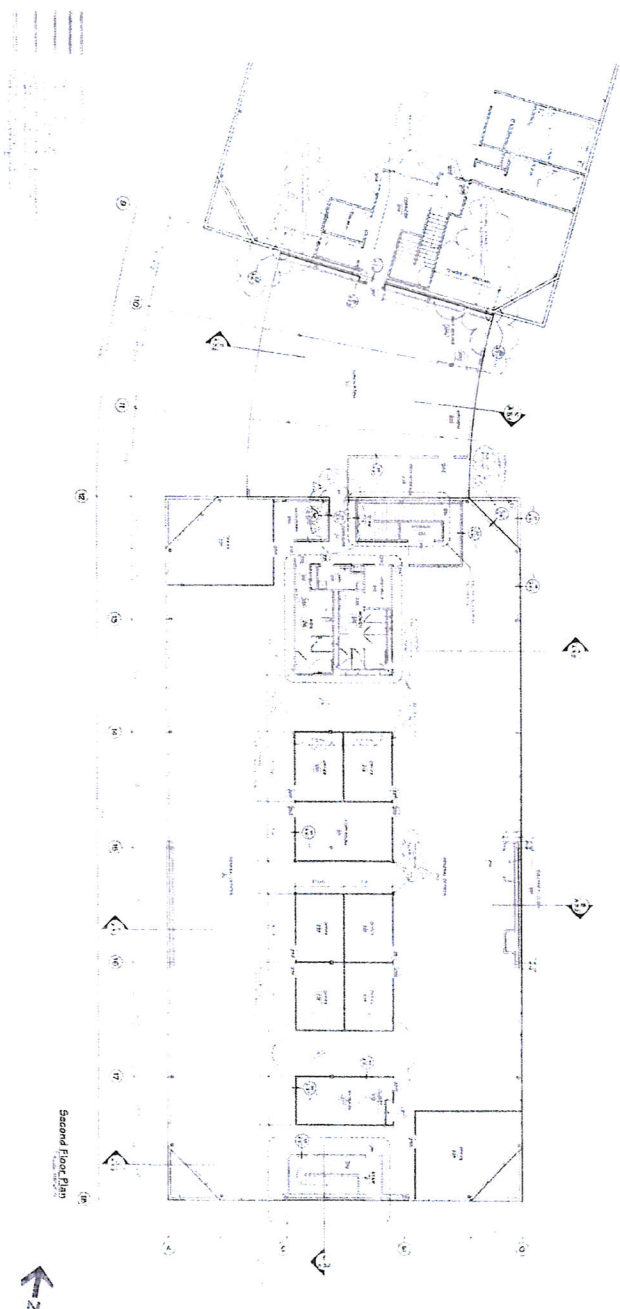
1ST FLOOR, PHASE II

2ND FLOOR, PHASE I

▶ **2ND FLOOR, PHASE II**

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2nd Floor, Phase II



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