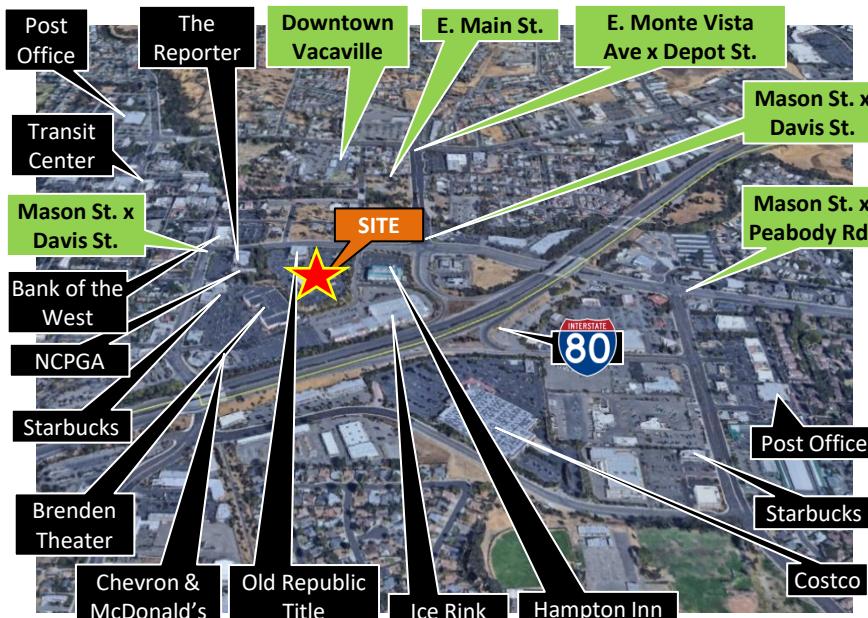


## BEAUTIFUL CLASS-A OFFICE BUILDING



**770 MASON ST – VACAVILLE, CA** is a modern, professionally managed, Class-A, three-story office building with and professional medial tenant mix. Available space is on the ground floor. Space offered is modern combination of private offices and open work areas with ample window line and amenities. Generous on-site parking and building signage. **Security cameras, interior/exterior LED, guard service, solar.**

**SUBJECT PROPERTY** is a marquee location at I-80 WB on- and off-ramps. Located on a prominent, signalized intersection near the Downtown District. Nearby amenities include lodging, food, entertainment and transportation.



PROPERTY FEATURES	
Building Size	72,730 sf
Rent Rate	All Rates are Mod FS
Features	<ul style="list-style-type: none"> <li>• Close to Downtown</li> <li>• Easy Access to I-80</li> <li>• Major Tenants</li> <li>• Signage / Parking</li> </ul>
Suite 150 \$2.75/sf/mo	3,030sf Recip, conf rm, 7 privates, conf rm, break, IT/storage, open work area.
Suite 160 w/ FFE \$2.95/sf/mo	5,258sf Cust svc lobby, 15+ privates, break, IT, open work area, etc

FOR MORE INFORMATION CONTACT:

[Traci@SpectrumPropertiesRE.com](mailto:Traci@SpectrumPropertiesRE.com)

Spectrum Properties

Commercial Real Estate Services CA DRE # 01860534

785 Alamo Dr. Ste 170

Vacaville, CA 95688

(707) 469-8000

# MASON STREET CENTRE

770 MASON ST., VACAVILLE, CA

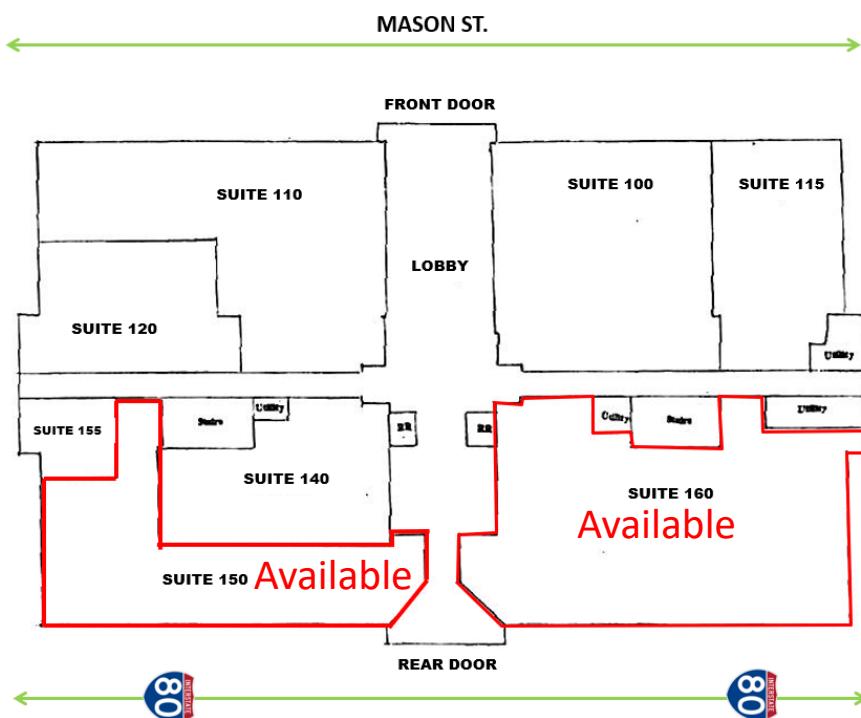
## SITE PLAN AND SPECS

4.75/1000  
Parking

Flexible  
Floorplans

Sprinklered

Beautiful  
Views



SPECTRUM PROPERTIES

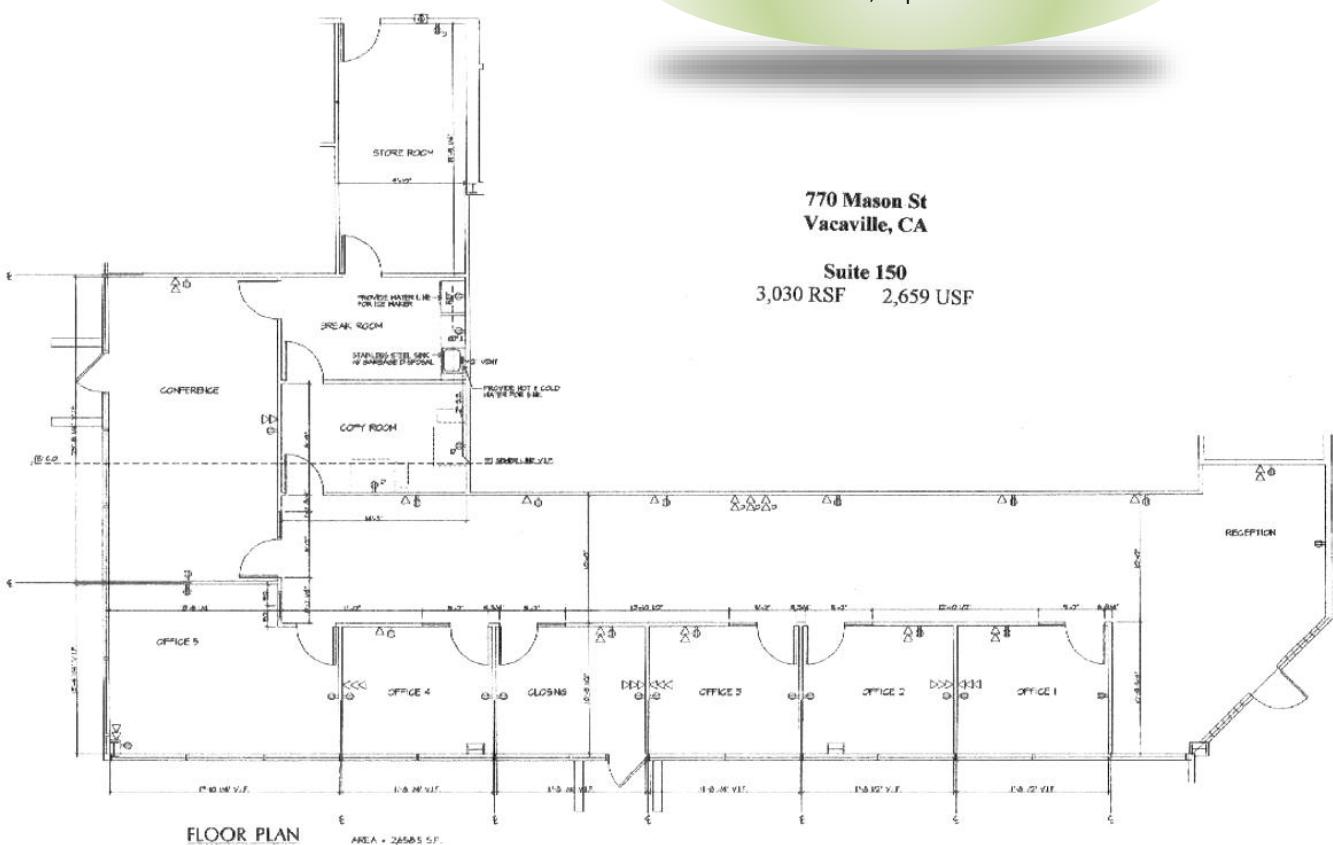
# MASON STREET CENTRE

770 MASON ST., VACAVILLE, CA

SUITE 150 – 3,030SF



Ste 150  
7 Privates, Conf, Storage IT,  
Breakroom, Open Work Area



# MASON STREET CENTRE

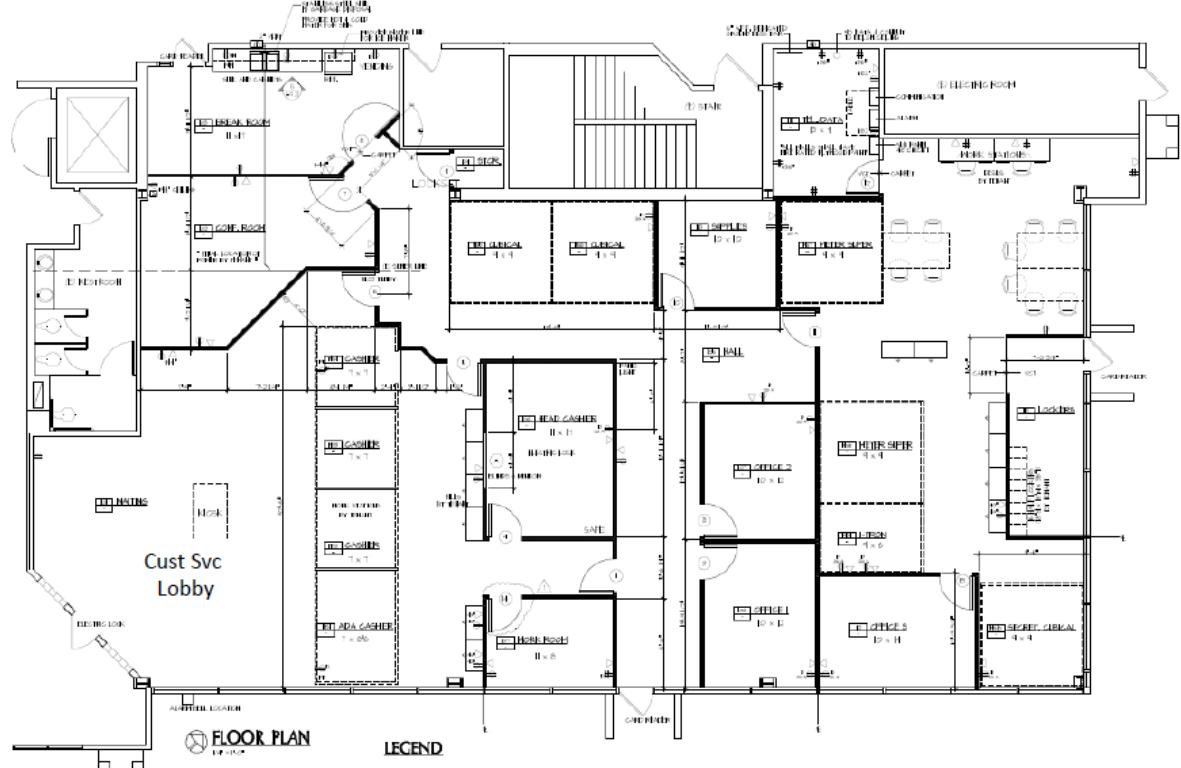
770 MASON ST., VACAVILLE, CA

SUITE 160 – 5,258SF

Ste 160  
15 Privates, Cust Svc,  
Conf, IT, Breakroom,  
Open Work Area & FFE

770 Mason St.  
Vacaville, CA

Ste 160  
5,258sf



SPECTRUM PROPERTIES