



## 100 CORTONA WAY, BRENTWOOD, CA 94513

*Perfect timing leads to purchase of centrally located parcel with general office opportunity*

Meridian purchased a 2.5 acre vacant lot located across the street from the new John Muir Medical Office Building and adjacent to the new Highway 4 bypass in Brentwood, CA. At the time, CalTrans was rerouting a major highway that ran through downtown Brentwood to the new bypass highway to alleviate traffic in the city center. Meridian acquired the parcel with the intent to develop a 2-story, Class-A general office building that would be centrally located in the growing city of Brentwood easily accessible by the vast newly constructed residential in the area surrounding the parcel. The building was to be designed within specific standards outlined by the city, which included a historic Italian inspired design that would blend in with the local retail buildings. The project was completed just as the Highway 4 bypass was also completed, resulting in a beautiful 32,000 SF building located at the center of gravity in the up and coming city. The building provides locals with an easy commute to and from work and offers local businesses a beautiful and convenient place to call home.

Client Driven Real Estate Solutions