



### Property Description

Experience the epitome of modern convenience at this exceptional property in Vallejo, CA. Boasting prime location and a professional atmosphere, this space offers flexible floor plans, state-of-the-art amenities, and ample parking for your convenience. The property welcomes visitors with an impressive lobby and provides access to high-speed internet, on-site management, and customizable office suites. Whether you're seeking a sophisticated office space or a prestigious corporate headquarters, this property is designed to elevate your business and impress clients. With its optimal blend of functionality and style, this property is poised to meet the diverse needs of today's discerning tenants.  
 Zoning: DMX (Downtown Mixed-Use)

### Property Highlights

- FULLY RENOVATED! Including new HVAC, Lighting, Electrical, Flooring, Plumbing, Interior & Exterior Paint
- State-of-the-Art Amenities for modern businesses
- 180 Linear Feet of Windows on Highway 29
- 120 City Parking Lot Contiguous to the Building
- High-speed internet access up to 400 Gbps available
- On-site management for convenience
- Abundant natural light in workspaces
- Zoning: DMX (Downtown Mixed-Use)

### Offering Summary

Lease Rate:	\$22,750.00 per month (NNN)
Available SF:	13,000 SF
Building Size:	20,000 SF

Lynsey Grayson  
 CalDRE #02041819  
 707.815.1434  
 lgrayson@wrealestate.net

Gary Van Dam  
 CalDRE #01321102  
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Population	5 Miles	15 Miles	60 Miles
Total Population	154,246	693,569	8,997,728
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41

Households & Income	5 Miles	15 Miles	60 Miles
Total Households	52,904	243,498	3,232,567
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$117,403	\$142,118	\$169,206
Average House Value	\$620,670	\$826,728	\$1,061,973

\* Demographic data derived from 2020 ACS - US Census



Population

**693,569**



Median Home Value

**\$826,728**



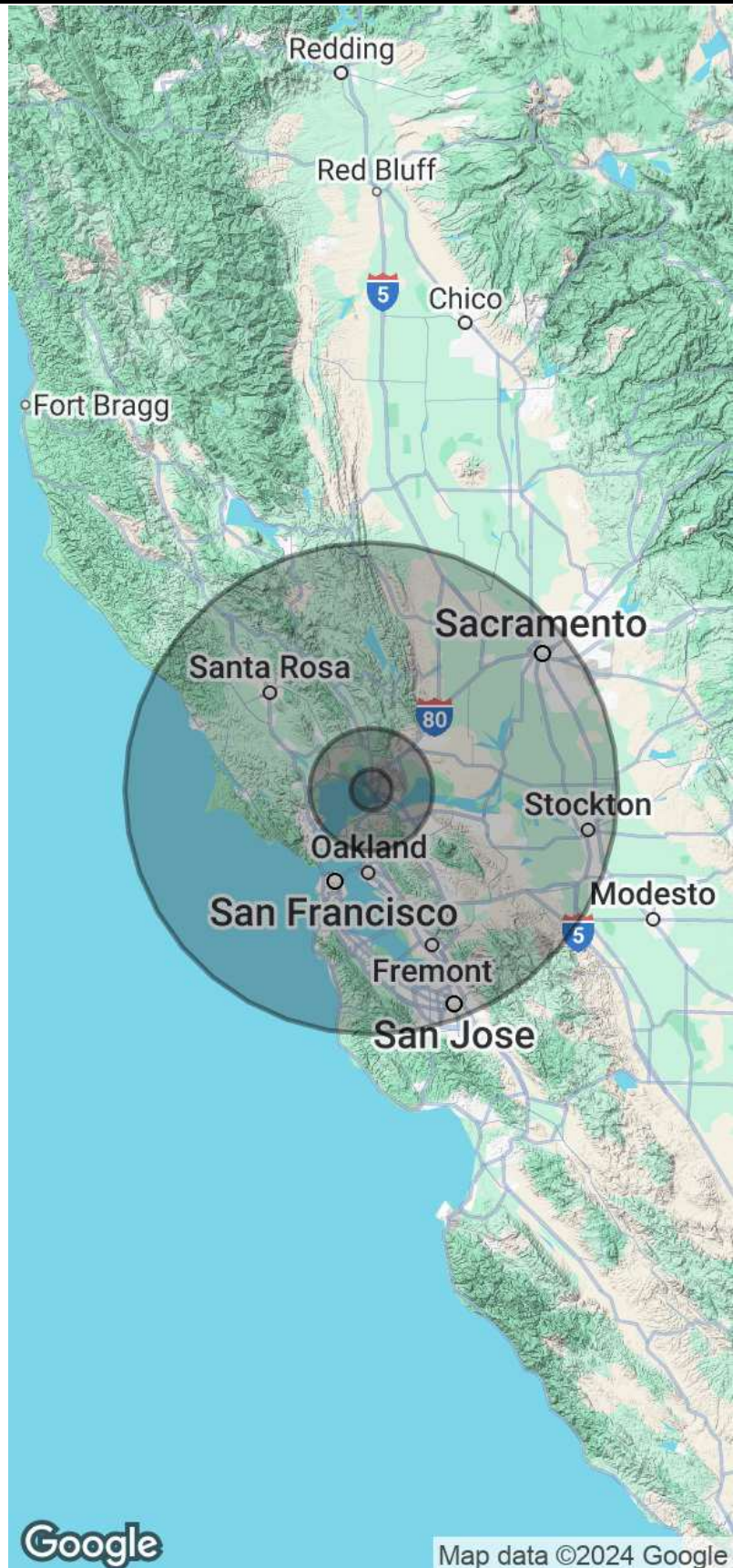
Average Household Income

**\$142,118**



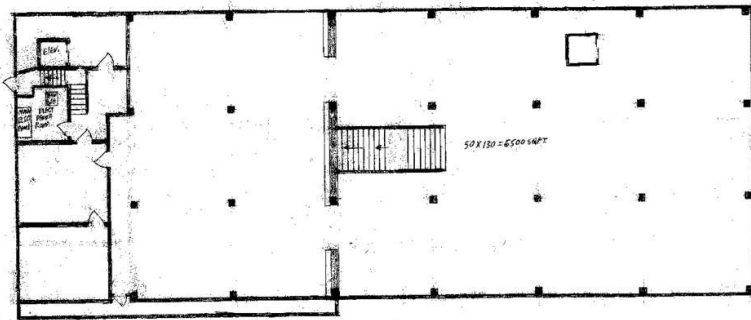
Average Age

**41**

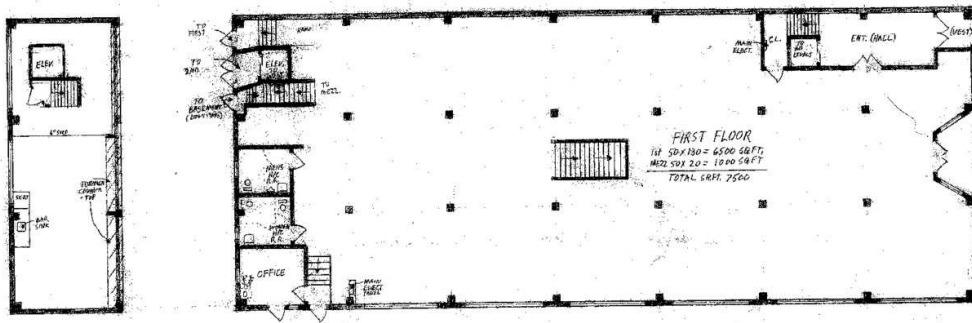


Google

Map data ©2024 Google



Lower Level Floor



First Floor

MEZZ. 1st Floor 1/2"

DENNIS BRINSON (OFFICE BLDG)	
(1st FLOOR + BASEMENT)	
DATE: 02-27	PROJECT NO: 02-11-0000
DATE: 3-15-07	
445 GEORGIA ST. VALLEJO CA. 94590	
FLOOR PLAN 1st Floor + Basement	TABLE 2