

## COMMERCIAL



# Swift Leases 395,000 Square Feet in Concord and Pleasanton in Last 30 Days

Posted on May 17, 2016 by publisher in Commercial, INDUSTRY news



Rosewood Commons

By [Jon Peterson](#)

## INDUSTRY NEWS & RELEASES



**1.2MM SQ FT Industrial Project in the Works for North San Jose**  
 May 20, 2016



**Workday Adds One More to Its Burgeoning Pleasanton Campus Holdings**  
 May 20, 2016



**Sunnyvale Moves to Bring Town Center Closer to Construction**  
 May 19, 2016



**Tallen Announces Walnut Creek's Rossmoor Shopping Center Redevelopment Approval**  
 May 19, 2016



**Silicon Valley Office Leasing Rates Topping Off, Says Savills Studley**  
 May 19, 2016



**MidPen Housing Opens Affordable Housing for Veterans at Onizuka**  
 May 19, 2016



**Sidra Buys 180 Montgomery in San Francisco for \$179MM**  
 May 18, 2016



**Oakland Tops List for Fastest Growing Logistics Markets Globally**  
 May 18, 2016

## MORE BREAKING NEWS



**Managing Properties. And Expectations.**

**WOODMONT**  
 Real Estate Services

**NOT ALL EVENTS ARE CREATED EQUAL**

San Francisco-based Swift Real Estate Partners has leased 395,000 square of office space in Concord and Pleasanton in the last month, according to sources familiar with the company's leasing activities. One of the leases is with Wells Fargo Bank for 285,000 square feet in Concord. The other lease was with Zeltiq for 110,000 square in Pleasanton.

Christopher Peatross, president and founder of Swift, declined to comment on who the tenants are on the new leases that the company has signed.

The property that Wells Fargo has signed a lease for is the Swift Plaza asset located at 1655 and 1675 Grant Avenue in Concord. 1655 Grant is a 13-story office building totaling 292,896 square feet and 1755 Grant totals 184,606 square feet, according to the building's Web site.

Swift was represented in the lease transaction by Breck Lutz of Newmark Cornish & Carey, an executive managing director who works out of his company's Walnut Creek office. The tenant's representative was Whiff Collins of Cushman & Wakefield, senior managing director, who works from his company's Walnut Creek office.

Swift has owned Swift Plaza for several years and has made significant physical improvements to the campus including lobby upgrades and exterior building work. The capital source for the purchase of these assets was not by Swift's two commingled funds but rather a prior joint venture purchase with GEM Real Estate based in Chicago. The real estate manager originally bought the four-building 1.1 million square foot property for \$88 million. It then sold two of the buildings totaling nearly 560,000 square feet to San Francisco-based DivcoWest Properties for \$94 million.

The new lease that Swift has recently signed at Rosewood Commons, its Pleasanton campus, represents the entire building located at 4410 Rosewood Drive. The lease by Zeltiq is an expansion for the company. The firm presently occupies space at 4698 Willow Road in Pleasanton, according to its Web site. Swift has completed extensive amenity improvements on the campus including café, conference center and landscaping upgrades.

This new lease is just the latest example of the leasing success that Swift has had at its Rosewood Commons property. When it acquired the property two years ago, there was a total of 900,000 square feet of space available. At the time it was the largest contiguous space for office product in the Bay Area. It has completed 600,000 square feet of leasing at the property, which has increased occupancy from 10 percent to 75 percent.

Rosewood Commons is owned by Swift's first commingled fund, Swift Real Estate Partners Fund I. The real estate company is now out purchasing properties for Swift Real Estate Partners Fund II.



Swift Plaza

Email and/or Print article:

Share

Concord

Cushman & Wakefield

DivcoWest Properties

GEM Real Estate

Newmark Cornish & Carey

Pleasanton

Rosewood Commons

San Francisco

Swift Plaza

Swift Real Estate Partners

Swift Real Estate Partners Fund I

Swift Real Estate Partners Fund II

Walnut Creek

Wells Fargo

Zeltiq

## Related



## MOST READ POSTS IN LAST 48 HOURS



Silicon Valley Office Leasing Rates Topping Off, Says Savills Studley



Sidra Buys 180 Montgomery in San Francisco for \$179MM



Workday Adds One More to Its Burgeoning Pleasanton Campus Holdings



Tallen Announces Walnut Creek's Rossmoor Shopping Center Redevelopment Approval

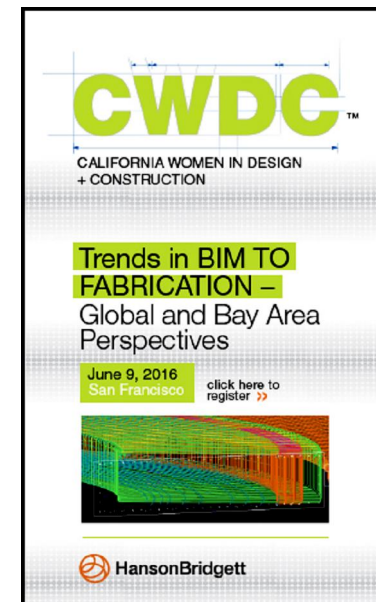


1.2MM SQ FT Industrial Project in the Works for North San Jose



Sunnyvale Moves to Bring Town Center Closer to Construction

## MARKET MAKERS: SONJA TRAUSS



## CURRENT ISSUE





Genworth Financial Unit Relocates to Swift Plaza



No Space? No Problem. Large Block Availability Remains Along I-680 Corridor



Concord Office Market Heats Up

## Explore The Registry



In Memoriam: John Gachina



Stewart Title of California Expands to Form Two New Northern Operations Divisions



DivcoWest Starts a \$1.5 Billion Capital Raise for New Commingled Fund

Powered by

Previous

< Homewood Suites Set to Add Fourth South Bay Property in San Jose

Next

TMG Sells 250 West Tasman in North San Jose for \$37.6MM >

## Socialize!

Log In

Tweet

G+1 0

Share 19

+ reddit this!



## Industry Events

MAY  
23  
Mon

**8:30 am** - View Details  
NAIOP Behind the Scenes: Southern Wine and Spirits Site Tour - Maximizing the Cube

MAY  
25  
Wed

**7:30 am** - View Details  
Peninsula Rising

JUN  
1  
Wed

**9:00 am** - View Details  
BOMA Oakland/East Bay: Medical Office Building (MOB) SIG June Seminar

JUN  
2  
Thu

**12:58 pm** - View Details  
BOMA SV: 2016 Sherie Dunn Memorial Golf Tournament

**5:30 pm** - View Details  
ULI SF: Member Social at Bluxome Street Winery

**6:00 pm** - View Details  
SPUR: Our Renewable Future

JUN  
8  
Wed

**3:30 pm** - View Details  
CoreNet Global NoCal: Women of CoreNet Kicks Off 10 Year of Inspiration+

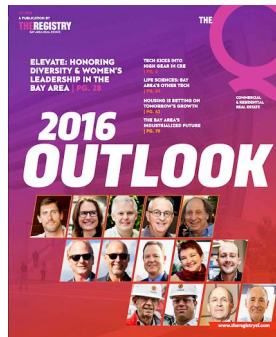
Subscribe

View Calendar



The Registry is an integrated Bay Area real estate news company. We provide broad and relevant industry coverage focusing on analysis, information gathering and breaking news in the real estate and related sectors.

## CURRENT ISSUE



## CONNECT



Q Search 6

## LINKS

Home

Current Issue

Advertising

About Us

Jobs

Contact Us