

# 460-480 Redwood St.

Redwood Square, Vallejo, CA



## Prime Office/Medical/Retail Location for Lease

Wonderfully maintained smaller center with an easy to get to location, great parking, and in the center of the Vallejo Gateway. Very competitive rates and generous TI allowances (for well qualified tenants). Many tenants are medical or related users. Most tenants have exercised their options to extend, the latest two having been signed for ten and eleven years. The low turnover provides stability for the center and for the tenants as well, making it a comfortable and consistent location for established businesses.

- 3 Blocks from Hwy 29
- Four Ground-Floor Spaces Available
- 1200-2,400 SF
- Central Air & Heating
- Drop Ceilings
- Close to Stores & Restaurants
- Open Floor Plans
- Ample Parking
- Across from larger shopping center



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## Space Availability

### **460 Redwood St. - 1st Floor - Suite 12 - 1,200 SF - \$18 per SF per Year**

Great space facing east, so lots of exposure from the Redwood St. In very good condition, new floor, ADA restroom, plenty of parking. Owner willing to invest in the space for qualified longer term tenant (5 years+). Listed lease rate plus proportional share of utilities. Fully Built Out as Professional Services Office. Space is in Excellent Condition.

### **460 Redwood St. - 1st Floor - Suite 14-15 - 1,330 SF - \$21 per SF per Year**

Shared Medical/Physical Therapy or related, shared lobby, but you have your own check in window, shared employee lunch room, but private rooms are all yours. See layout attached. Excellent Center, well maintained, plenty of parking including overflow at both the east and west ends. Many Tenants have been there 10+ years. Ownership is very cooperative as to upgrades, moving within the Center and has invested. substantial funds in security. Lease rate does not include utilities, property expenses or building services. Fully Built Out as Health Care Space. 6 Private Offices. Space is in excellent condition with central Air and heating and drop ceilings. Rental Rate upon request.

### **480 Redwood St. - 1st Floor - Suite 33 - 1,200 SF - \$18 per SF per Year**

Listed lease rate plus proportional share of utilities. Fully built out as standard retail space. Located in-line with other retail. Space is in excellent condition. Central air and heating and drop ceilings.

### **480 Redwood St. - 1st Floor - Suite 44-45 - 2,400 SF - \$21 per SF per Year**

Great open space with a kitchen and tons of light/windows. Highly desirable end cap space with availability to have 3 signs. Listed lease rate plus proportional share of utilities. fully built out as standard retail space. Bright, natural light, end cap lots of glass!



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**Suite #12**



**Suite #14-15**



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**Suite #33**



**Suite #44-45**



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