

CONCORD BUSINESS PARK

CONCORD'S PREMIER OFFICE/ WAREHOUSE INDUSTRIAL PROJECT



Market Ready Improvements Completed

CONCORD
BUSINESS PARK

CONCORD
BUSINESS PARK

FOR LEASE

5650 Imhoff Drive | Suite H, I & J, H - J
5700 Imhoff Drive | Suite I & J
5750 Imhoff Drive | Suite I & J
1590 Solano Way | Suite A

AVAILABLE SPACES: ±3,120 SF | ±6,240 SF | ±7,536 SF | ±9,360 SF | ±9,962 SF | ±15,055 SF

5600-5750 IMHOFF DRIVE & 1590 SOLANO WAY | CONCORD | CA | 94520

For more information:

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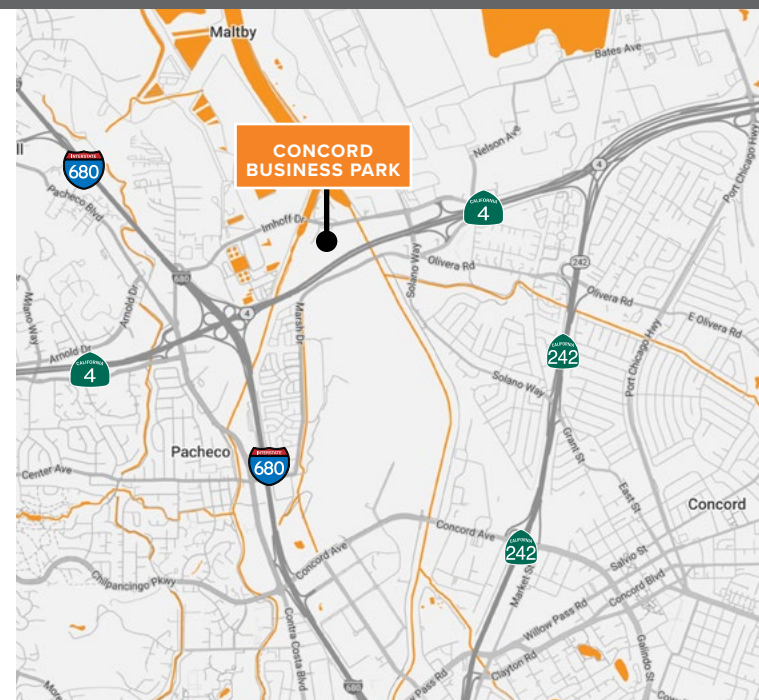
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PROPERTY FEATURES

- » Five (5) Concrete Tilt-Up Buildings with Premier North Concord Location Visible from Highway 4
- » Excellent Proximity to Hwy 4 & I-680
- » Grade-Level Loading Access
- » Ample Parking and Drive-Around Truck Access
- » Project Offers a Variety of Sizes and Configurations
- » Clean, Meticulously Maintained Project with
- » Professional Landscaping and Image
- » Fully Sprinklered and Insulated
- » Zoning: Light Industrial (Contra Costa County)
- » ±2.0/1,000 SF Parking

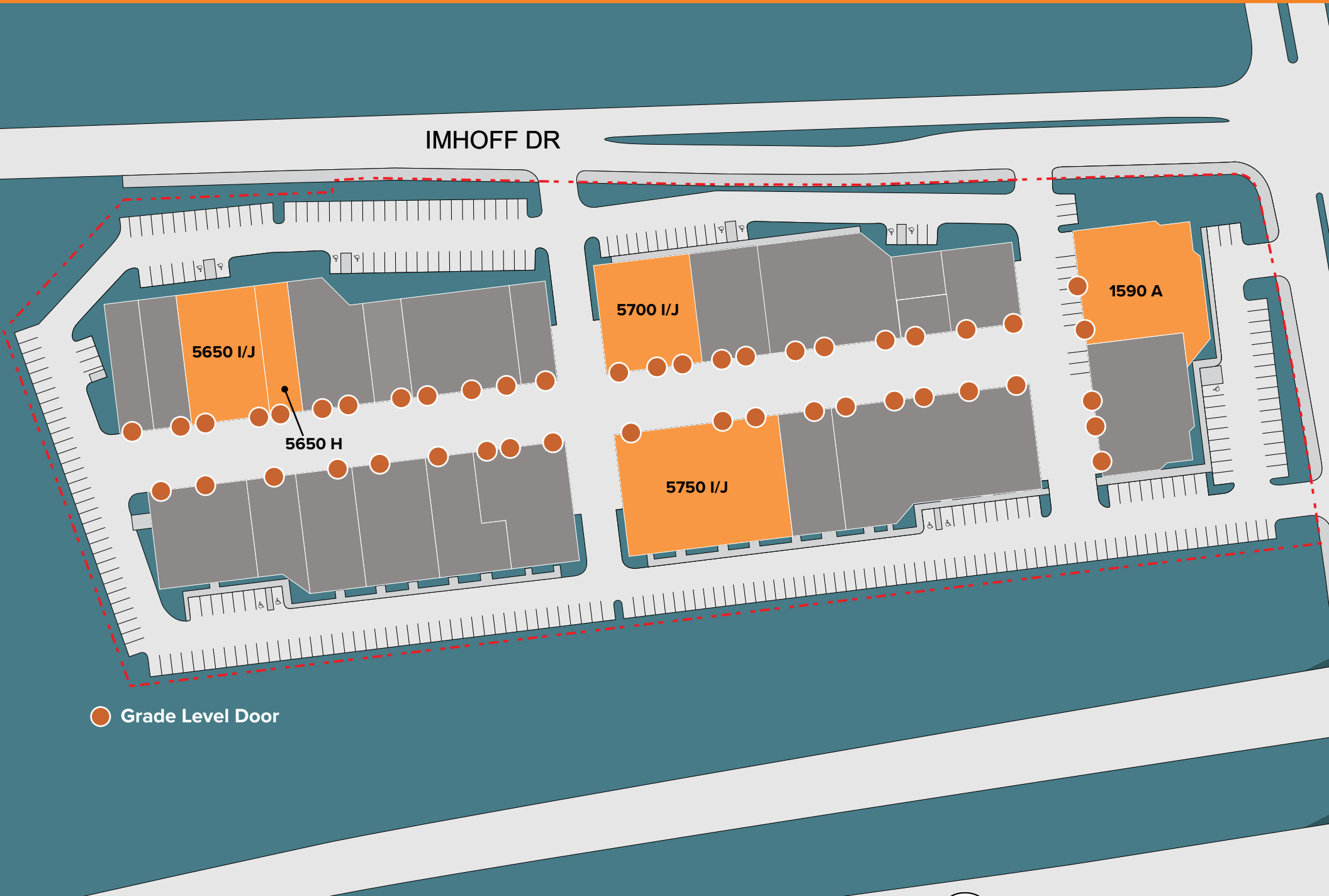


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SITE PLAN



IMHOFF DR

5650 I/J

5650 H

5700 I/J

5750 I/J

1590 A

● Grade Level Door

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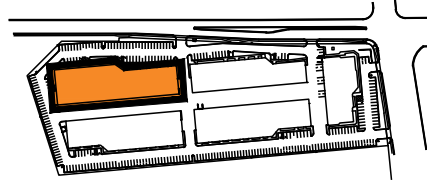


FLOOR PLAN: SUITE H - 5650 IMHOFF DRIVE

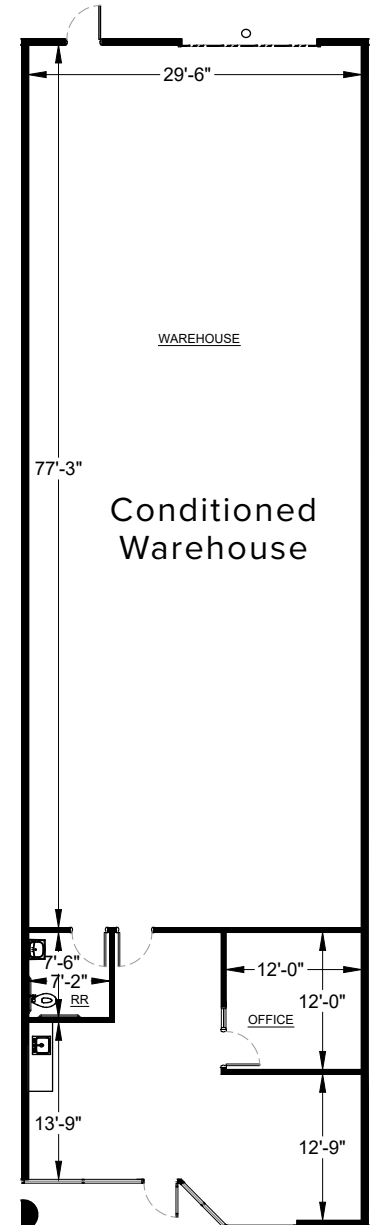
PROPERTY FEATURES

- » Market Ready Improvements Completed
- » ±3,120 SF for Lease
- » ±784 SF Office
- » One (1) Grade Level Door
- » 16'-18' Warehouse Clearance
- » Conditioned Warehouse
- » Fully Sprinklered and Insulated
- » Ample Parking and Drive-Around Truck Access
- » Clear Span, No Columns

SITE KEY PLAN:



BUILDING KEY PLAN:



*Not to scale, all measurements to be verified by tenant

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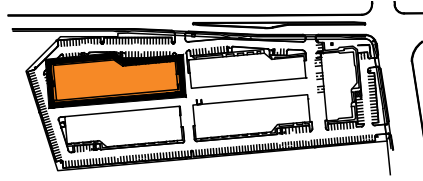


FLOOR PLAN: SUITES I & J - 5650 IMHOFF DRIVE

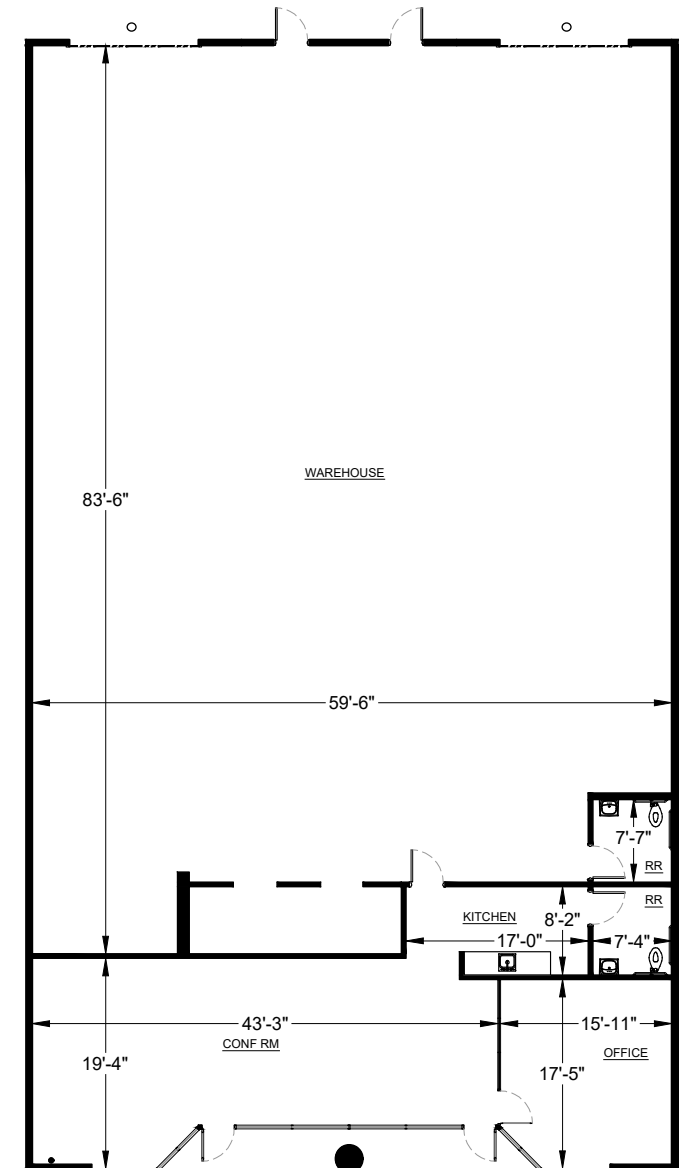
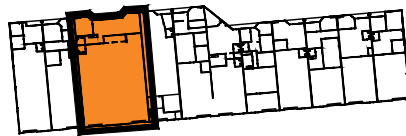
PROPERTY FEATURES

- » ±6,240 SF for Lease
- » ±1,421 SF Office
- » Two (2) Grade Level Doors
- » 16'-18' Warehouse Clearance
- » Fully Sprinklered and Insulated
- » Ample Parking and Drive-Around Truck Access
- » Clear Span, No Columns
- » Available for Short-Term Sublease or Direct Deal
- » LED: 8/31/2026

SITE KEY PLAN:



BUILDING KEY PLAN:



*Not to scale, all measurements to be verified by tenant

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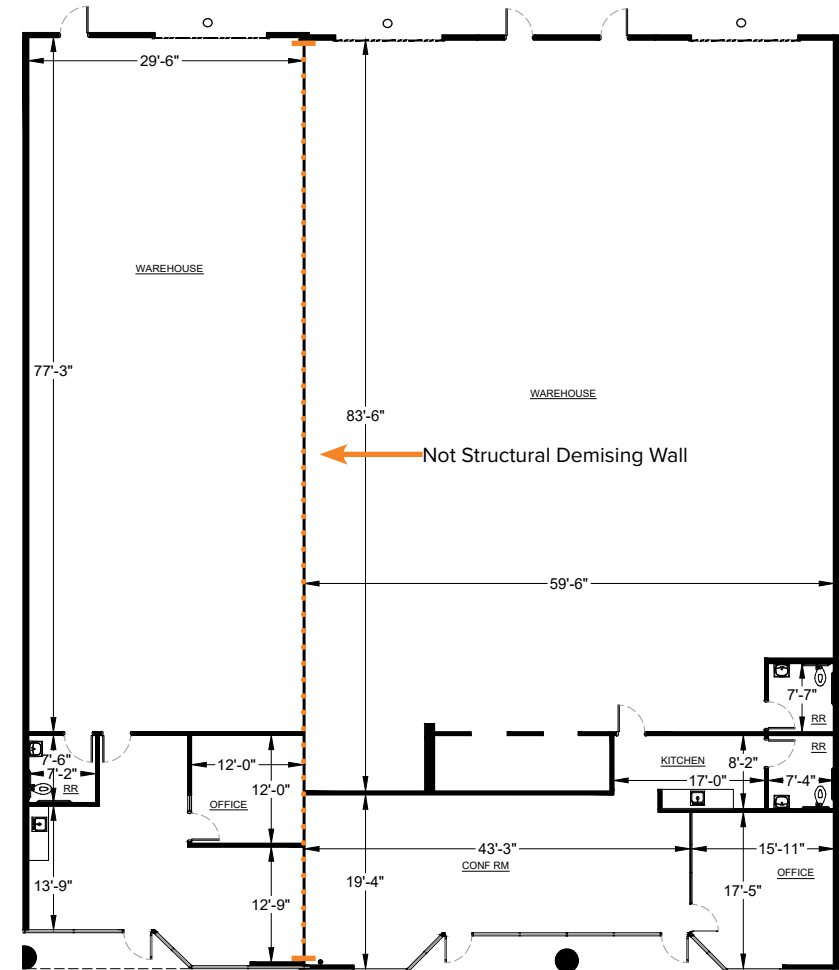


FLOOR PLAN: SUITES H - J - 5650 IMHOFF DRIVE

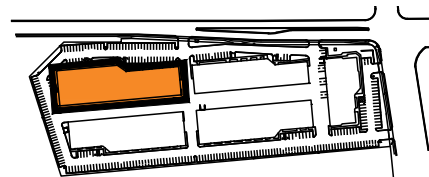
PROPERTY FEATURES

- » ±9,360 SF for Lease
- » ±2,205 SF Office
- » Three (3) Grade Level Doors
- » 16'-18' Warehouse Clearance
- » Fully Sprinklered and Insulated
- » Ample Parking and Drive-Around Truck Access
- » Clear Span, No Columns

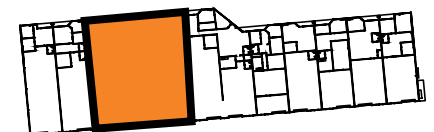
*Not to scale, all measurements to be verified by tenant



SITE KEY PLAN:



BUILDING KEY PLAN:



CONCORD BUSINESS PARK

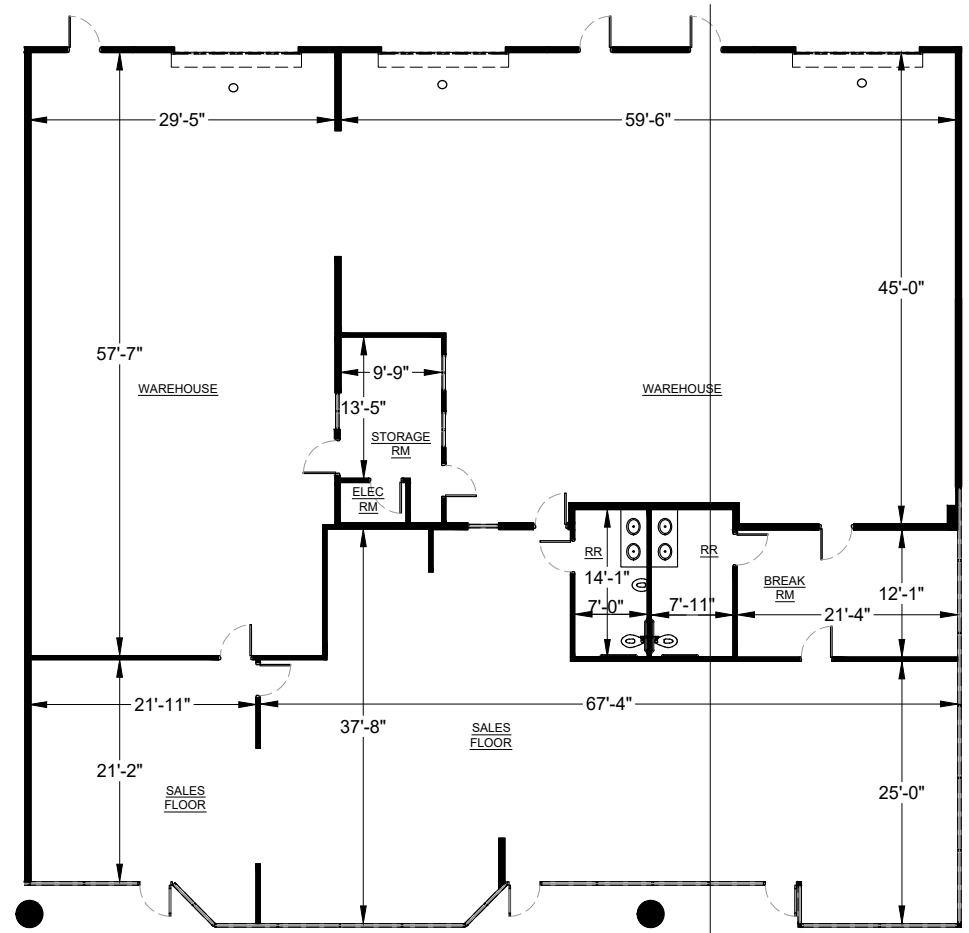
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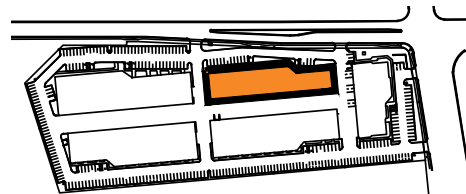
FLOOR PLAN: SUITES I & J - 5700 IMHOFF DRIVE

PROPERTY FEATURES

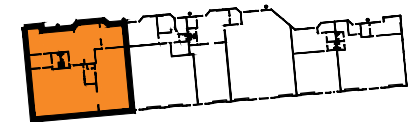
- » ±7,536 SF for Lease
- » ±3,104 SF Office
- » Three (3) Grade Level Doors
- » 16'-18' Warehouse Clearance
- » Fully Sprinklered and Insulated
- » Ample Parking and Drive-Around Truck Access
- » Clear Span, No Columns
- » Available for Short-Term Sublease or Direct Deal
- » LED: 6/30/2026



SITE KEY PLAN:



BUILDING KEY PLAN:

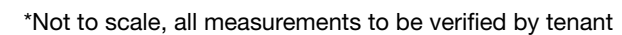


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- » ±15,055 SF for lease
- » ±10,553 SF Office
- » Five (5) Grade-Level Doors
- » 17' Warehouse Clearance
- » Fully Spinklered
- » Ample Parking and Drive-Around Truck Access
- » Office Demolition Planned



CONCORD BUSINESS PARK

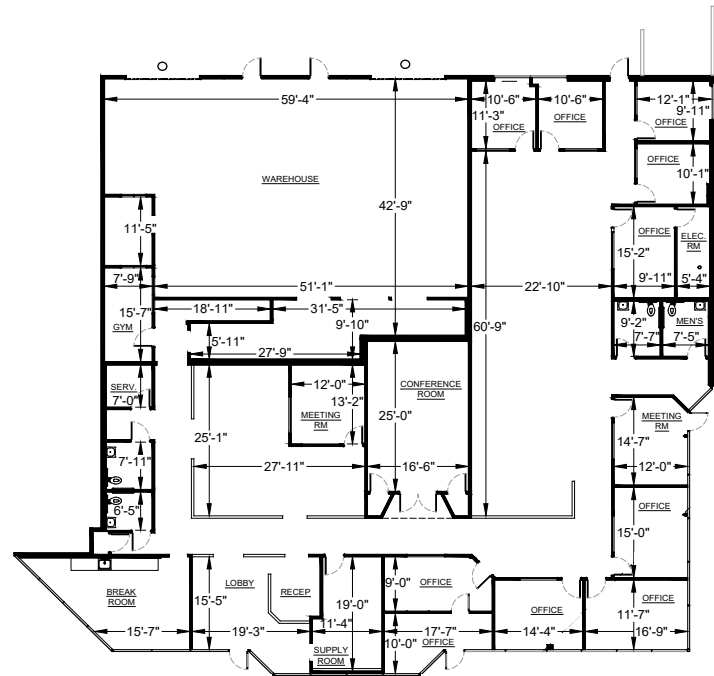
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FLOOR PLAN: SUITE A - 1590 SOLANO WAY

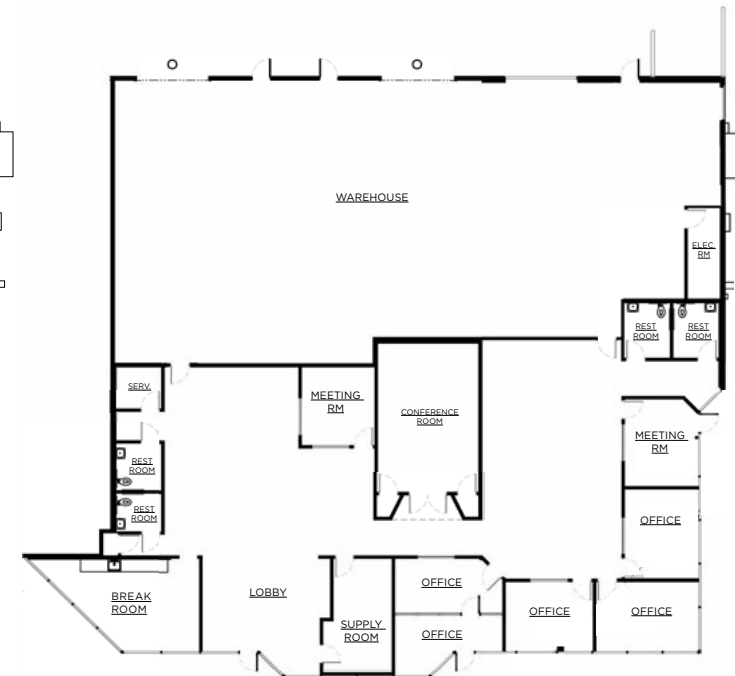
PROPERTY FEATURES

- » ±9,962 SF for Lease
- » 6 Private Offices, Breakroom/ Kitchen, Reception Area
- » Two (2) Grade Level Doors
- » 16'-18' Warehouse Clearance
- » Fully Sprinklered and Insulated
- » Ample Parking and Drive-Around Truck Access
- » Clear Span, No Columns
- » Office Demolition Planned



EXISTING FLOOR PLAN

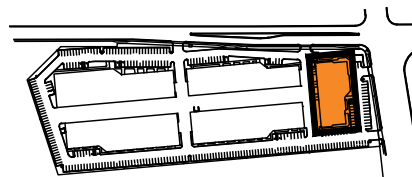
OFFICE AREA	7,779 SF
WAREHOUSE AREA	2,183 SF
TOTAL SUITE AREA	9,962 SF



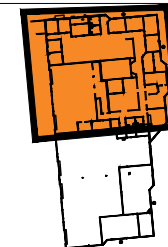
PROPOSED FLOOR PLAN

OFFICE AREA	5,425 SF
WAREHOUSE AREA	4,537 SF
TOTAL SUITE AREA	9,962 SF

SITE KEY PLAN:



BUILDING KEY PLAN:



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PROPERTY PHOTOS



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ACCESSIBILITY: DRIVE TIMES

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Oakland	23 Miles
Tri-Valley	26 Miles
San Francisco	32 Miles
San Jose	56.4 Miles
Palo Alto	61 Miles



AMENITIES MAP

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