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# SWIFT PLAZA

1655-1755 GRANT STREET//CONCORD

**NEWMARK**



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# SWIFT PLAZA

1655-1755 GRANT STREET//CONCORD

## SUMMARY



### HIGHLIGHTS

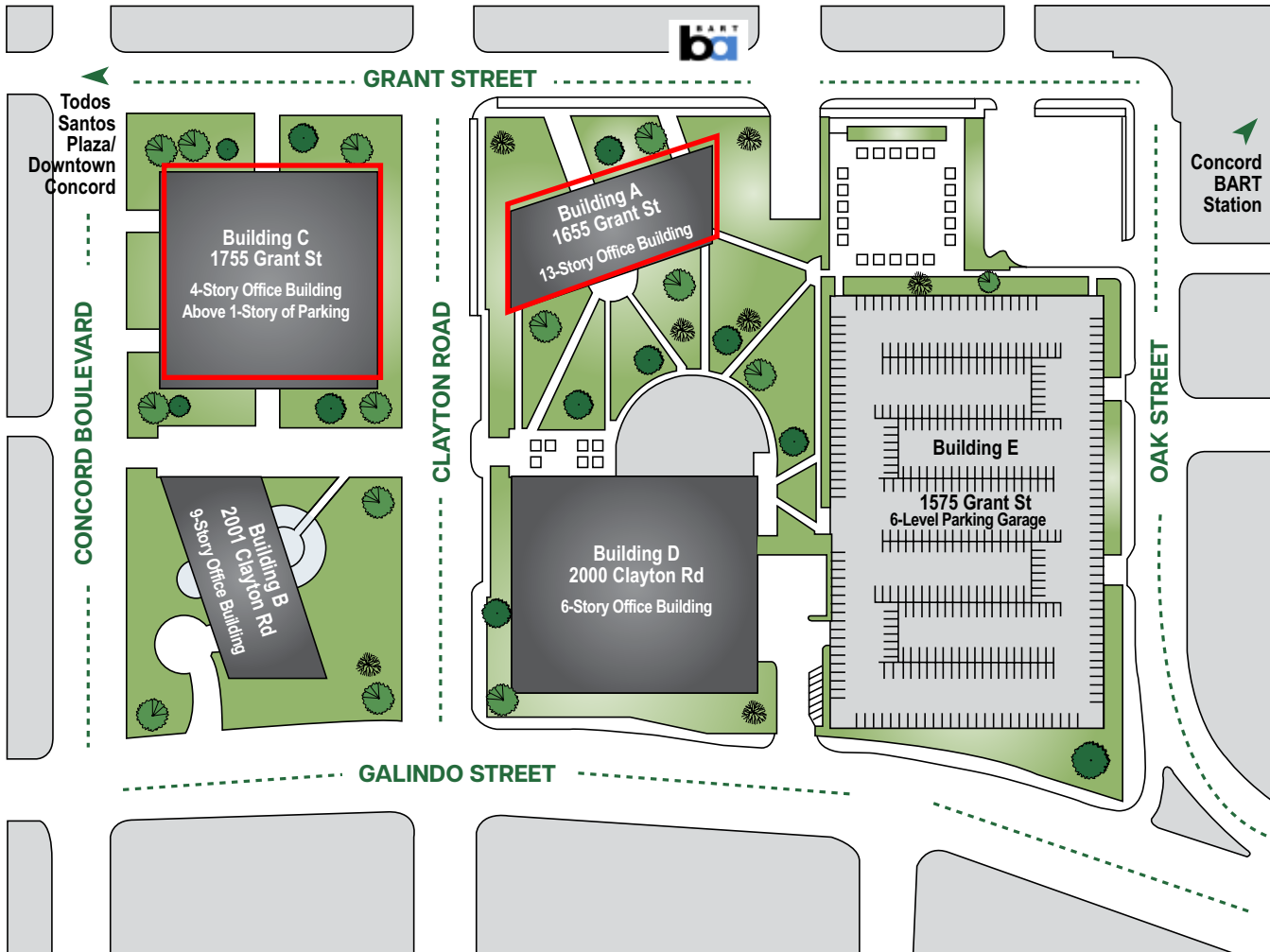
- ▶ Concord's Premier Office Campus made up of four Class A buildings totaling 1,077,058 RSF.
- ▶ Immediate access to Concord BART
- ▶ Easy access to Interstate 680 and Highway 242 with close proximity to Highway 4 to East County and Highway 24 to San Francisco.
- ▶ Located one block from Todos Santos Plaza, offering tenants convenient access to Downtown Concord's extensive shopping, dining, and business services.
- ▶ Set on a fifteen-acre park-like campus including a large courtyard with manicured lawns, seating, water scaping, and sculpture garden shaded by shrubs and trees.
- ▶ The project includes abundant parking in both a stand-alone garage and beneath 1755 Grant Street.
- ▶ On-site amenities include a conference center, gym, and ATM machines.
- ▶ Building floors are extremely efficient and offer contiguous glass line for efficient space planning flexibility and stunning views of surrounding area, including Mount Diablo.
- ▶ Full time property management, 24-hour security, day porters, and engineering staff provide support for tenants in the project.
- ▶ Project was built for "mission critical" operations for Bank of America. As a result the project offers redundant/back-up power, seismic stability, power/HVAC capacity far beyond those of a standard Class A office project.
- ▶ Located on an outage Block 50 power grid. Resistant to rolling blackouts.





## SUMMARY

### SITE MAP



## OWNERSHIP



### CHRISTOPHER PEATROSS AND SWIFT REAL ESTATE PARTNERS

Swift Real Estate Partners, ("Swift"), is a value-add real estate fund focused on West Coast office and industrial investments. As an independent and vertically integrated firm, Swift seeks to generate attractive risk-adjusted returns for its investors. Since its inception, Swift Real Estate Partners has invested in over 30 projects, totaling over 6.5M square feet of office space. The team brings together experience encompassing all aspects of real estate investment and management including acquisition, financing, leasing, disposition, and construction management.

Christopher Peatross serves as Swift's Founder and President. Prior to forming Swift in 2010, Christopher served as President and CEO of Equity Office Properties, CarrAmerica and Trizec where he was responsible for the organizations' transitions from public to private companies under the Blackstone Group. Mr. Peatross' responsibilities included managing Blackstone's office assets and transitioning 140 million square feet of commercial office properties

located throughout the U.S. Prior to his role with Blackstone, Christopher also worked at DivcoWest Properties, Catellus Development, Hunter Properties and Spieker Properties.





# SWIFT PLAZA

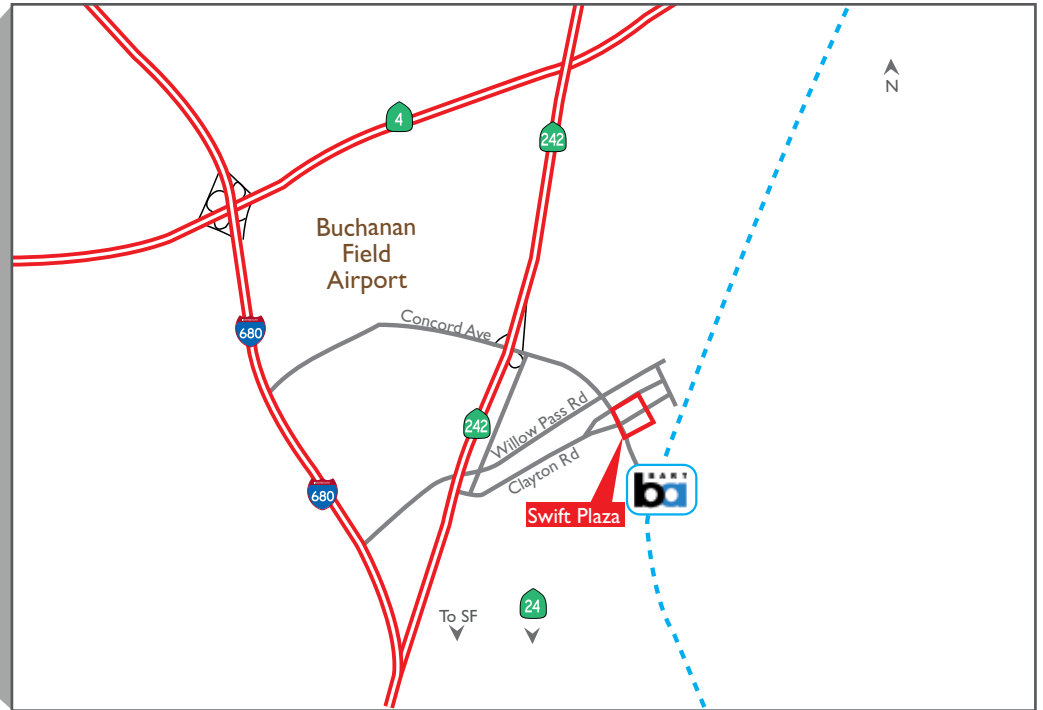
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# TRANSIT

## BART MAP



## LOCATION MAP



## SUMMARY

- ▶ Project located at Concord BART station
- ▶ Bus transportation via Contra Costa Connection throughout the East Bay
- ▶ Easy access to Interstate 680 and Highway 242 with close proximity to Highway 4 and Highway 24
- ▶ Immediate access to regional airport – Buchanan Field
- ▶ Access to San Francisco International Airport and Oakland Airport via BART

## TRAVEL TIMES FROM PROJECT ON BART

Embarcadero - Downtown SF	43 min.
SFO Airport	1 hr. 16 min.
Oakland City Center	31 min.
Oakland Airport	43 min. (BART + Air BART)
Fremont	1 hr. 9 min.

## ENVIRONMENT

### SUMMARY

- ▶ On a fifteen acre park-like campus, the project's grounds provide an inviting setting for tenants' enjoyment.
- ▶ ±1,300 SF project conference center and a ±1,400 SF fitness center for tenants' usage at no cost.
- ▶ Full time property management, security, day porters, and engineering staff provide support for tenants in the project.
- ▶ Ample parking provided in both a stand alone garage and below 1755 Grant Street.
- ▶ Located one block from Todos Santos Plaza, the project offers convenient access to shopping options, restaurants, and business services.





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AMENITIES AERIAL

# ENVIRONMENT



## THE GRANT

- Constructed in 2022
- 228 Total Apartment Units
- Ground Level Retail Coming Soon





# ENVIRONMENT





## CAMPUS FACTS



### BUILDING INFORMATION

Year Completed: 1984

Description: Swift Plaza is situated on over 15 acres and four city blocks and consists of 4 Class A office buildings and a parking garage totaling 1,077,058 net rentable square feet.

Building A:	1655 Grant Street	±292,896 Square Feet
Building B:	2001 Clayton Road	±203,642 Square Feet
Building C:	1755 Grant Street	±184,606 Square Feet
Building D:	2000 Clayton Road	±395,914 Square Feet

Architect: Skidmore, Owings & Merrill, Inc.

Building Area: 1,077,058 rentable square feet

Construction: The 4 office building structures are composite steel-framed construction with lateral resisting systems typically consisting of metal deck with concrete fill floor diaphragms transferring loads to perimeter ordinary steel moment frames. The garage structure consists of one-way post tensioned concrete slab parking decks and cast-in-place reinforced concrete beams, joist, girders, and columns. Ductile concrete moment frames comprise the vertical elements of the garage lateral force-resisting system. The buildings and garage are founded on conventional reinforced concrete shallow foundation systems composed of both isolated spread footings below columns and strip footings below perimeter walls and garage moment frames. Basements and ground floors consist of concrete slab-on-grade.

Exterior Walls: Building A consists of a combination of factory finished, two-color metal panels, precast concrete or glass fiber reinforced concrete (GFRC) panels at the column cover and walls with a granite base, cement stucco soffit and aluminum vent grille, manufactured finish metal awnings, aluminum and glass window wall, and manufacturer finish aluminum framed windows. Building C has the same finishes as Buildings A and B except there are no metal awnings above the exterior windows. The main entry doors are brushed aluminum framed doors while secondary entry doors are offset four-hinge aluminum doors and overhead closures. Glazing at Building C are single glazed; Building A is tinted and single glazed.

Land Area Building: 14.4521 acres

### SITE COVERAGE

Parking Count 3/1000 Parking with 126 spaces in 1755 Grant Street garage. Remainder in parking structure.



## CAMPUS FACTS



### SITE COVERAGE (CONT'D)

#### HVAC:

Chilled water for the 4 buildings is produced by a common centralized chilled water system consisting of 6 centrifugal chillers, 6 open loop cooling towers and associated circulation pumps located in Building D. Chilled water is piped from the chillers located in Building D to the other three buildings through below grade piping. A dedicated set of secondary chilled water pumps supply buildings A, B, C and D. Chilled water is circulated through chilled water coils and built up air handler systems. Each building's air handling system is similar, consisting of multiple supply and return exhaust fans with an economizer system capable of 100% outside air. Roof mounted built up air handlers deliver cooling supply air to zone level variable air volume boxes (VAV) on each floor at each building.

Heating is provided to each building by a reheat system with hot water coils located at the perimeter VAV boxes. A common centralized heating hot water boiler system is located in Building D and consists of 3 natural gas fire boilers and 3 primary circulation pumps. Heating hot water is pumped to Buildings A, B and C through below grade piping. The heating hot water is distributed to Buildings A, B and C through separate secondary systems. Building D heating uses the primary loop heating water pumps for distribution to VAV boxes.

#### Plumbing:

Building A is provided with its own domestic water main. Backflow prevention devices and meters are installed at each water main along with domestic water booster pump systems. The booster pumps draw directly from their respective main water services. In Building D a 170,000 gallon domestic water tank is located in the basement, upon which the booster pump draw. The domestic water storage tank is in place as a backup emergency supply for the cooling towers.

#### Life Safety Systems:

Each building and the parking garage are fully sprinkled. Fire sprinkler service to Building A and D are served by common system consisting of 1 diesel and 1 electric fire pump located in Building D. Both pumps are rated at 1,500 gallons. This system also includes a 20,000 gallon fire water reservoir located in the basement of Building D which provides an emergency backup water supply and the parking garage each have dedicated fire sprinkler services. A 15,000 gallon reservoir is also provided in the basement of Building C which provides an emergency backup water supply. One 750 GPM electric pump is provided at Building C. The garage is provided with fire sprinkler water coverage at city pressure.



## CAMPUS FACTS



### SITE COVERAGE (CONT'D)

#### Life Safety Systems: (cont'd)

Buildings A and C have a newly installed Honeywell addressable fire alarm system which includes all new audible and visual devices, fire fighting fan/smoke damper control panel and public address system.

#### Electrical System:

Power is provided to the 4 buildings and the parking garage by a 21KV utility service that enters into a main site electrical room in Building D. Power is distributed from Building D to Buildings A, B and C at 21kv through the buildings' own switchgear. Substations at Buildings A, B and C step down the power to 480/277 volt, 3 phase, four wire for distribution throughout the respective buildings. The 4160 volts is distributed to multiple substations and converted to 480/277 volt. The 4160 volts also directly powers the chillers. A total of 7 diesel powered generators located in a penthouse mechanical room at the roof of Building D, provide emergency power for all 4 buildings as well as the parking structure.

#### Vertical Transportation:

Building A has 6 passenger elevators on site. Building C has 2 passenger and 1 freight elevator on site.

All the elevators were manufactured and installed by Dover Elevator and are currently being maintained by Otis Elevator Company under a service contract.

#### Roof:

The roofs at all the buildings consist of an Inverted Roof Membrane Assembly (IRMA) system. The system consists of multi-ply, modified bitumen, built-up membrane installed over a concrete deck. Then a drainage mat, 2" loose laid insulation board and a protection felt with stone ballast has been installed over the membrane.



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