



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.



PRESENTED BY: SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400, EXT. 238
SJOHNSON@KEEGANCOPPIN.COM



AREA DESCRIPTION

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

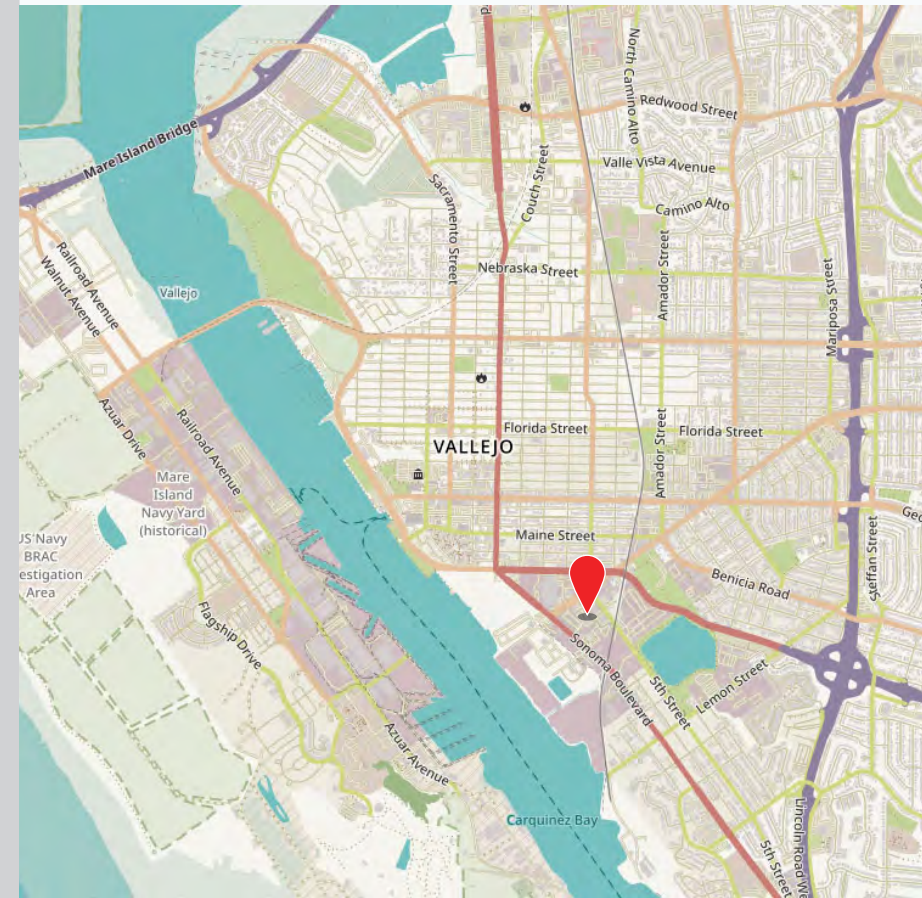
TRANSPORTATION ACCESS

- 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.



125 CORPORATE PLACE
VALLEJO, CA

**OFFICE SPACE WITH
STORAGE FOR LEASE**



PRESENTED BY:

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

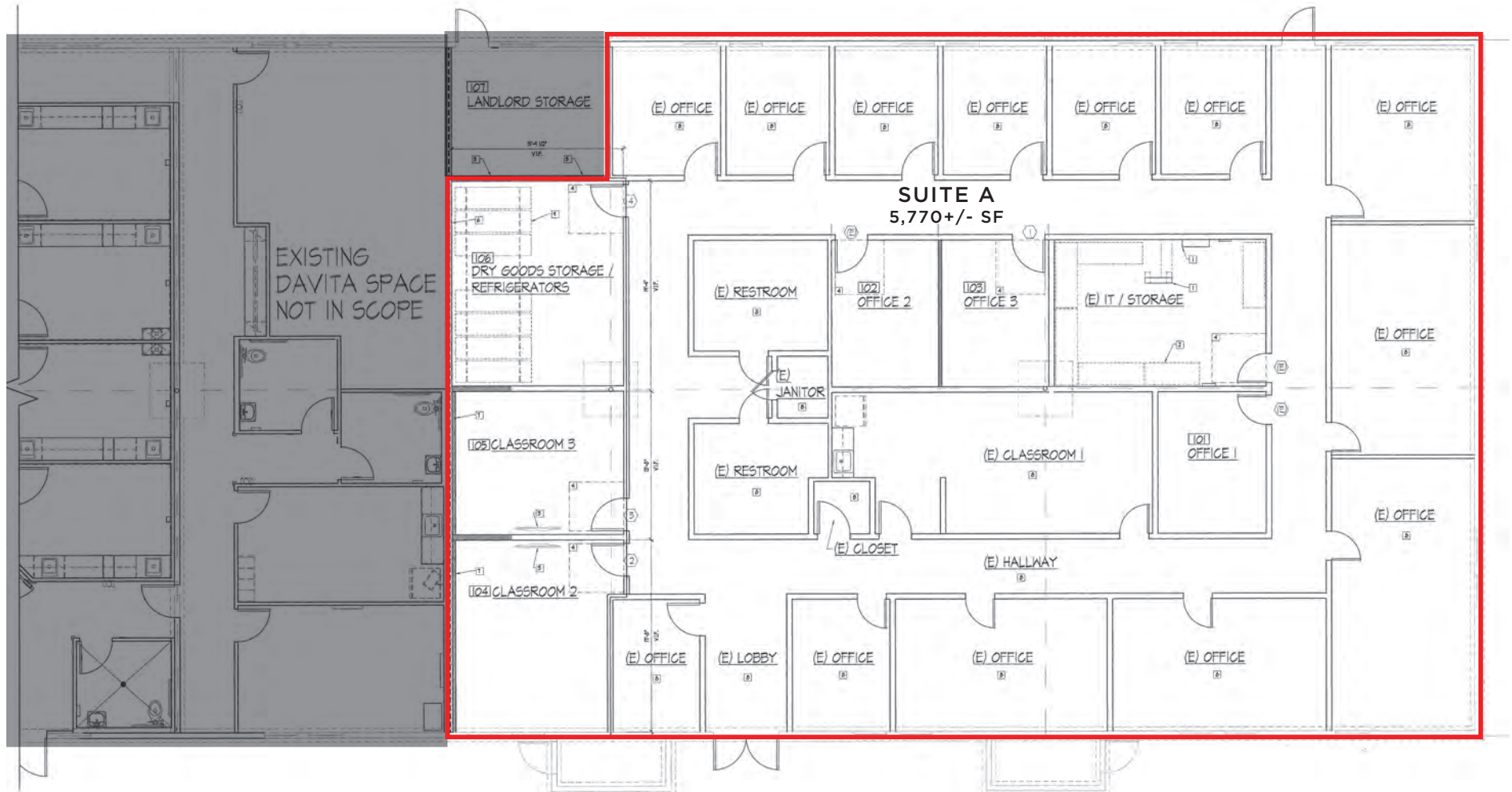


FLOOR PLAN



125 CORPORATE PLACE
VALLEJO, CA

OFFICE SPACE WITH
STORAGE FOR LEASE



☒ SUITE A AVAILABLE ☐ NOT AVAILABLE

PRESENTED BY: SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400, EXT. 238
SJOHNSON@KEEGANCOPPIN.COM



PROPERTY PHOTOS



125 CORPORATE PLACE
VALLEJO, CA

**OFFICE SPACE WITH
STORAGE FOR LEASE**



PRESENTED BY:

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

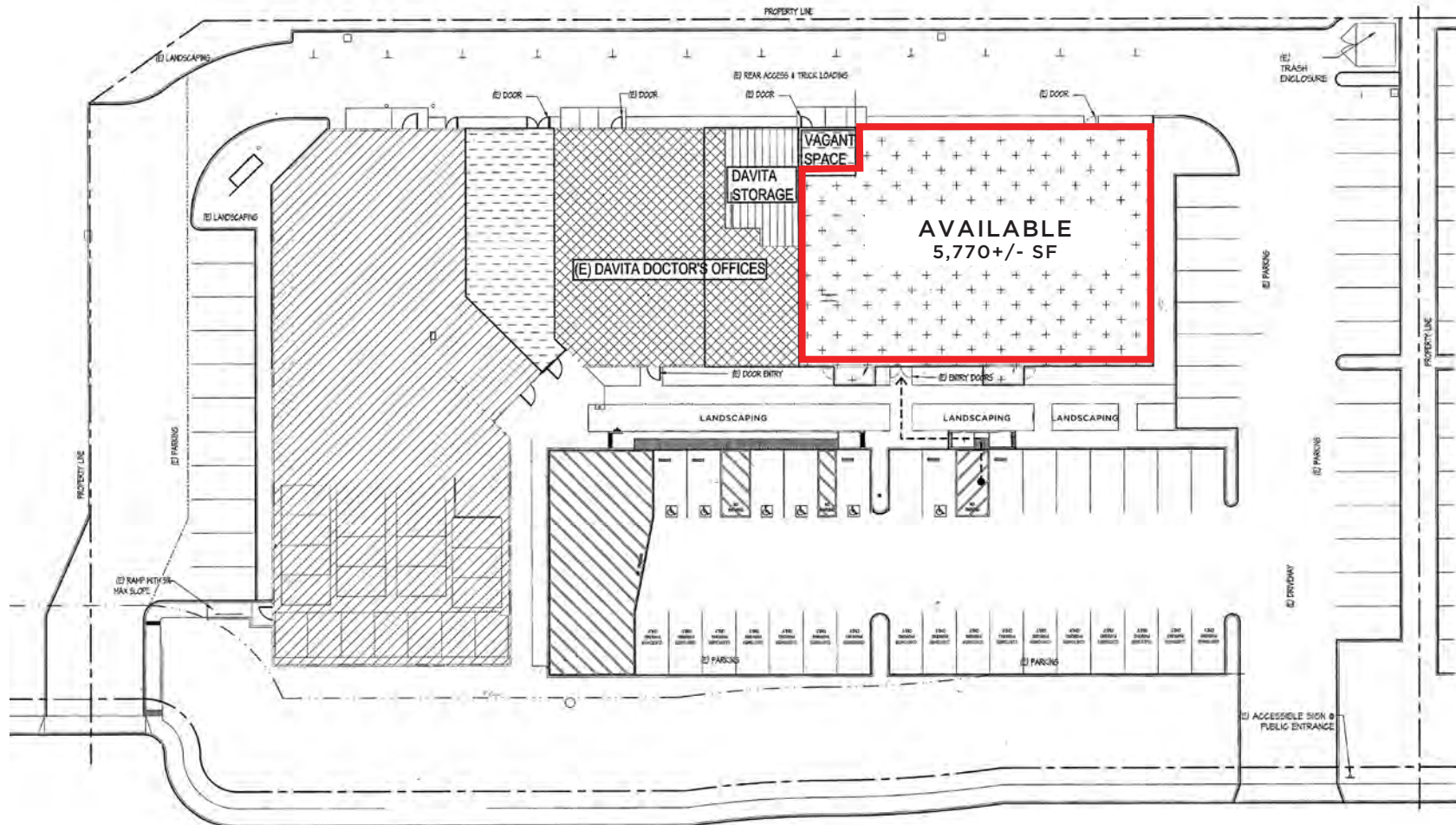


SITE PLAN



125 CORPORATE PLACE
VALLEJO, CA

OFFICE SPACE WITH
STORAGE FOR LEASE



PRESENTED BY: SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400, EXT. 238
SJOHNSON@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



LOCATION MAP



125 CORPORATE PLACE
VALLEJO, CA

**OFFICE SPACE WITH
STORAGE FOR LEASE**



Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

REPRESENTED BY:

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