



OFFERING MEMORANDUM

# 2411 Stanwell Dr

Concord, CA 94520

## AZIZ KHATRI

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# PROPERTY OVERVIEW

## PROPERTY SUMMARY

Address:	2411 Stanwell Dr
City:	Concord, CA 94520
Price:	\$1.25 SF/mo (MG)
Property Type:	Office
Year Built:	2000
Building Size:	24,440 SF

## PROPERTY HIGHLIGHTS

-  ± 24,440 SF standalone **fully-furnished** office building
-  Two stories served by an elevator and two stairways
-  Heavily improved with 40+ private offices
-  Large meeting room with glazed wall
-  Multiple conference rooms on each floor
-  Large break room and kitchen
-  Server room with dedicated HVAC
-  Multi stall restrooms on each floor
-  Attractive colors and finishes throughout
-  Ample parking
-  Close proximity to restaurants, retailers and services
-  5 minutes from the new upscale shopping center, *The Veranda*
-  Office Business Park (OBP) Zoning
-  Convenient access to highway 680 and 242





# INTERIOR PHOTOS

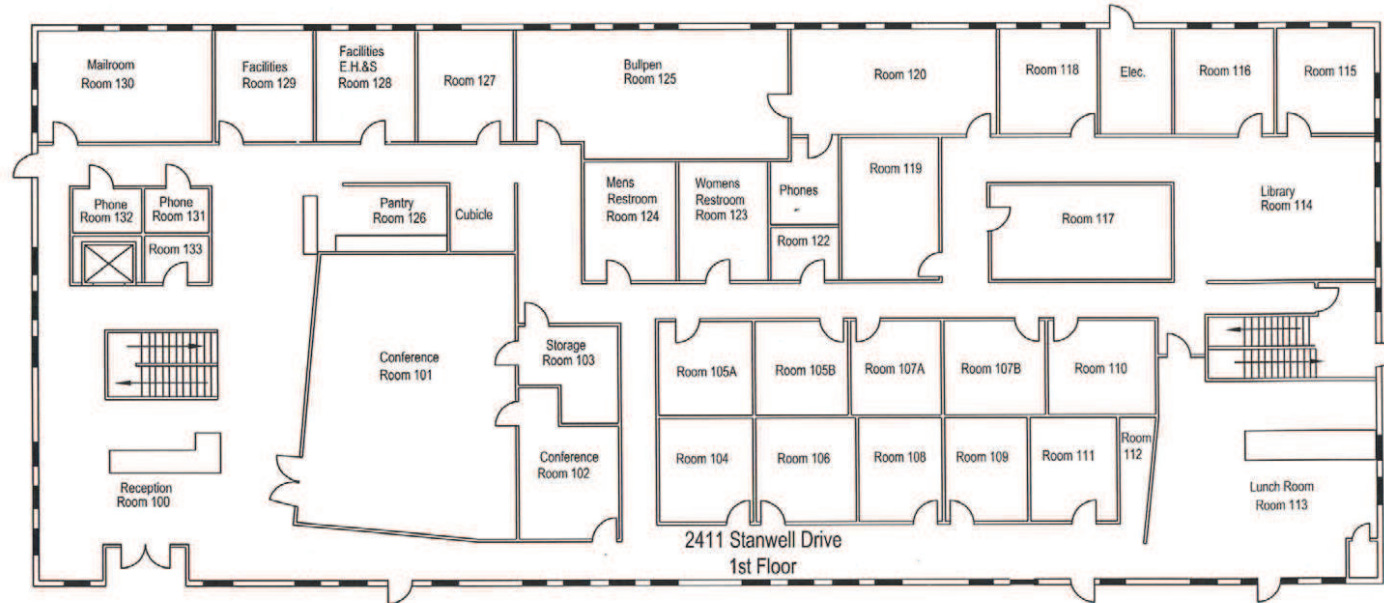








# FLOOR PLAN





## Walk Score



### Car-Dependent

Most errands require a car.

## Transit Score



### Some Transit

A few nearby public transportation options.

## Bike Score



### Very Bikeable

Biking is convenient for most trips.



# AREA HIGHLIGHTS

## *Concord*

Concord is a suburb of Oakland with a population of 129,183. Concord is in Contra Costa County. Living in Concord offers residents an urban-suburban mix and most residents own their homes. Concord is a thriving community with excellent public and private schools, numerous parks and recreational activities plus a wide variety shopping, restaurants and services. Concord offers a wide array of housing options and is attractive to families and young professionals as well as businesses.

### Concord Rankings:

Most Diverse Suburbs in California **#80 of 524**

Best Suburbs for Young Professionals in California **#184 of 524**

Best Suburbs to Live in California **#269 of 524**



Todos Santos Plaza  
Concord, CA



# *Contra Costa County*

Contra Costa County is located in California with a population of 1,142,251. In Contra Costa County, most residents own their homes. Many families and young professionals live in Contra Costa County.



Mount Diablo State Park  
Contra Costa County, CA

## **Contra Costa Rankings:**

Best Counties for Outdoor Activities in California **#5 of 55**

Best Counties for Families in California **#6 of 55**

Best Counties to Live in California **#6 of 55**



**AERIAL  
VIEW**

**2411 Stanwell Dr**  
Concord, CA 94520

**BUCHANAN  
FIELD  
AIRPORT**



# LOCAL AMENITIES

North Concord/Martinez  
BART



JSX



Taco Bell



Crowne Plaza Concord/  
Walnut Creek



The Veranda



2411 Stanwell Drive



Solano Market



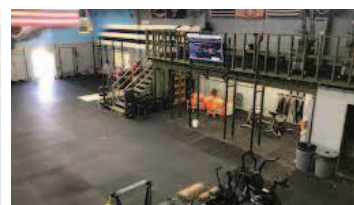
Dollar General



Mt. Diablo High School



American Medical Response



CrossFit Overwatch





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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



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