

BE IN A BETTER PLACE TO THRIVE IN SOLANO COUNTY.



Westside Professional Center
2480 Hilborn Road Fairfield, CA 94534

STRATEGIC LOCATION

- **Central Bay Area Access:** Strategically positioned between San Francisco, Sacramento, and Silicon Valley, Solano County offers seamless access to major markets while providing proximity to key transportation networks: I-80, I-680, Highway 12, covering Napa and the broader Bay Area.
- **Support for Business and Innovation:** Solano County's commitment to fostering innovation is backed by county development incentives, fast-track permitting processes utilizing local organizations like the Economic Development Corporation.
- **Cost-Efficiency:** Solano County provides high-quality infrastructure at a fraction of the cost, enabling businesses to expand without sacrificing access to the region.

BUSINESS-FRIENDLY ENVIRONMENT

- **Fast-Track Permitting:** Solano County cities offers expedited permitting processes, reducing occupancy time and helping businesses establish operations faster than in neighboring regions.
- **Local and State Incentives:** A variety of tax breaks, rebates, and incentives are available for businesses, particularly in innovation, tech, and key growth industries, making it more financially advantageous compared to the broader Bay Area.
- **Government and Community Support:** Solano County businesses benefit from proactive government and organizations like the Workforce Development Board and Small Business Development Center, ensuring access to a skilled labor pool, and ongoing support for business growth and success.

LOWERING OPERATING COSTS

- **Affordable Class A Lease Rates:** With lease rates up to 57% lower than in San Francisco and Silicon Valley, and competitive with the East Bay, Solano County offers premium Class A properties without the high overhead costs of major Bay Area hubs.
- **Modern Utilities with Cost-Efficiencies:** Solano County properties offer access to modern, energy-efficient utilities, reducing monthly operational expenses and contributing to sustainable, long-term savings for businesses.
- **Tax Breaks and Development Incentives:** Businesses in tech and innovation can benefit from state and local tax breaks, development rebates, and incentives designed to reduce operational costs and encourage growth.

QUALITY OF LIFE

- **Affordable Living with Bay Area access:** Solano County offers a lower cost of living compared to the core Bay Area, while still providing easy access to San Francisco, Napa, and Sacramento, giving residents the best of both affordability and proximity.
- **Rich Outdoor and Cultural Amenities:** With beautiful parks, vineyards, and waterfronts, Solano County offers a range of recreational opportunities and a more relaxed pace of life, ideal for work-life balance.
- **Strong Community and Education:** Solano County boasts high-quality schools, family-friendly communities, and access to higher education institutions, making it a great place for employees to live, work, and raise families.

Contact: Zen Hunter-Ishikawa (707) 427-1212 zhunter@wisemanco.com
LeTroi Smith (707) 580-1257 lsmith@wisemanco.com

MOVE INTO A STRATEGIC LOCATION THAT IS CLASS A.

Now your business can develop and thrive by being in a Class A position in the Bay Area between San Francisco and Sacramento. **Westside Professional Center** is a modern, well-appointed Class A building with quick access to I-80 and I-680, offering businesses the advantage of Solano County's prime location and opportunities. For companies seeking an affordable, high-visibility office in medical, professional services,

or defense tech near Travis Air Force Base, this is your ideal location. It features:

- **State-of-the Art Facility Management System to Ensure Optimum Climate Control**
- **Electric Car Chargers, Double Pane Tinted Windows**
- **Modern, High-Speed Data and Communication Connectivity**
- **Strategically located with abundant parking**

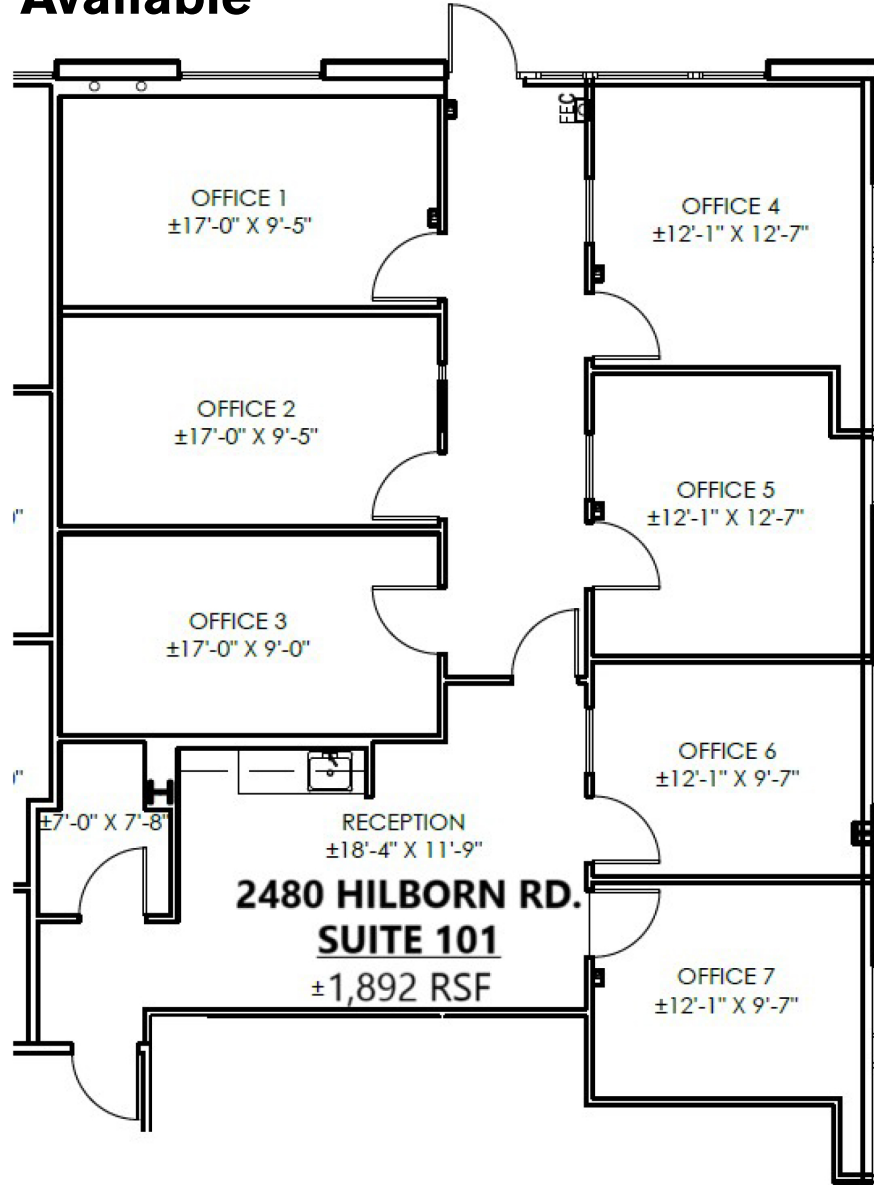
WISEMAN
Commercial

One Harbor Center
Suisun City, CA 94585
wisemanco.com



Westside Professional Center 2480 Hilborn Road Fairfield, CA 94534

Up to 9,000 SF Available



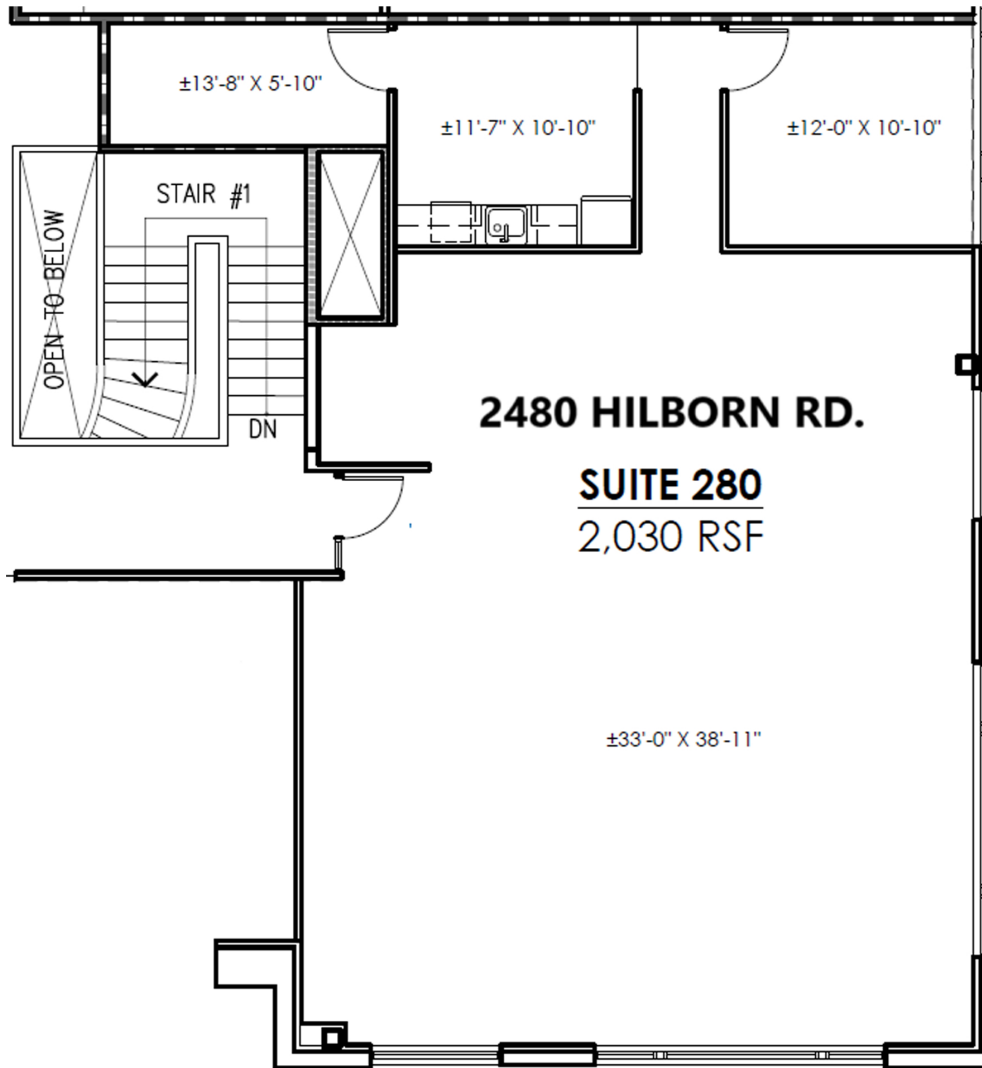
1st Floor Plan



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2nd Floor Plan

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