

**FOR LEASE | ±19,642 SF & Divisible**



View  
Virtual  
Tour

**4830 Business Center Drive, Fairfield, CA**



## PROJECT HIGHLIGHTS:

- High Quality Class "A" Office Space
- Fully Furnished Throughout with Quality Furniture
- 10' Ceiling Heights with Substantial Glass Line
- Immediate I-80/680 Freeway Access
- Excellent Hillside Views Throughout
- Audio Video System
- 5 per 1,000 parking ratio
- Quality Lobby Area & Outdoor Patio
- Walking Distance to Retail, Dining & Shopping Amenities
- Available immediately



**Located adjacent to the ±350,000 SF Green Valley Crossings Retail Center, which includes numerous retail shops, restaurants and other retail services**



**Spacious Lobby**



**Full Kitchen**



**Building Entrance**



**Boardroom**



**Solano Town Center Mall**



**Lake Berryessa**



**Downtown Fairfield**



**Local Wineries**

# 2<sup>nd</sup> Floor

±19,642 SF



Large Conference Rooms

Multiple Small Meeting Rooms/  
Private Offices

Fully Furnished Throughout  
Premises

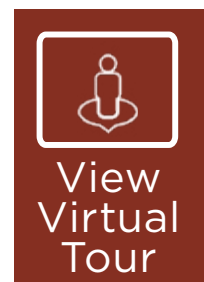
Large Meeting Areas  
Throughout the Premises

Movable Accordion Walls  
Allowing For Flexibility on  
Meeting Room Sizes

Ideal for Instructional, Vocational  
School Facility

Audio-Visual Equipment Located  
Throughout Facility

Extensive Views Throughout



Movable Accordion Walls

## CENTRAL NORTH BAY LOCATION

- Over 2,293,000 people reside within a 30-mile radius of Fairfield
- Large, Well Educated Labor Force
- Most Affordable Housing in the Bay Area

## KEY FACTS

2,338,922

Population

39.1

Median Age

\$86,290

Median Disposable  
Income

855,359

Households

## EDUCATION

9%

No High School  
Diploma



17%

High School  
Graduate



27%

Some College



48%

Bachelor's/Grad  
Degree

## EMPLOYMENT



71%

White Collar



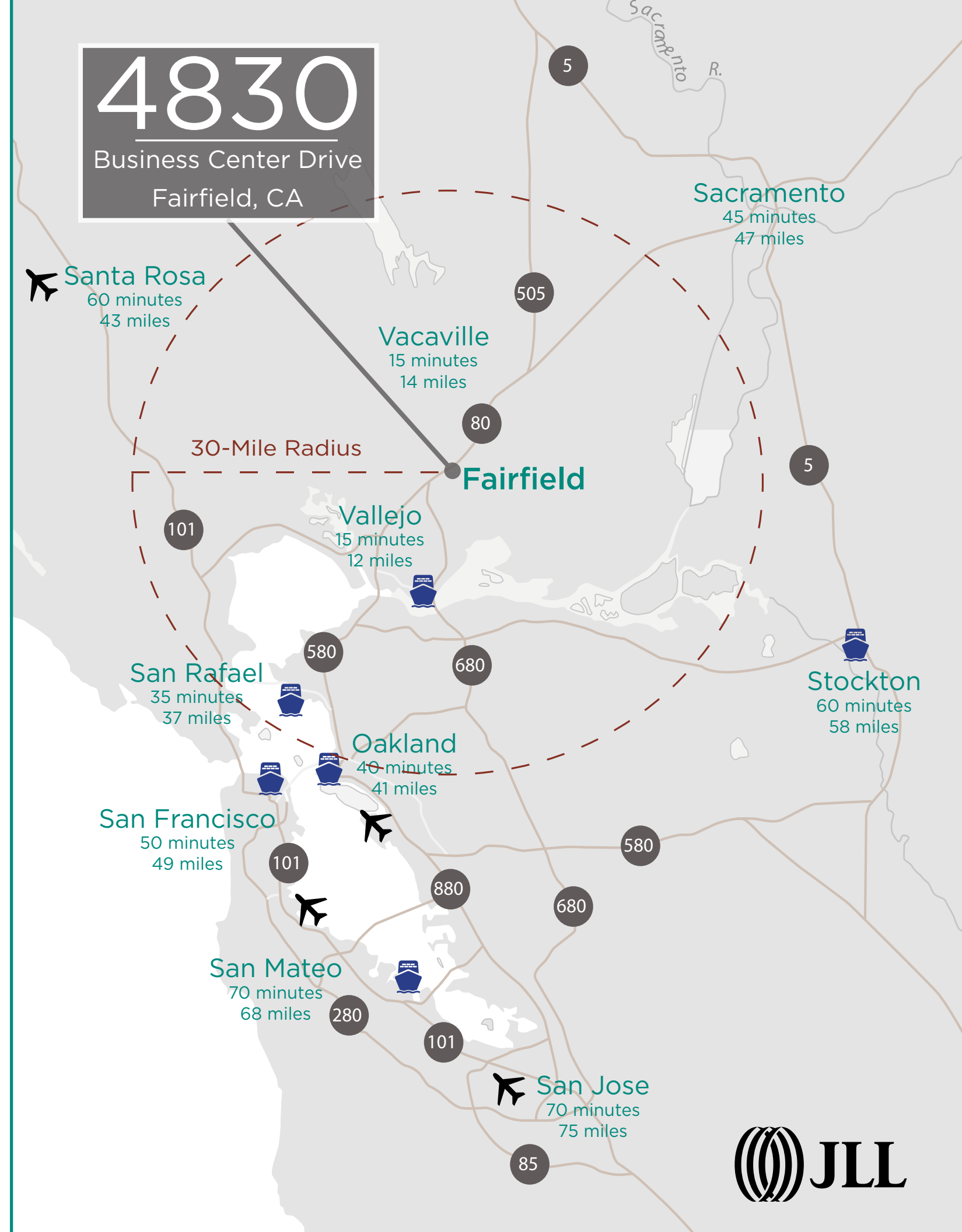
16%

Blue Collar



16%

Services



# NEARBY AMENITIES AND FREEWAY ACCESS

**4830**  
Business Center Drive  
Fairfield, CA



Glen Dowling  
glen.dowling@jll.com  
+1 415 299 6868  
License #00890450

Chris Neeb  
chris.neeb@jll.com  
+1 415 299 6867  
License #01324612

Matt Bracco  
matt.bracco@jll.com  
+1 925 948 1305  
License #01185434



Jones Lang La Salle Brokerage, Inc. Real Estate License #: 01856260. Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.