

FOR SALE OR LEASE › MEDICAL OR PROFESSIONAL OFFICE SPACE



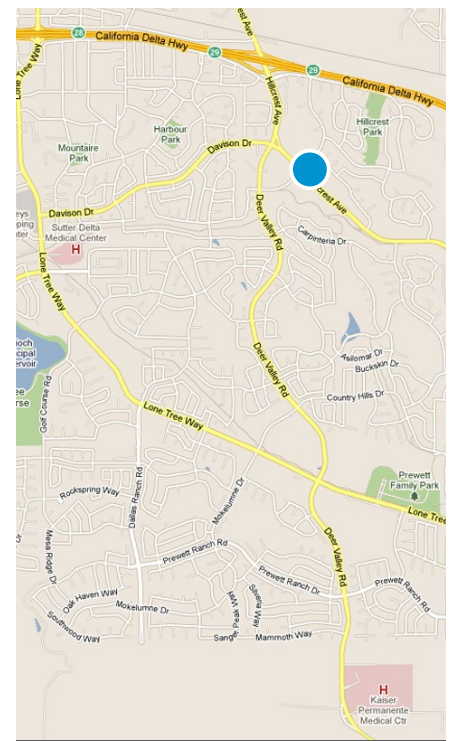
Hillcrest Professional Center

3428-3440 HILLCREST AVE. ANTIOCH, CA 94509



Property Highlights

- › Four single-story buildings with ±53,000 SF of new medical and professional office space
- › Convenient location near retail, Highway 4 and only 1.5 miles to Sutter Delta Medical Center
- › Abundant parking (±4.5 spaces per 1,000 SF)
- › Common area restrooms and decorated lobbies with climate controlled corridors
- › Utilities specifically designed to accommodate medical and professional uses
- › Energy-efficient design featuring dual glazed windows and shell insulation
- › Generous lease TI allowance
- › Move-in ready or built-to-suit
- › Condominium ownership with 90% financing available



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Hillcrest Avenue



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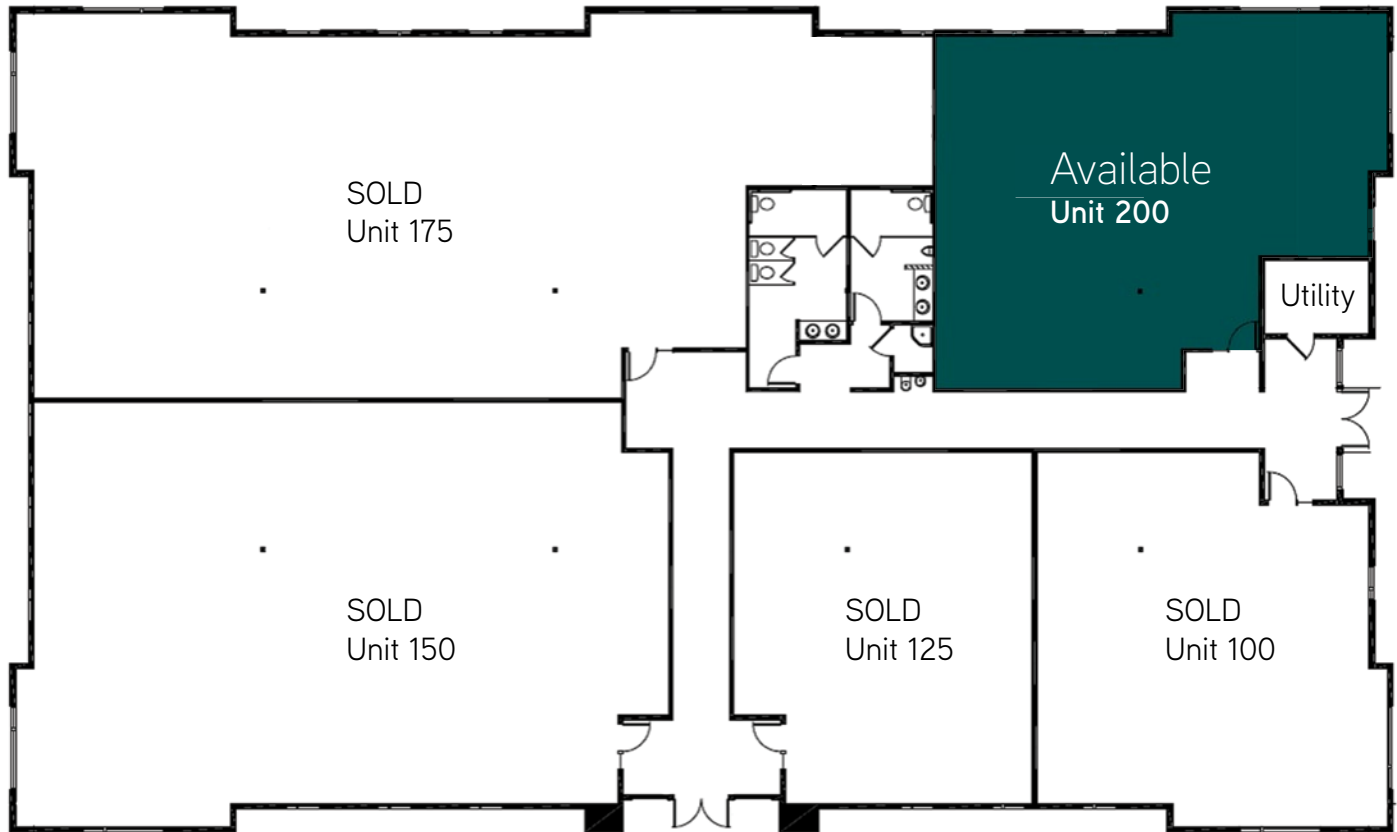
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3440 > Suite 200

±1,964 RENTABLE SQUARE FEET, IN SHELL CONDITION
READY FOR CUSTOM IMPROVEMENTS

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