

4605 BUSINESS CENTER DRIVE

FOR LEASE

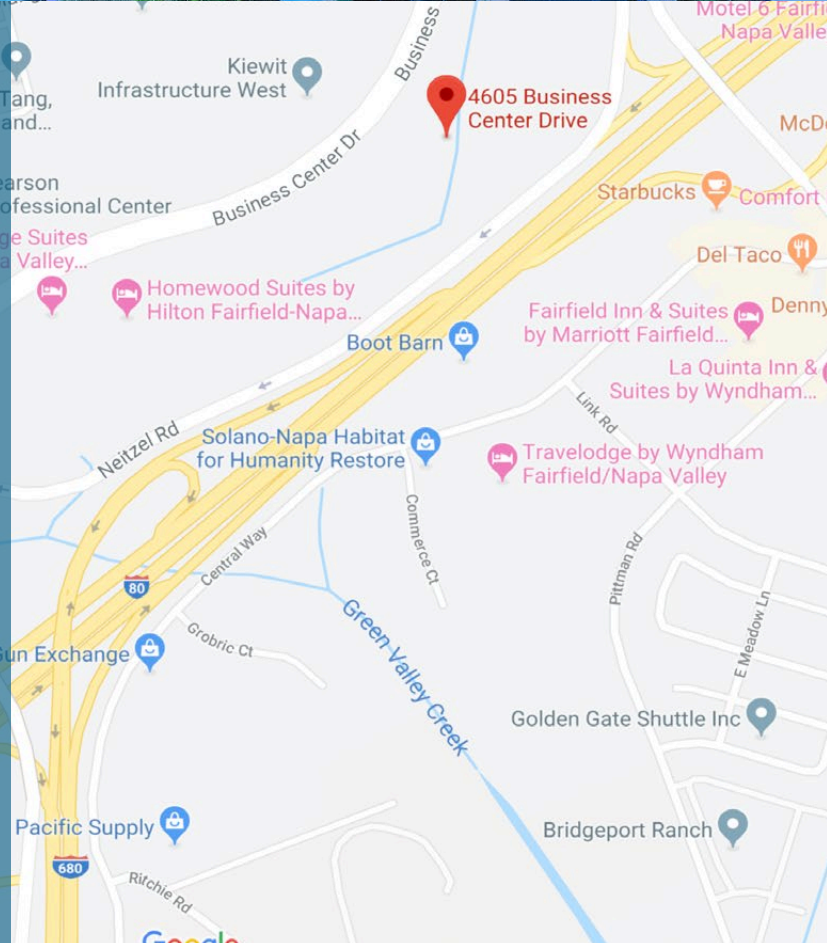
FAIRFIELD, CA

Class "A" Office Space



Property Highlights

- 100,000 SF 3-story, Class "A" office building
- Entire 3rd floor available, 32,973 ±SF "Divisible"
- Tenant improvement allowance negotiable
- Excellent visibility from Interstate 80 and easy access to both Interstate 80 & 680
- 5 per 1,000 SF parking ratio, with covered parking
- Fiber optics available at site
- 45 electric charging stations
- Extensive glass line with majestic views of surrounding Green Valley Hills
- To schedule a tour or to obtain pricing, please contact broker



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Chuck Griffen

Sales Associate

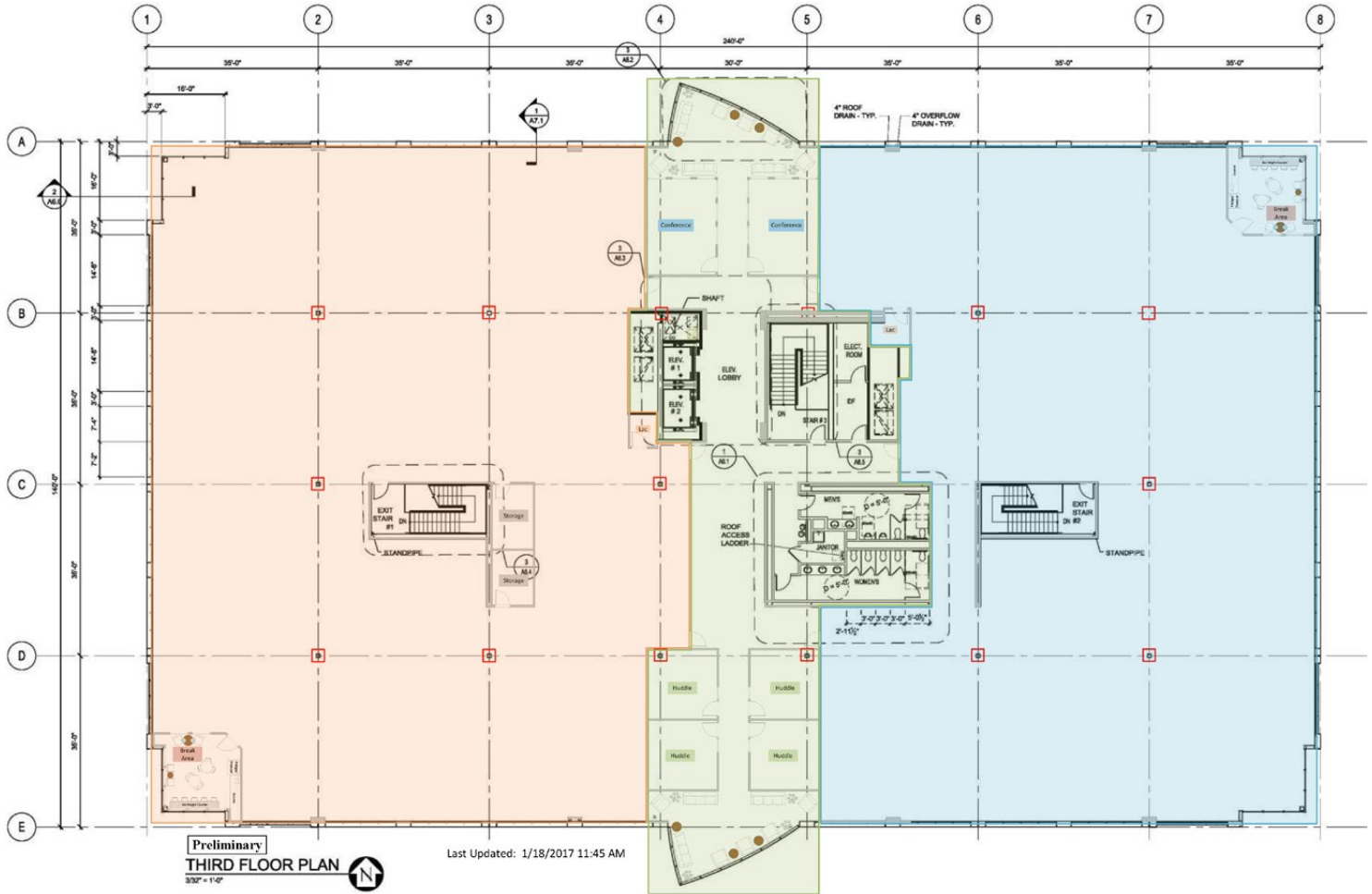
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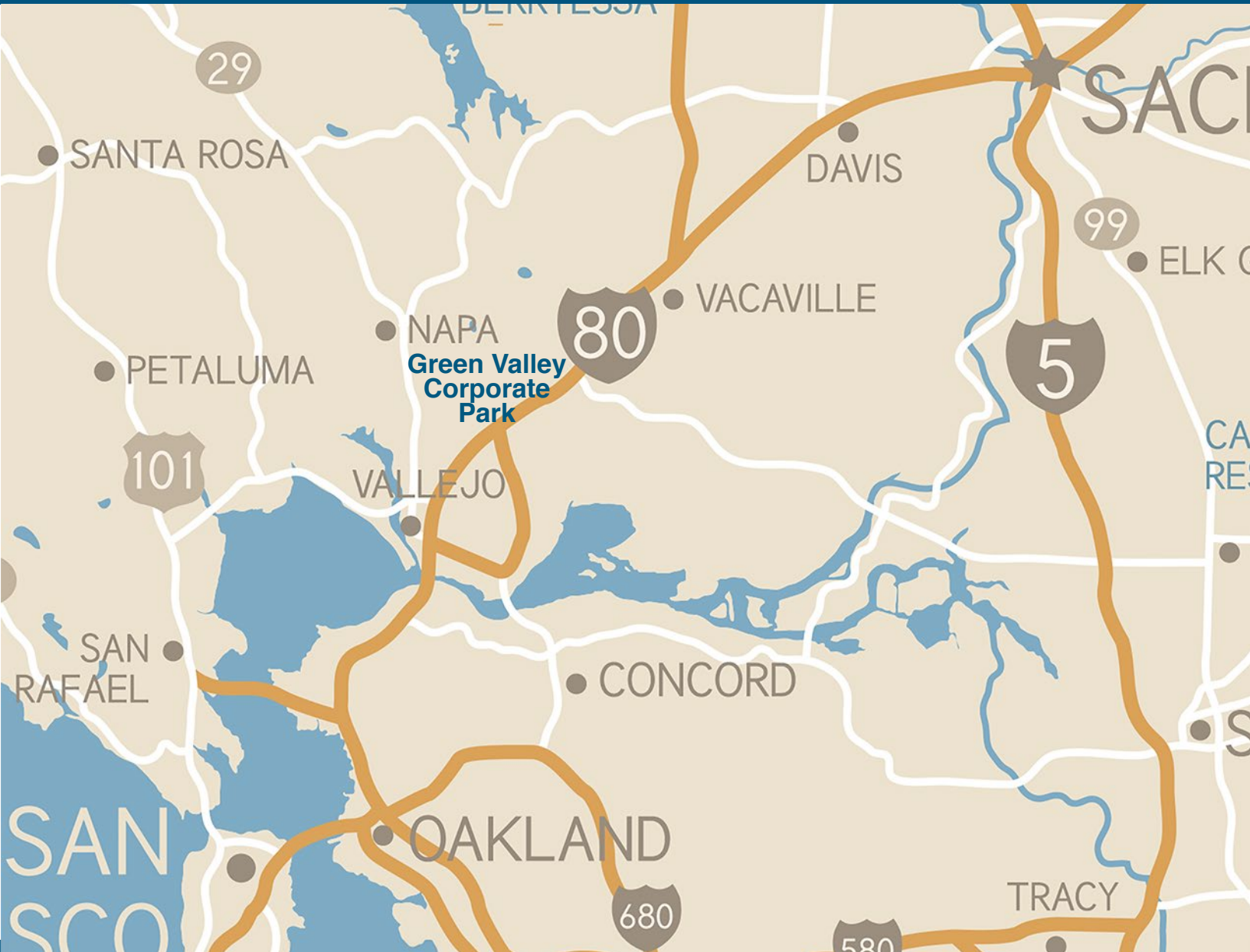
PROPERTY DESCRIPTION

4605 Business Center Drive, Fairfield CA



AREA MAP

4605 Business Center Drive, Fairfield CA



Green Valley Corporate Park is a 132-acre business park with over 2,000,000 sf of office and high-tech space, hotel, restaurants, child-care and health club planned. The buildings feature freeway visibility and outstanding project exposure. The park is located approximately 39 miles to San Francisco and 35 miles to Sacramento. The surrounding area features a large, well-educated labor pool, affordable housing, and unsurpassed quality of life amenities.



Information presented in this proforma was provided by the Seller. Shoemaker Commercial makes no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.