

**THREE BUILDING CAMPUS AVAILABLE // ±122,820 SF
ON 5.52 ACRES // ±25,000 TO ±67,000 SF SPACES**



UNIQUE INVESTMENT/REDEVELOPMENT OPPORTUNITY
1200, 1250 & 1350 MONTEGO
WALNUT CREEK, CA



LARRY EASTERLY MCR
925 279 4655
larry.easterly@colliers.com
lic. 00958987

ERIC ERICKSON CCIM SIOR
925 279 5580
eric.erickson@colliers.com
lic. 01177336

BRIAN CLACK
925 279 4654
brian.clack@colliers.com
lic. 01416362



1350 Montego lobby

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WALNUT CREEK, CA



EXECUTIVE SUMMARY

THE OFFERING

Colliers International, is pleased to present the opportunity to lease or purchase Montego Ridge Business Park located in Walnut Creek, California. The property consists of three two-story office buildings with over 1,000 feet of frontage on Ygnacio Valley Road. The Business Park totals approximately 122,820 square feet of buildings over 5.524 acres of land. The property is currently vacant. This is the only available campus type property within the Walnut Creek vicinity.

Montego Ridge is located just one mile from downtown Walnut Creek and half a mile from John Muir Medical Center, the region's primary trauma center. Uses for the site can range from office, medical office, assisted living, and other residential care uses.

Each building at Montego Ridge is located on a separate parcel. The ownership is making available buildings on a flexible strategy by selling or leasing each building individually, in combination or selling the entire campus.

The ownership invested more than \$3.4 million in securing the roof, equipment, landscaping and exterior renovations. However, due to increased demand for senior housing and rehabilitation uses, would consider demolishing buildings for land.

MONTEGO RIDGE IS OPEN FOR BUSINESS!



PROPERTY OVERVIEW

1200 MONTEGO

- ±31,258 rentable square feet
- Parcel number: 140-260-031
- 2-stop hydraulic elevator served
- 208/120V 3-phase power

1250 MONTEGO

- ±24,922 rentable square feet
- Parcel number: 140-260-032
- 3-stop hydraulic elevator served
- 208/120V 3-phase power

1350 MONTEGO

- ±66,640 rentable square feet
- Parcel number: 140-260-028-0
- 2-stop hydraulic elevator served
- 480/277V 3-phase power

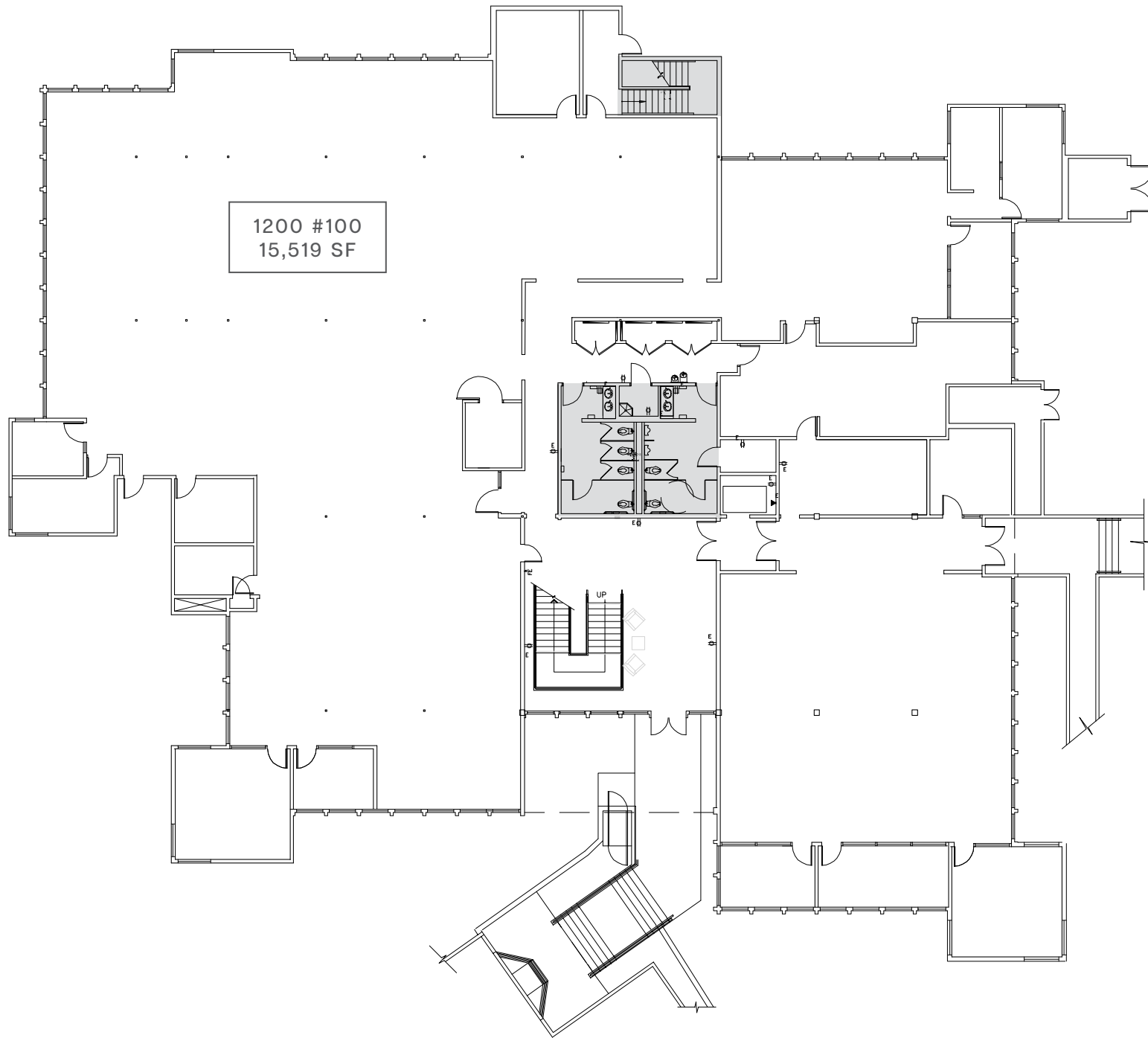




PROPERTY DETAIL



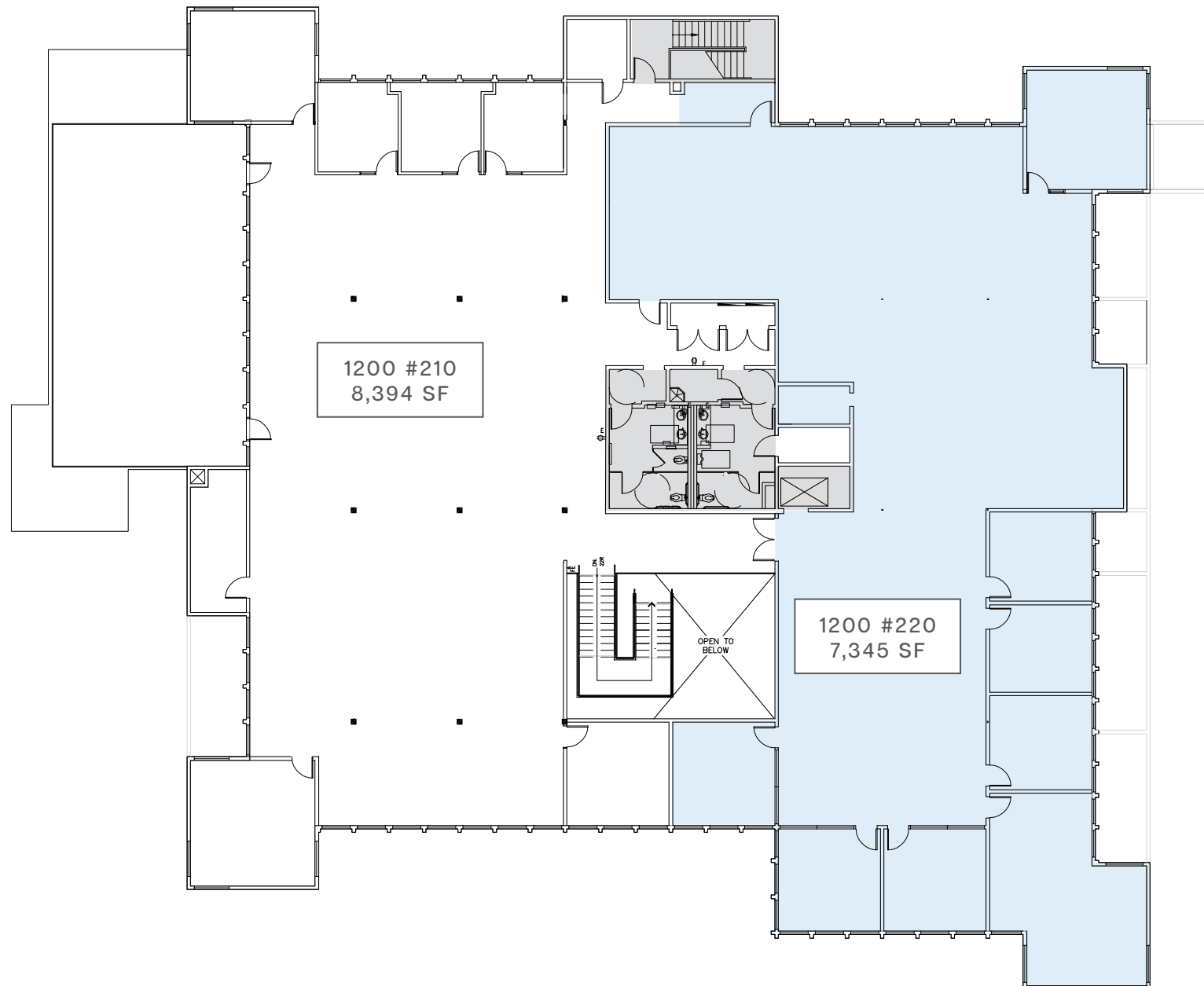
Total Rentable Square Feet	±122,820 SF
Total Site Area	±5.524 Acres
Year Built	1978-1980
Zoning	PD888 with O-C Overlay (Office, Medical)
Parking	405 parking spaces
Frontage	±1,000 feet on Ygnacio
Foundation	Concrete Slab
Floors	Concrete Slab and 1 1/8" plywood subfloor
Exterior Walls	Fiber Cement Siding and Stucco
Roof	50 mil, PVC roofing membrane
Windows	Single pane tempered glass
Lobby	Clear redwood paneling, sheetrock
Common Area	Carpet tiles, Sheetrock walls, drop down ceiling tiles
Ceilings	Sheetrock and top coated hard tops, drop down ceiling tiles
Lighting	T8 flourescent tubes
Heating & Cooling	Carrier 40-ton Box car air to air unit for cooling, 150,000BTU Modine(14) constant velocity perimeter heating
Building Automation System	Johnson Metasys
Fire Protection	Fire sprinklers in all buildings. Temp. activated Halon Systems(HFC-125) in bldg 1350 Data & File Room. 1250 Phone room



1200 MONTEGO FIRST FLOOR

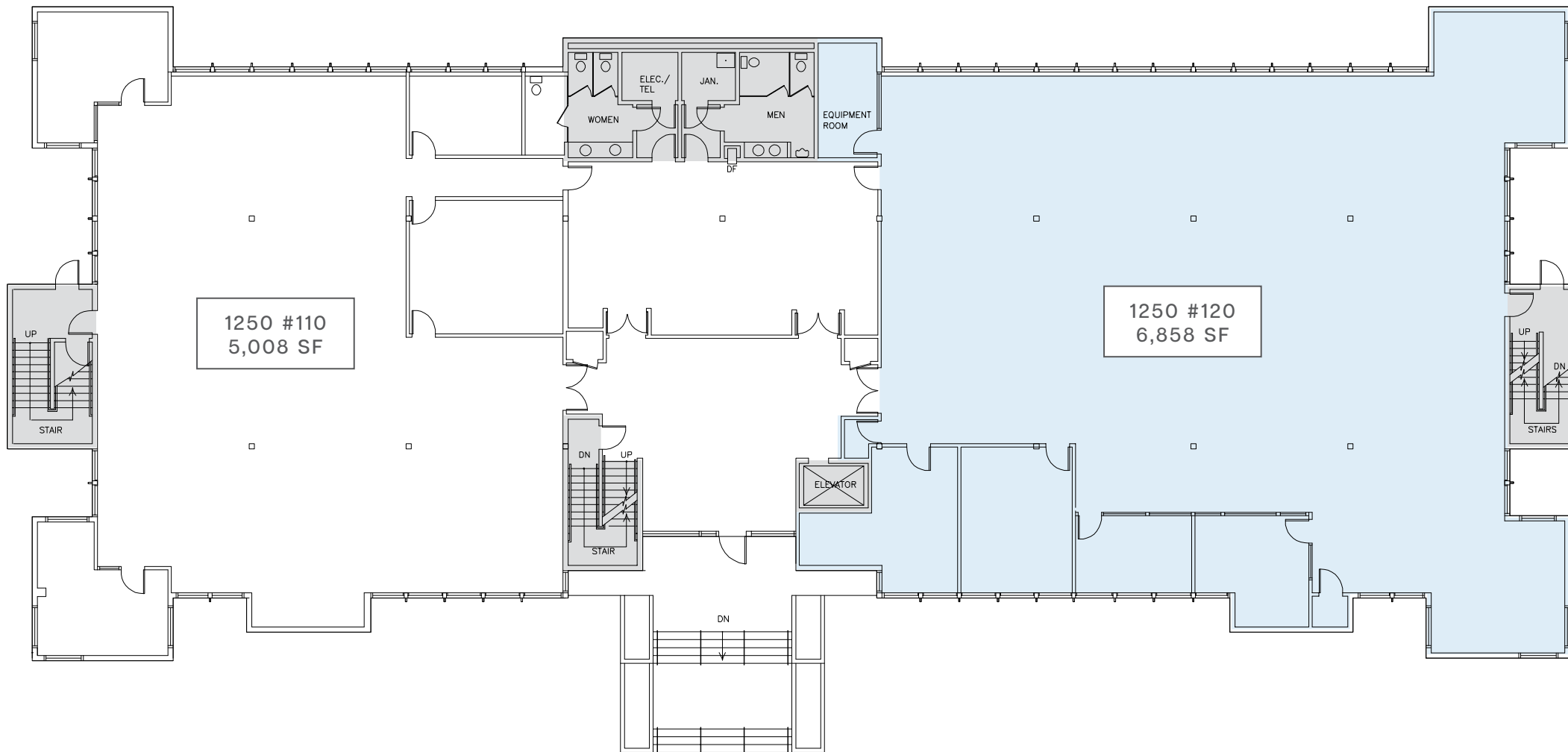


1200 MONTEGO SECOND FLOOR



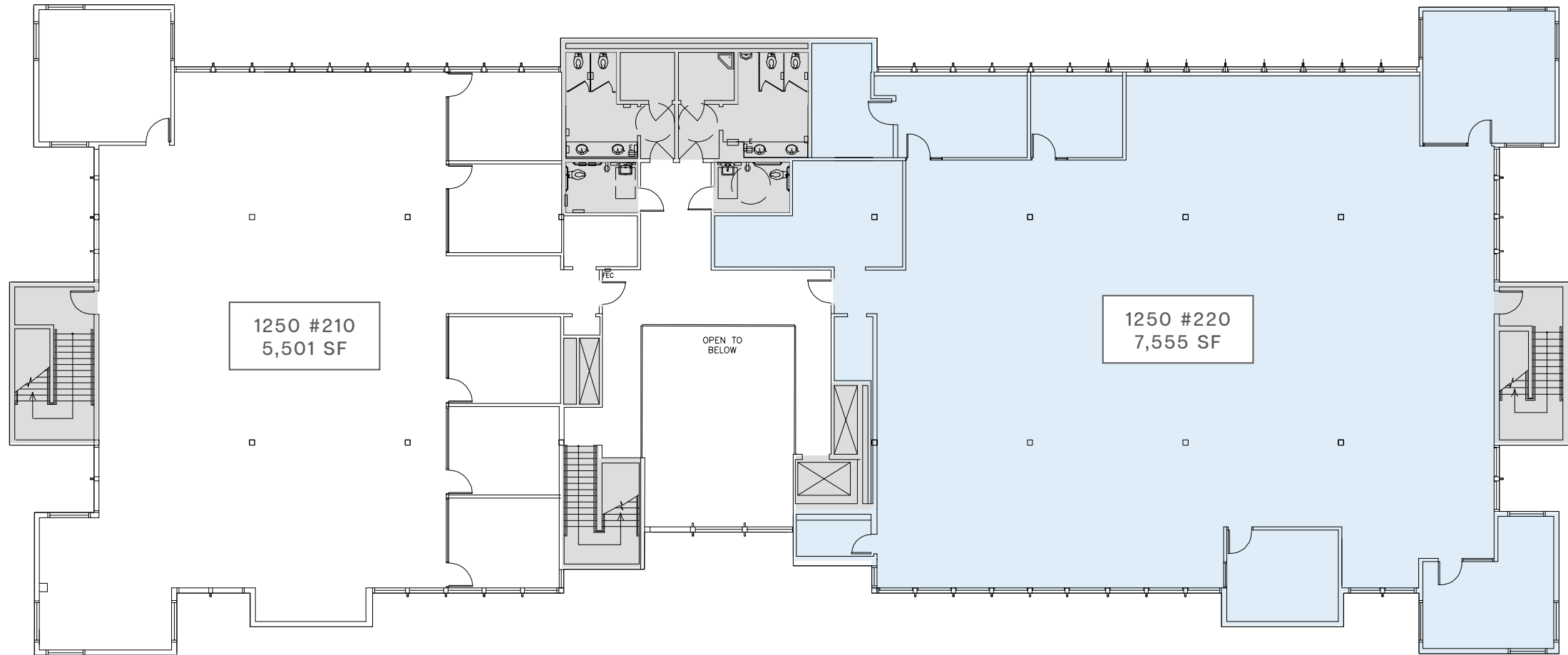


1250 MONTEGO FIRST FLOOR



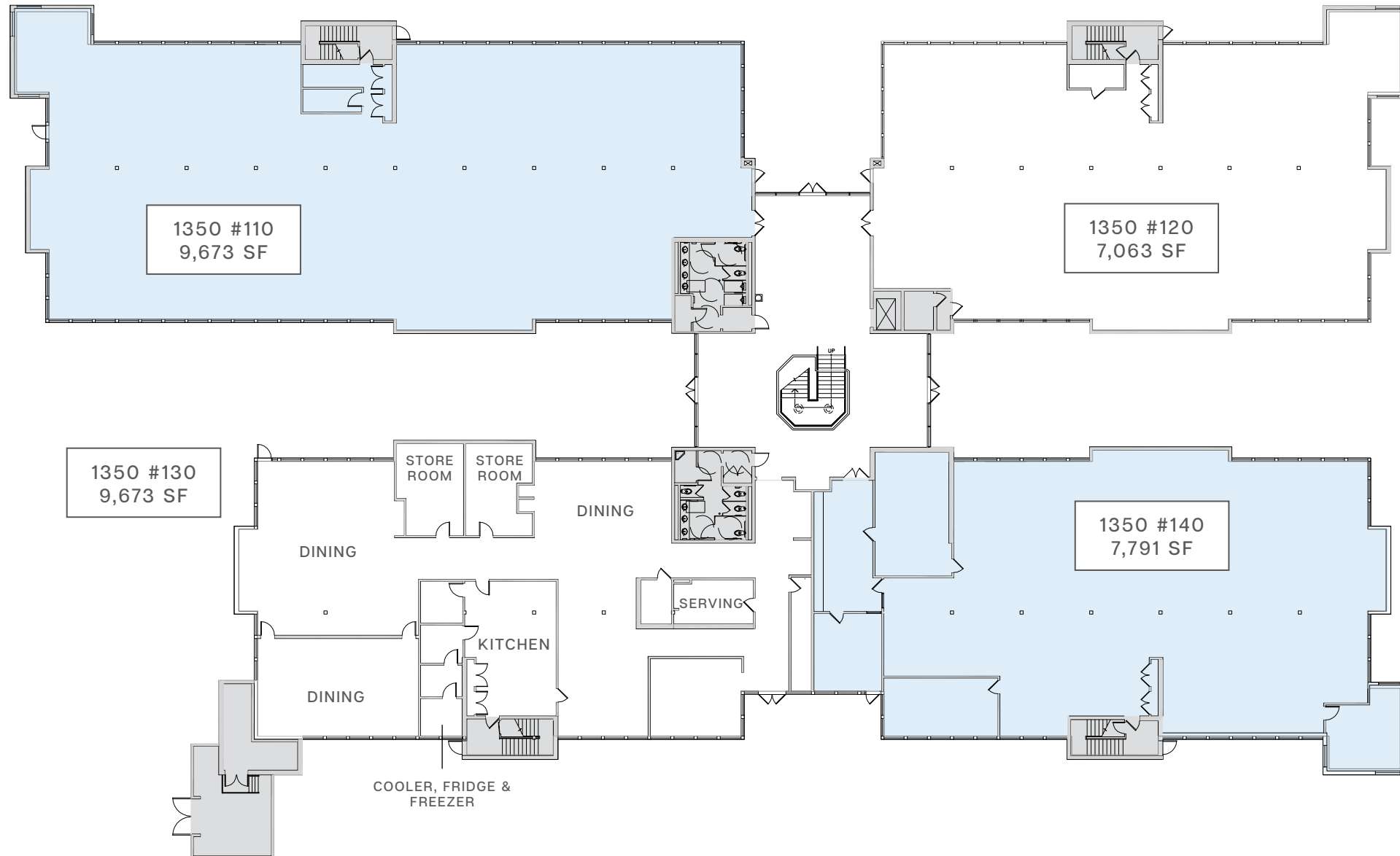


1250 MONTEGO SECOND FLOOR



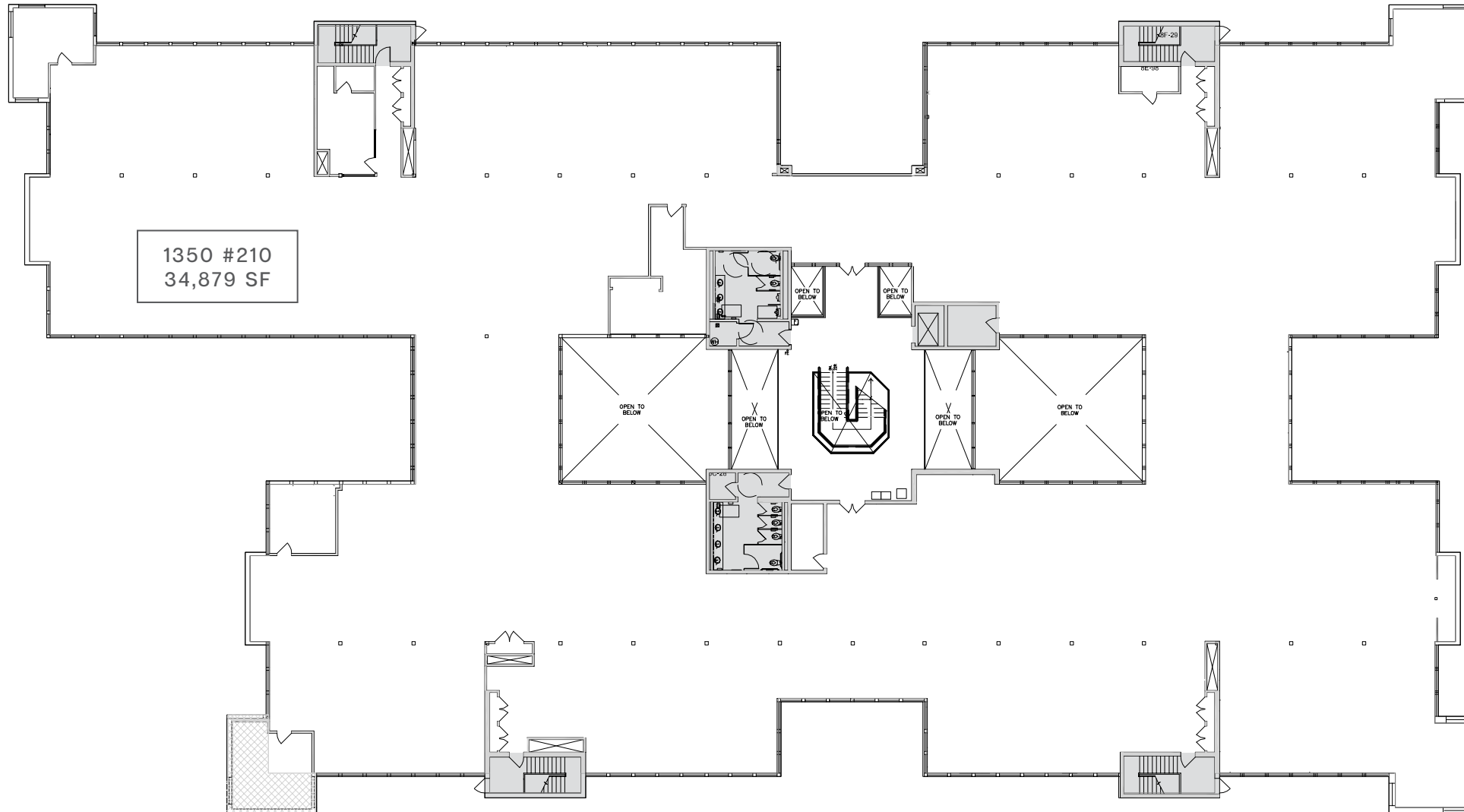


1350 MONTEGO FIRST FLOOR

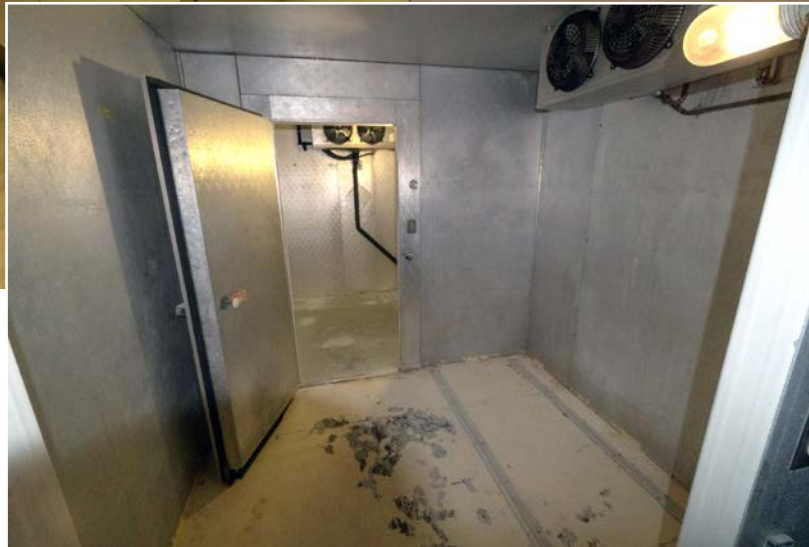




1350 MONTEGO SECOND FLOOR









24



DOWNTOWN WALNUT CREEK



1.2 miles
To Walnut Creek

0.5 miles
To John Muir Health



YGNACIO VALLEY ROAD

A FEW DOWNTOWN WALNUT CREEK RETAIL SHOPS & RESTAURANTS

CLOSE TO JOHN MUIR, CONTRA COSTA'S ONLY TRAUMA CENTER

The Property is located just half a mile from John Muir Medical Center, a 554-bed hospital that is designated as the only trauma center for Contra Costa County. The hospital specializes in areas such as cardiac, emergency, trauma, and cancer care. Despite rising demand, there is currently no new medical office product being built in Walnut Creek. Montego Ridge is well positioned to capitalize on this supply / demand imbalance and accommodate medical users seeking a location that is proximate to this crucial regional medical center.

FRONTAGE ALONG MAJOR THOROUGHFARE

The Property enjoys prominent frontage along Ygnacio Valley Road, Walnut Creek's main thoroughfare. With nearly 100,000 vehicles passing the Property each day, Montego Ridge allows for identity along one of Walnut Creek's busiest transit corridors. The Property also benefits from proximity to I-680, downtown Walnut Creek, and BART.

TRANSPORTATION

Access to and from Montego Ridge is a breeze. From downtown Montego Way is the third right after Civic Drive. When returning to downtown Tampico Drive has two left turn lanes

at the Ygnacio Valley Road intersection. Contra Costa Transit, the regional bus system has the following routes. Bus stops are indicated on the aerial above.



ZONING INFORMATION

PD888 WITH O-C OVERLAY (OFFICE, MEDICAL)

The Montego Ridge Business Park zoning designation is PD-888 under a General Plan designation of Office Commercial (OC). Permitted uses include office and medical office. The zoning ordinance indicates residential care and skilled nursing uses are conditionally permitted. Please see the below table of uses.

USE DESCRIPTION	ALLOWED	NEED PERMIT	USE DESCRIPTION	ALLOWED	NEED PERMIT
Medical & Professional Office	L(23)		Government Offices	L(27)	
Research & Development	L(27)		Religious Assembly		C.U.P. Reqd
Clubs & Lodges	L(26)		Residential Care Facility	L(26)	
College, Public or Private	L(26)		Schools, Public or Private	L(26)	
Emergency Medical Care	L(27)		Skilled Nursing Facilities	L(26)	

L(23) Businesses whose primary activities involve walk-in customer visits (including but not limited to document preparation centers; real estate agencies; and public offices for title companies, mortgage brokers, stock brokers, and financial advisors) are permitted on the ground floor of a multi-story building when located west of North/South California Boulevard; otherwise permitted subject to L(27) below.

L(26) Not permitted on the ground floor within fifty (50) feet from the street line of a Core Area retail street; otherwise conditionally permitted. Notwithstanding the foregoing, lobbies and entrance areas accessory to the use are permitted within fifty (50) feet of a Core Area retail street when not occupying more than ten percent (10%) of the gross floor area of the portion of the ground floor within fifty (50) feet of the street line, nor more than ten percent (10%) of the ground floor building frontage facing a street line; however, in no case shall such lobbies and entrance areas be restricted to less than fifteen (15) feet in width.

L(27) Not permitted on the ground floor within fifty (50) feet from the street line of a Core Area retail street; otherwise permitted. Notwithstanding the foregoing, lobbies and entrance areas accessory to the use are permitted within fifty (50) feet of a Core Area retail street when not occupying more than ten percent (10%) of the gross floor area of the portion of the ground floor within fifty (50) feet of the street line, nor more than ten percent (10%) of the ground floor building frontage facing a street line; however, in no case shall such lobbies and entrance areas be restricted to less than fifteen (15) feet in width.



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COLLIERS INTERNATIONAL
1850 Mt. Diablo Boulevard
Suite 200
Walnut Creek, CA 94596
www.colliers.com

