

SPECTRUM PROPERTIES

Commercial Real Estate Services

Spectrum Properties
Commercial Real Estate Services
(707) 469-8000
www.SpectrumPropertiesRE.com
CA DRE # 01860534

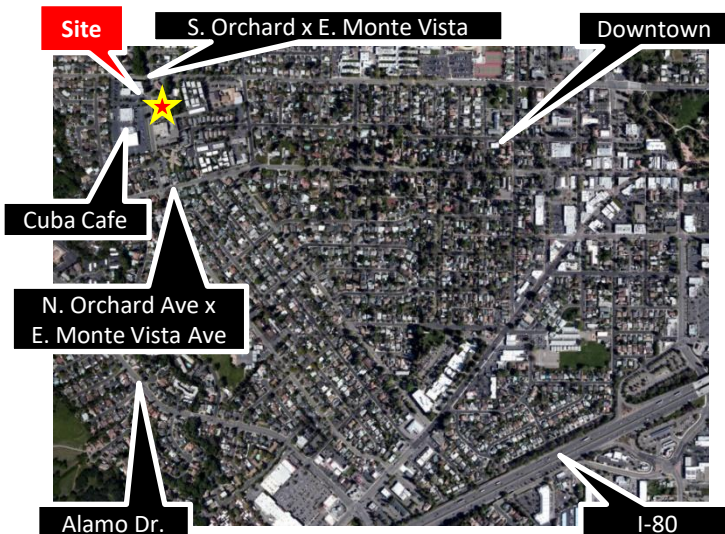
PROFESSIONAL OFFICES FOR LEASE



190 S. Orchard Ave. is a well-maintained professionally managed office building just outside of the core downtown area in a desirable north side of town – home to the area’s leading business community. **The Property** boasts flexible floor plans, professional tenant mix, low turnover, and close proximity to the core business area and freeway. Existing tenants include legal, accounting, and other professional office users.

Property Features

Building Size	38,187 sf
Features	<ul style="list-style-type: none"> • Desirable North Town Location • Updated Building • Near Downtown • Professional Build & Updated Finishes
B-117 1,356sf	\$1.60/sf/mo mod gross + PG&E
C-101 994sf	\$1.70/sf/mo mod gross
C-120A 203sf	\$2.35/sf/mo mod gross + PG&E
C-120B 203sf	\$2.35/sf/mo mod gross + PG&E
C-120C 452sf	\$2.25/sf/mo mod gross +PG&E
C-120D 771sf	\$1.65/sf/mo mod gross +PG&E
C-120 A/B/C/D 1,629sf	\$1.55/sf/mo mod gross + PG&E
C-230 813sf	\$1.60/sf/mo mod gross +PG&E



**FOR MORE INFORMATION,
PLEASE CALL 707-469-8000**

Spectrum Properties
Commercial Real Estate Services

785 Alamo Dr. Ste 170
Vacaville, CA 95688
www.SpectrumPropertiesRE.com

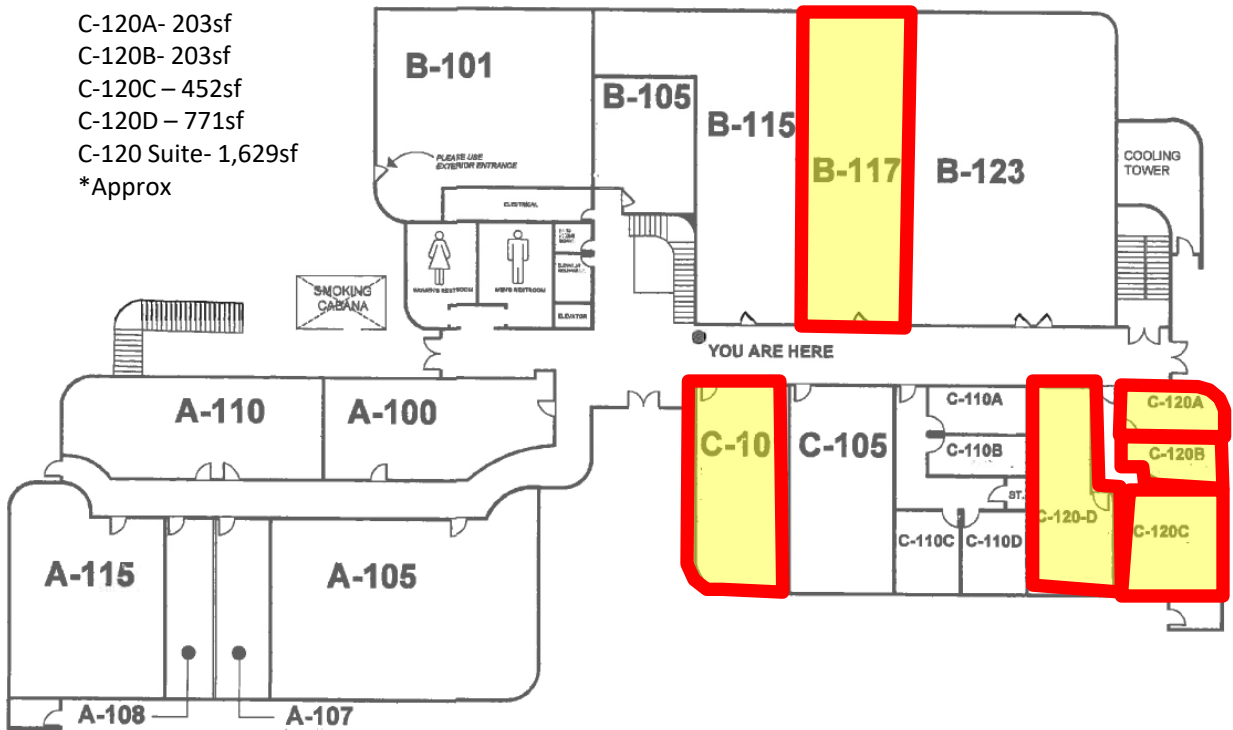
The depiction in the included photograph of any person, entity sign, logo, or property other than Spectrum Properties (S.P) client, and the property offered by S.P. is included only, and it not intended to connote any affiliation, connection, association, sponsorship or approval, by or between that which is incidentally depicted and S.P. or it's clients. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker expect if otherwise provided pursuant to the express terms, rates and conditions of S.P agreement with it's principal, if, as and when such commission (if any) is actually received form such principal.



190 S. ORCHARD AVE
VACAVILLE, CA 95688

OFFERED FOR LEASE BY
SPECTRUM PROPERTIES

- B-117- 1,356
- C-101 – 994sf
- C-120A- 203sf
- C-120B- 203sf
- C-120C – 452sf
- C-120D – 771sf
- C-120 Suite- 1,629sf
- *Approx

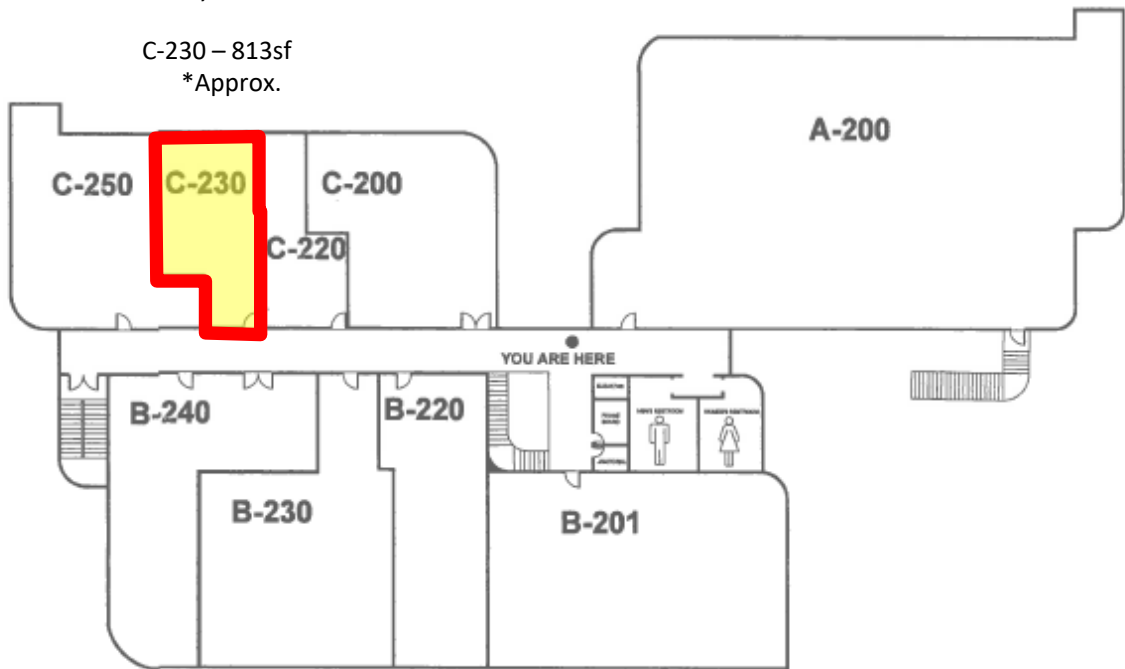


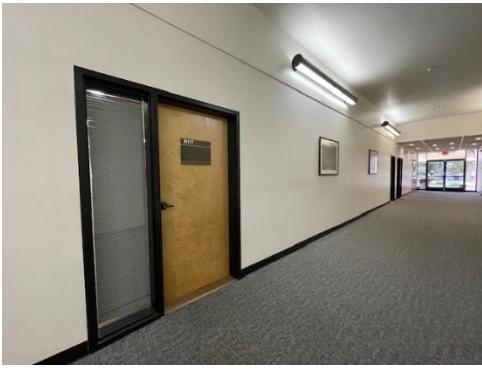


Orchard Professional Center
190 S. Orchard Ave.
Vacaville, CA 95687

OFFERED FOR LEASE BY
SPECTRUM PROPERTIES

C-230 – 813sf
*Approx.

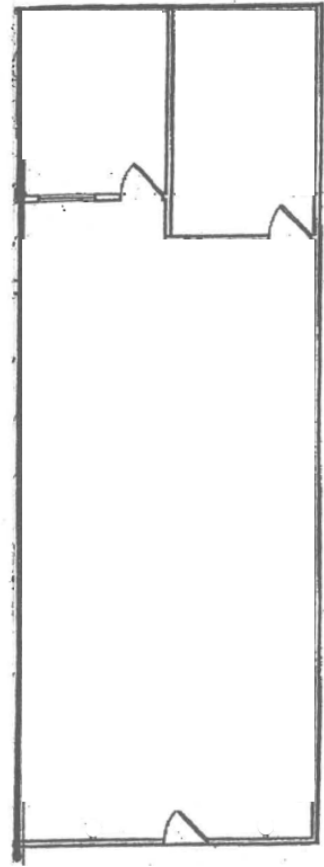




Orchard Professional Center
190 S. Orchard Ave.
Vacaville, CA

B-117- Approx. 1,356sf

OFFERED FOR LEASE BY
SPECTRUM PROPERTIES

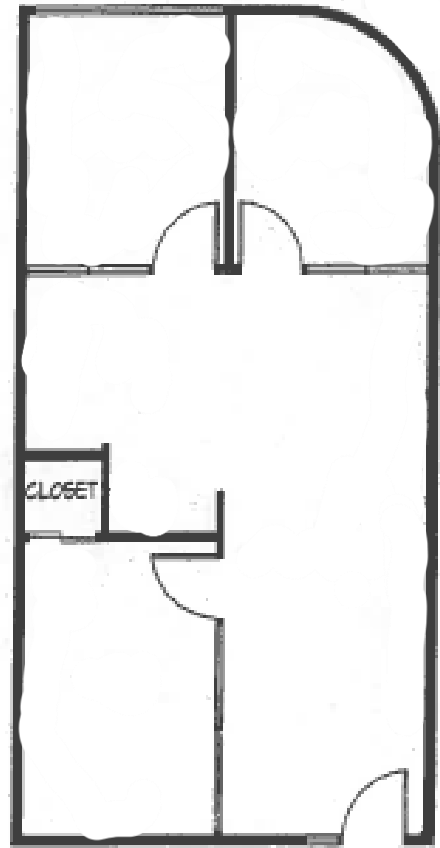




Orchard Professional Center
190 S. Orchard Ave.
Vacaville, CA 95688

Ste. C-101- 994sf
*Approx.

OFFERED FOR LEASE BY
SPECTRUM PROPERTIES

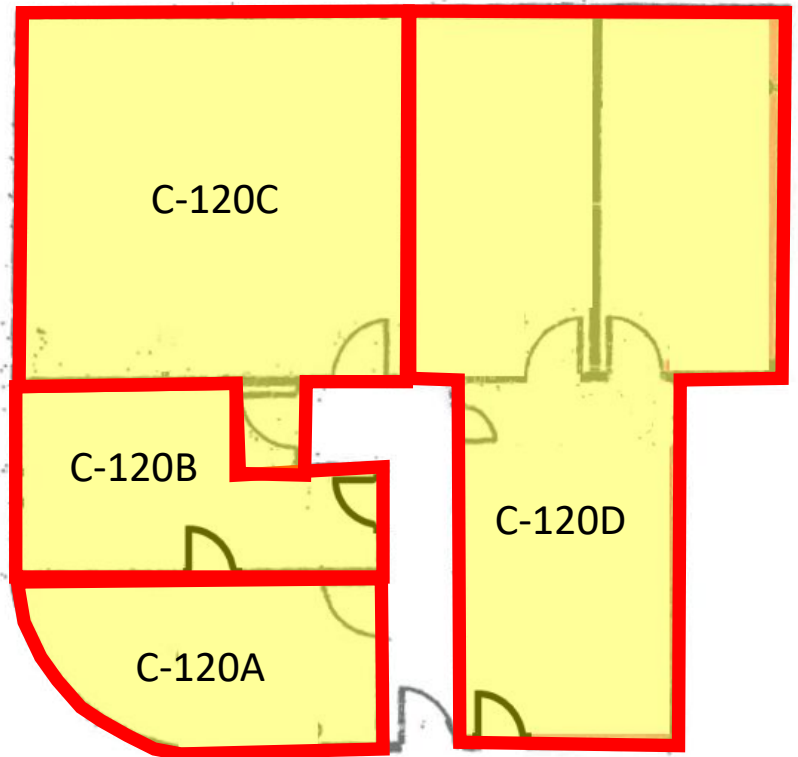




Orchard Professional Center
190 S. Orchard Ave.
Vacaville, CA

C-120A- 203sf
C-120B- 203sf
C-120C- 452sf
C-120D-771sf
C-120 Suites 1,629
*Approx.

**OFFERED FOR LEASE BY
SPECTRUM PROPERTIES**





Orchard Professional Center
190 S. Orchard Ave
Vacaville, CA 95688

Ste. C-230 - Approx. 813sf

OFFERED FOR LEASE BY
SPECTRUM PROPERTIES

