

FOR LEASE

623 Main St.,

SUISUN CITY, CALIFORNIA



**PRIME HISTORIC DOWNTOWN SUISUN CITY LOCATION
IDEAL FOR RETAIL AND PROFESSIONAL BUSINESS SERVICES**

PREMISES SF: 3,060 SF; GROUND FLOOR RETAIL / PROF. SERVICES

BUILD-OUT: LARGE, SUNLIT SHOWROOM WITH LVT FLOORING, PLUS OFFICE, WORKROOM, STORAGE & PVT. RESTROOM

- AMENITIES:**
- MOVE-IN READY
 - EXCELLENT STREET VISIBILITY,
 - AMPLE PARKING IN CITY IN LOT DIRECTLY ACROSS STREET
 - EASY ACCESS TO HWY 12 AND INTERSTATES 80 AND 680
 - WALKING DISTANCE TO RESTAURANTS, BUSINESS SERVICES AND AMTRAK STATION



The information provided herein has been obtained from sources deemed reliable. Summit Properties does not guaranty its accuracy.

CONTACT:

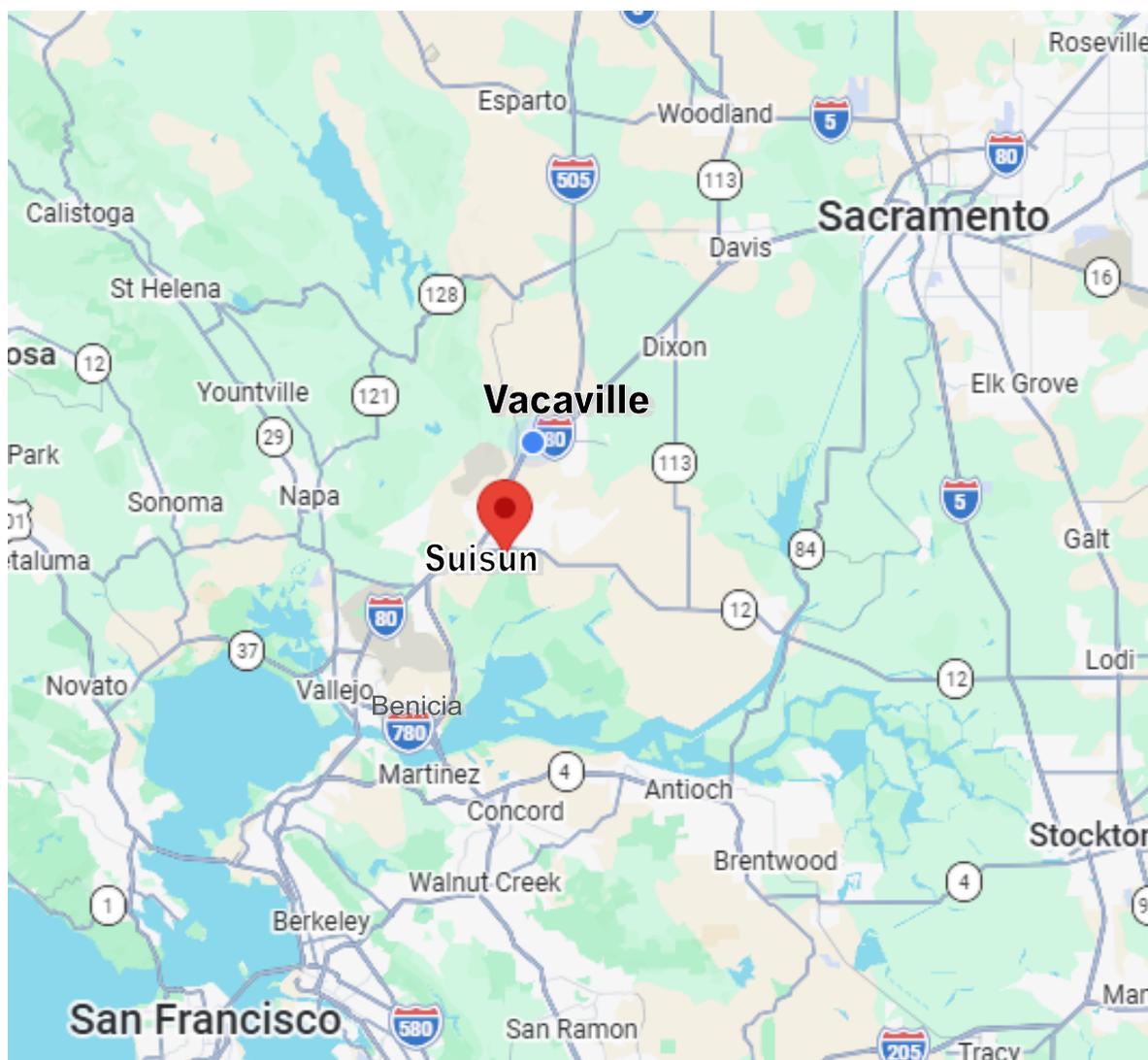
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Step inside this LANDMARK BUILDING, where historic charm and Gothic masonry architecture create a timeless welcome. This meticulously prepared **3,060 SF suite** is ready for immediate occupancy, featuring an expansive **2,100 SF showroom** with soaring ceilings and full-height storefront windows. The highly functional layout also includes an additional **960 SF of dedicated space** for flexible administrative use—including offices, a workroom, and supply storage—plus a private restroom. Ample, convenient parking is available in the City lot directly across the street. .

623 MAIN STREET is located in Suisun City’s Historic Downtown-Waterfront District. Originally built in 1855 and elegantly renovated in 2015, this landmark was listed on the National Register of Historic Places in 1978 as "Suisun Masonic Lodge No. 55" (also known locally as the Stanley Beverly Lodge).

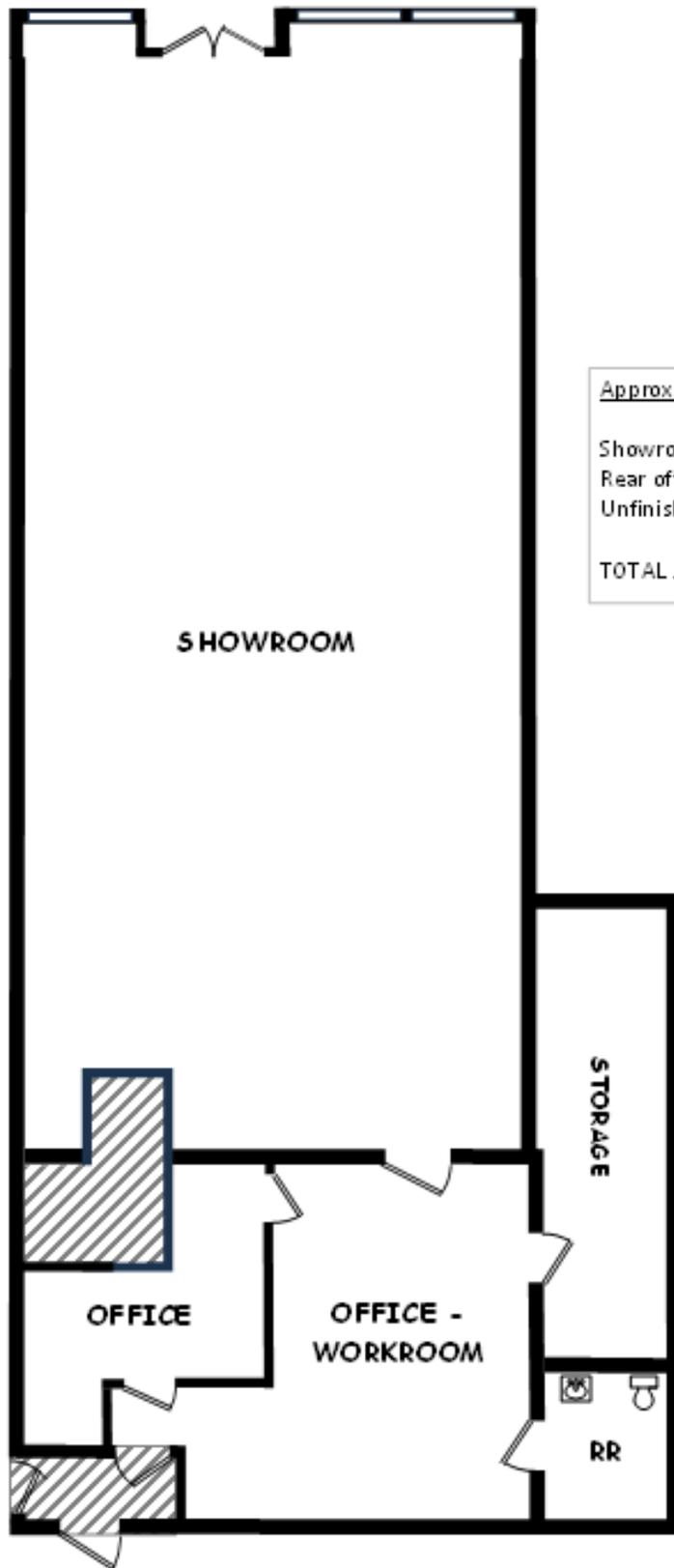
SUISUN CITY is strategically positioned in Solano County, midway between San Francisco and Sacramento and just 10 minutes from the Gateway to Napa-Sonoma Wine Country. Its picturesque waterfront, affordable housing, and pro-business philosophy offer an exceptional environment to live, work, and thrive.

SOLANO COUNTY is a regional economic powerhouse, home to **Lonza’s 956,000 SF Biomanufacturing Campus**, **Guittard Chocolate Company**, **Jelly Belly Candy Co.**, **Solano Community College**, **NorthBay Health**, **Six Flags Discovery Kingdom**, and **Travis Air Force Base**.



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| <u>Approximate Square Footage</u> | |
|-----------------------------------|-------------------|
| Showroom | 2,100 s.f. |
| Rear office, incl. RR . . . | 700 s.f. |
| Unfinished Storage . . . | 260 s.f. |
| TOTAL | 3,060 s.f. |



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623 MAIN STREET
 Suisun, CA
 Approx. 3,060 sf
 (plan not to scale)