



Keegan & Coppin
COMPANY, INC.

FOR LEASE

125 CORPORATE PLACE
VALLEJO, CA

OFFICE SPACE WITH STORAGE
AVAILABLE



Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
LIC # 00835502 (707) 528-1400, EXT. 238
SJOHNSON@KEEGANCOPPIN.COM



PROPERTY DETAILS



125 CORPORATE PLACE
VALLEJO, CA

OFFICE SPACE WITH
STORAGE FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

Fully improved office space in a professional setting on a quiet cul-de-sac with approximately 16 offices and three conference/classrooms and file/storage space. Strategically located within a 3-mile radius of over a dozen retirement and assisted living facilities.

- Approx 66 shared parking spaces
- Prime Bay Area location that is within walking distance of Napa River and an hour drive from San Francisco
- Strong traffic counts - Nearby Curtola Parkway and Events Avenue feature traffic volumes in excess of 20,000 ADT

LEASE TERMS

Rate

Negotiable

Terms

3-5 year leases preferred.



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AREA DESCRIPTION



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DESCRIPTION OF AREA

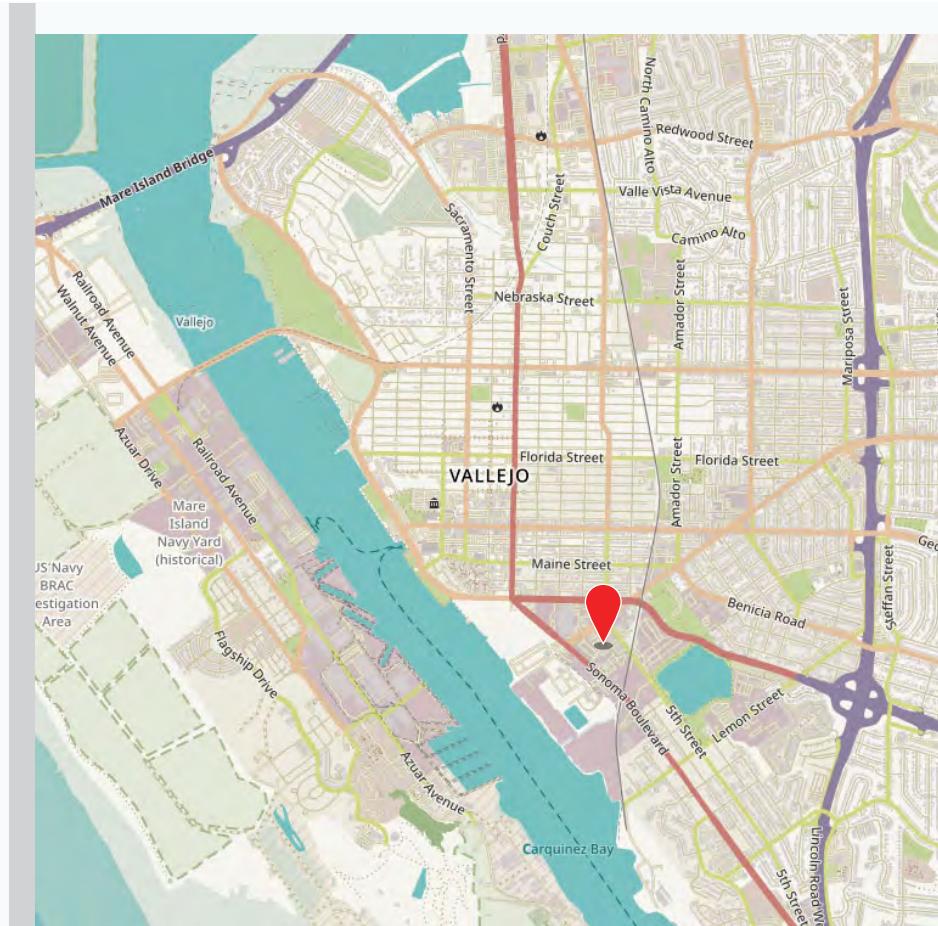
Located in the northeastern part of the Bay Area, bordering Napa, Yolo, Sacramento, Contra Costa, and Sonoma counties, Solano County is a diverse region located in Northern California, roughly halfway between San Francisco and Sacramento. It is part of the San Francisco Bay Area by some definitions and the Sacramento Valley/Northern California Megaregion by others, making it a geographic and cultural crossroads.

NEARBY AMENITIES

- Mare Island Naval Shipyard (Vallejo) – historic military base now being redeveloped
- Six Flags Discovery Kingdom (Vallejo)
- Suisun Marsh – one of the largest contiguous wetlands in California
- Vacaville Premium Outlets – large regional shopping draw
- Local wineries & tasting rooms in the Suisun Valley

TRANSPORTATION ACCESS

- Interstate 80 (San Francisco to Sacramento)
- Interstate 680 (to the East Bay)
- Highway 12 (to Sonoma and the Delta)
- Amtrak's Capitol Corridor rail line includes stations in Fairfield-Suisun, Vacaville-Elmira (under development), and Suisun City.



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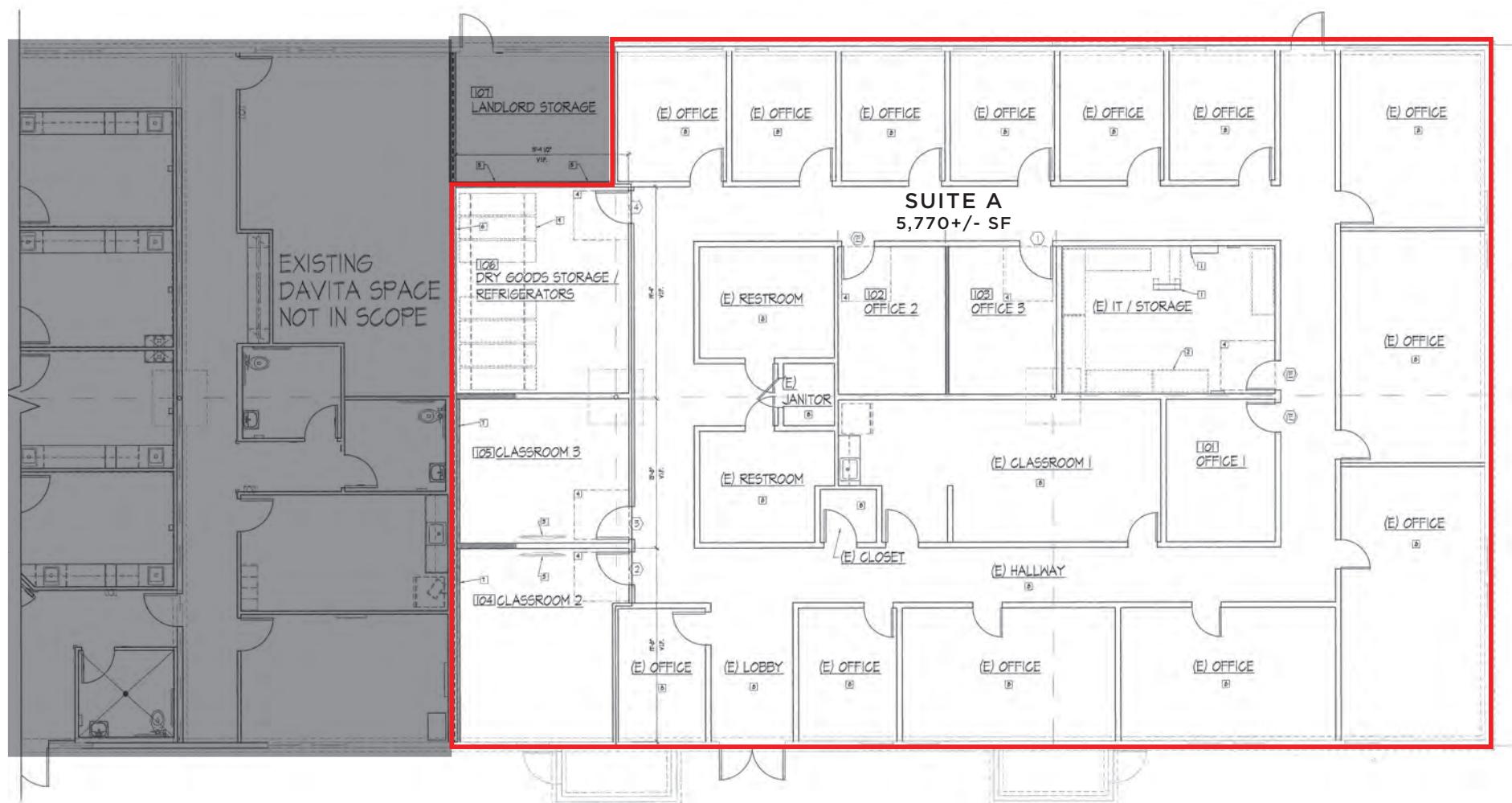


FLOOR PLAN



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SUITE A AVAILABLE NOT AVAILABLE

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PROPERTY PHOTOS



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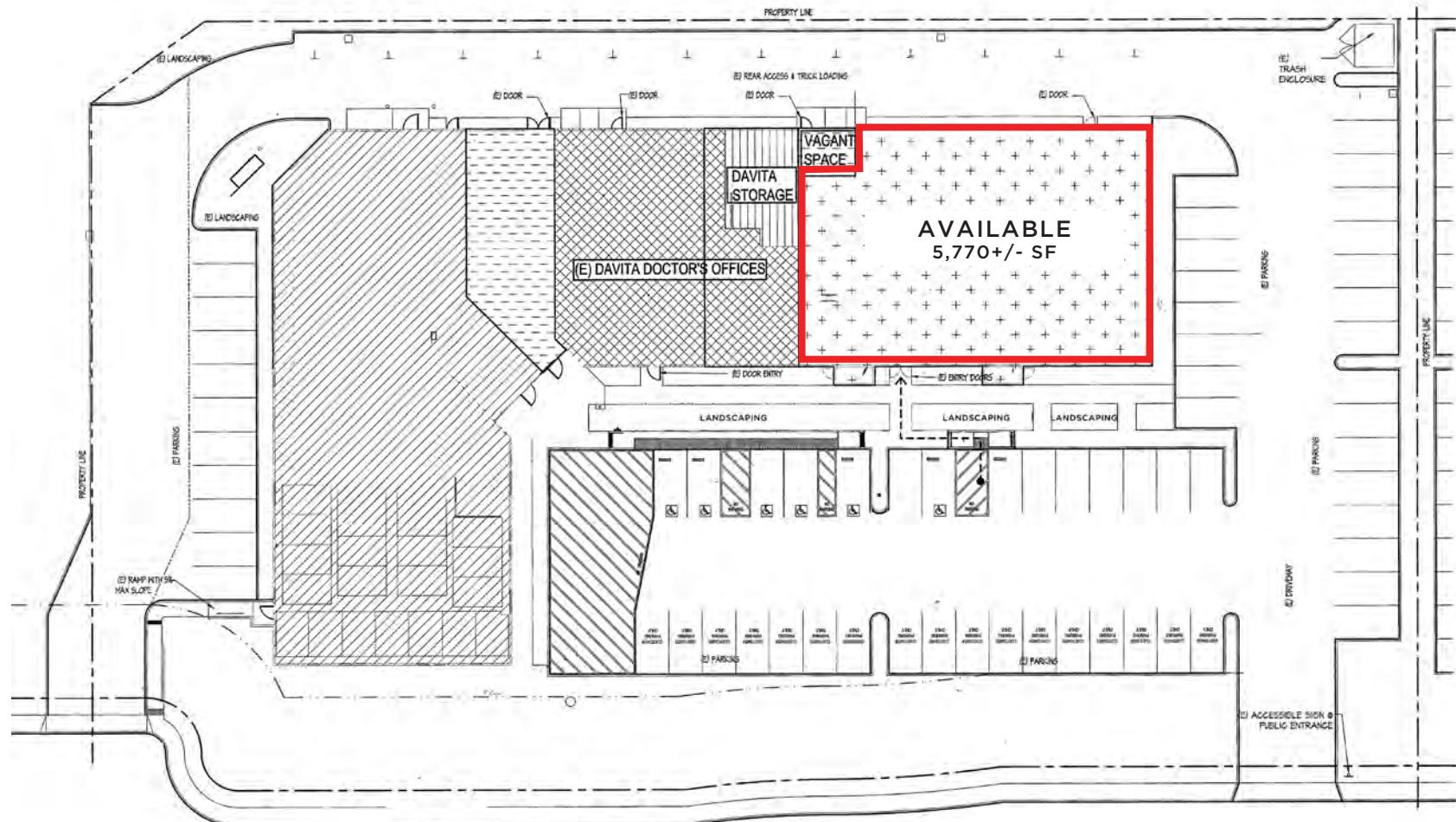


SITE PLAN



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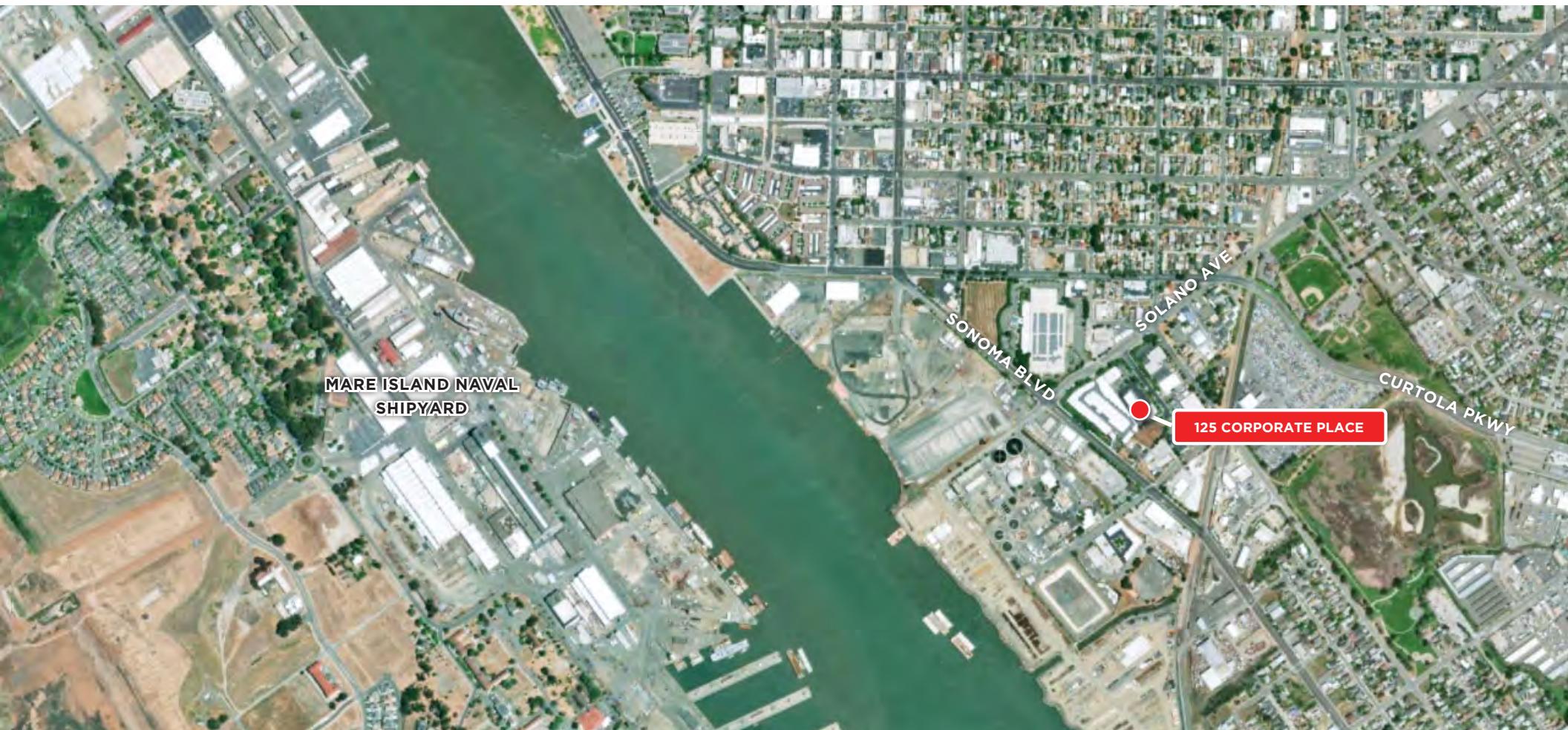


LOCATION MAP



125 CORPORATE PLACE
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Keegan & Coppin Co., Inc.
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Santa Rosa, CA 95401
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