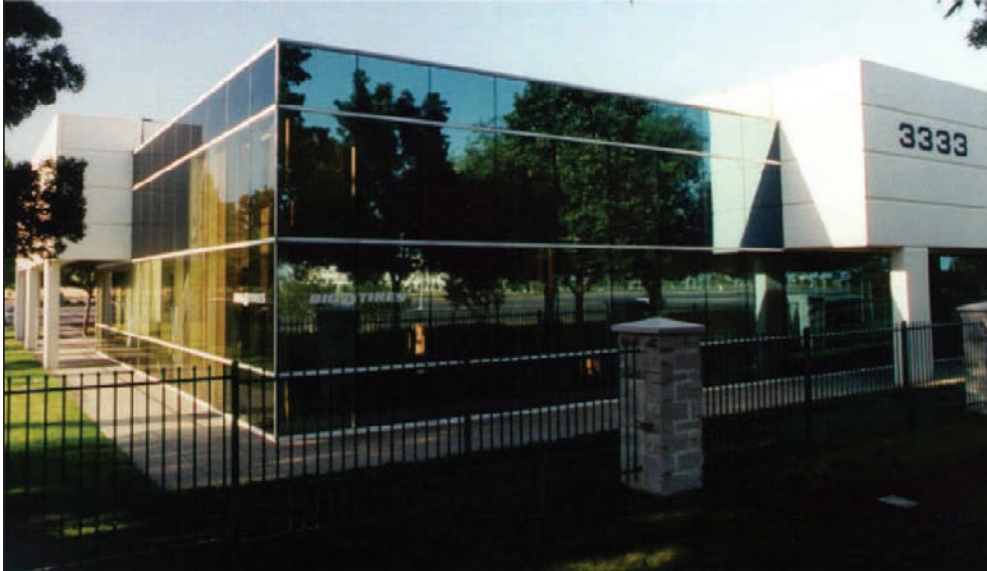




**FOR SUBLEASE (EXPANDABLE)**  
**OFFICE ±4,798 SF (PRIMARY SUBLEASE SPACE)**  
**WAREHOUSE ±5,700 - ±9,686 SF (DIRECTLY W/LANDLORD)**  
**3333 Vaca Valley Parkway, Vacaville, CA**



## Project Summary

- ▶ Parkway Plaza  
Corporate Office Park
- ▶ Office Sublease - Suite 2000:  
±4,798 SF
- ▶ Warehouse - Suite 1000\* & 690\*:  
±5,700 SF to ±7,653 SF
- ▶ Adjacent Warehouse - Suite 670\*:  
±2,033 SF

**TAKE ALL OR PART**

\* Directly with Landlord



## Features:

- ▶ Well Landscaped, campus environment
- ▶ Tenant Improvements to Suit
- ▶ Immediate Freeway Access to I-80 and I-505
- ▶ Gated Free Parking, (3.4/1,000 SF Ratio)
- ▶ 16' Minimum Clearance
- ▶ Grade Level Loading Available (12'x12')
- ▶ Minutes for restaurants, hotels and shopping
- ▶ Close to University of California Davis, Sacramento Metro and Oakland & San Francisco Airports
- ▶ Large, Trained Labor Force and Abundant Affordable Housing



**CHRIS PETRINI**

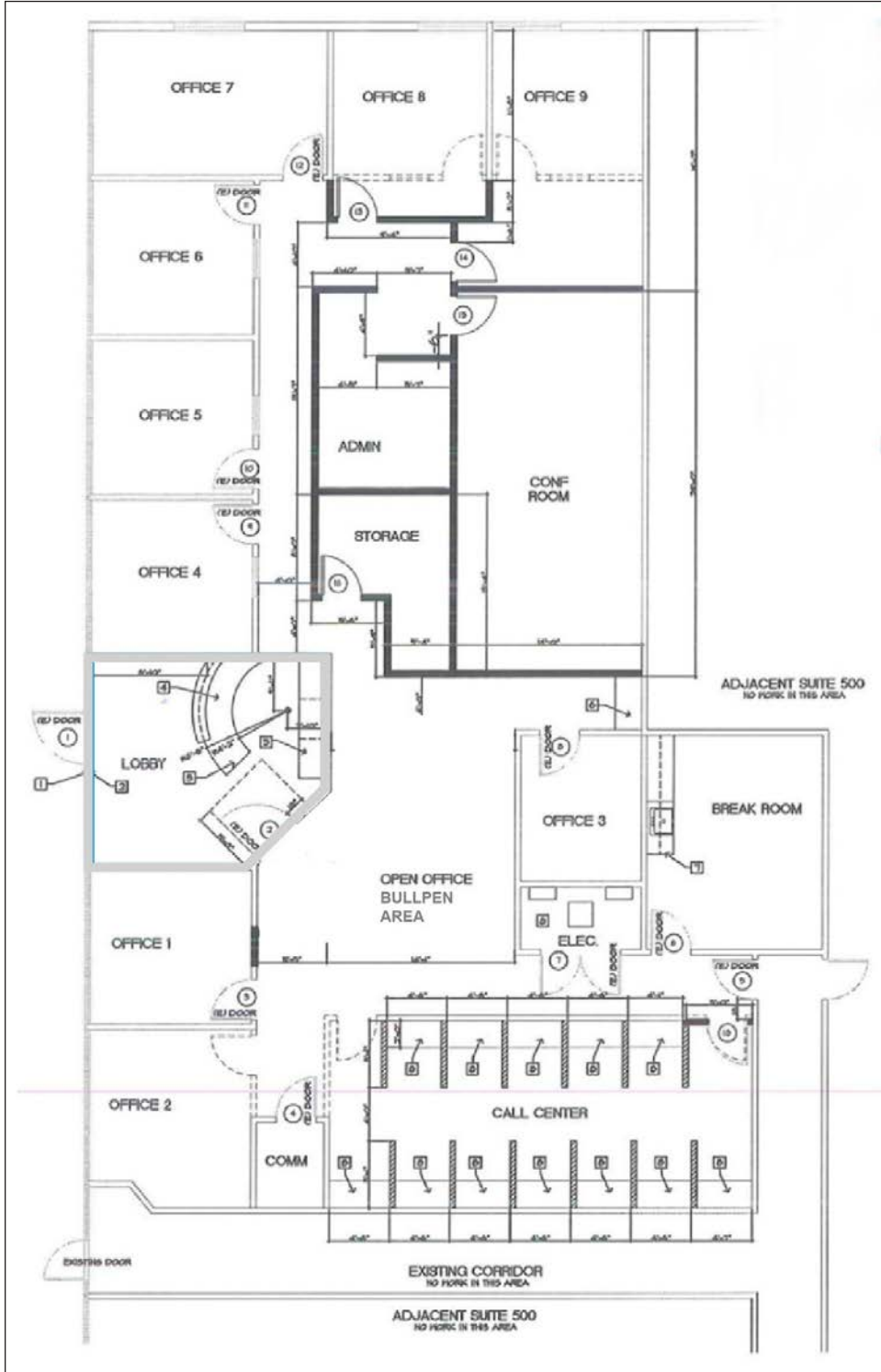
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**PETRINI COMMERCIAL**

2333 Courage Drive, Suite H  
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Interior Office



Bullpen Area - Open Office



Breakroom/Kitchen

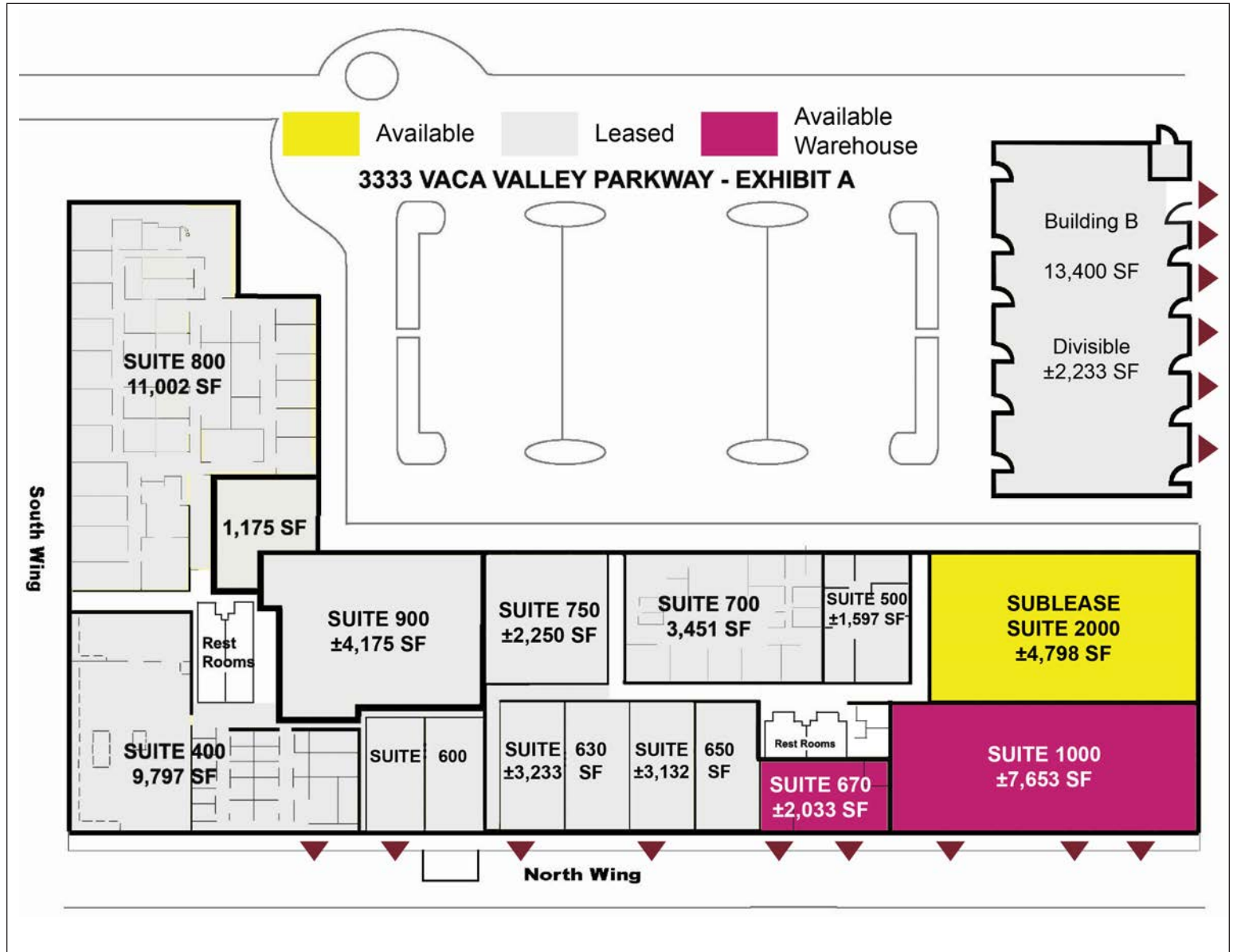
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▲ 12' x 12' Grade Level Door

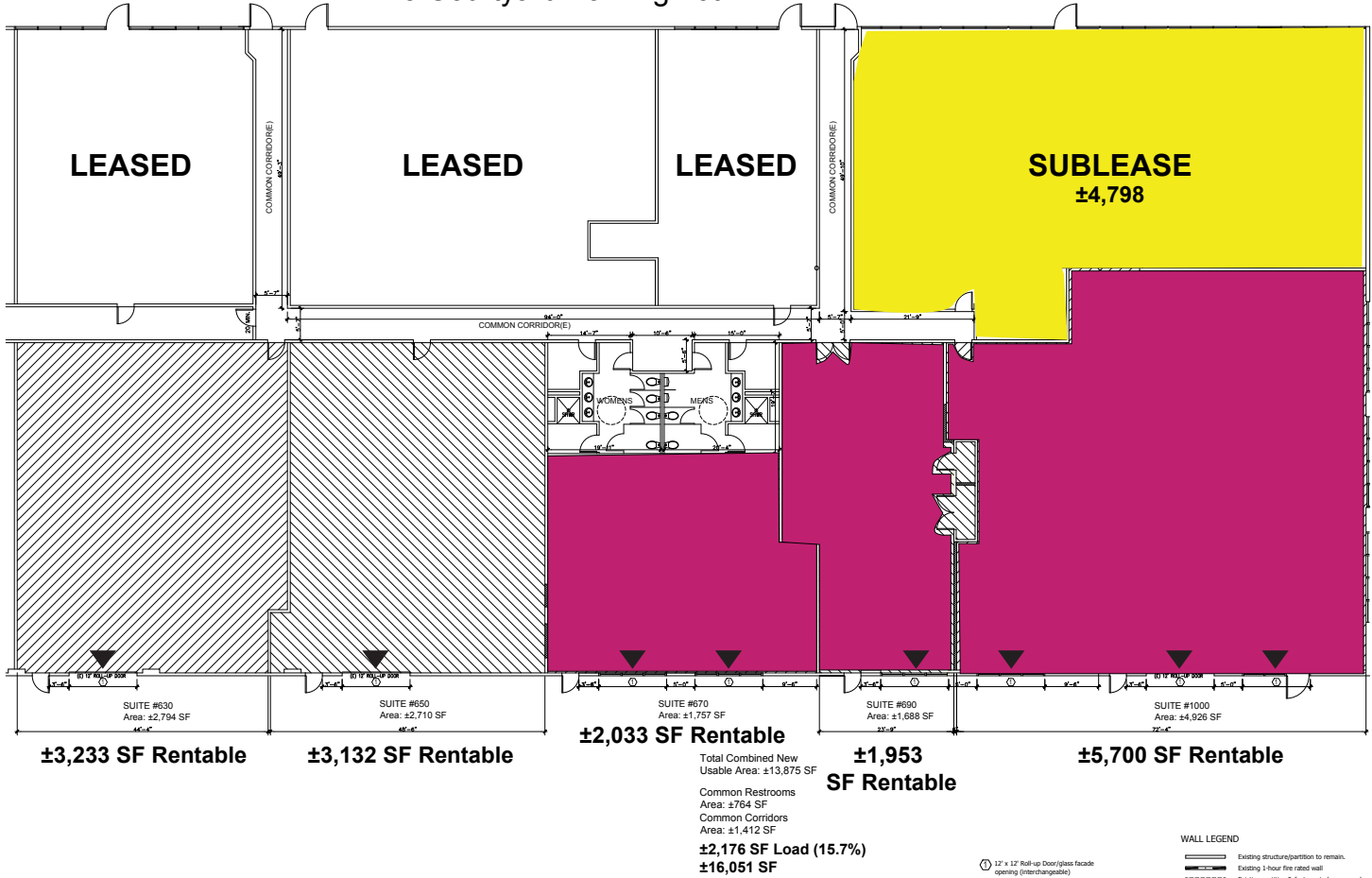
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To Courtyard Parking Lot



▼ 12'x12' Grade Level Door Opening

**SPACE PLAN**  
 SCALE: 1/8" = 1'-0"



Available Available Adjacent Warehouse

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