

Kinetic Real Estate proudly presents:



For Lease, available immediately!

Located in the Redwood Square Shopping Center on Tuolumne and Redwood Street

**1760 Tuolumne Street
Vallejo, CA 94589**



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Main Floor Plan



Features

1760 Tuolumne Street, Vallejo, CA

Fully built out medical office located in a high traffic retail park

Lot:	87,850			
Useable SF	2,320			
Gross SF	2,567			
Base Rate:	\$ 2.05			
Base Rent:	\$ 5,262.35			
Mo. CAMs:	\$ 1,190.78			
Total Mo. Pmt.:	\$ 6,453.13	*subject to change		

Lease Type: Net Lease

Term: 5+ years

Key unit features:

High traffic area in Vallejo, main street between highway 80 and Highway 29

Fully built out medical office, can be leased with equipment

7 exam rooms with sinks and cabinetry

large reception area and client waiting area

4 private offices, IT Closet, Nurses station, lab & a break room

2 unisex interior restrooms

fire suppression system

Office Layout

Suite 1760 is a full build out medical office and turnkey unit with a total of 2,567 gross sf, and 2,320 useable sf. Improvements include a large reception area and waiting room, seven exam rooms, each with a sink and cabinetry, and two unisex bathrooms—one in the main hallway and the other located near the employee break room. Additional amenities include a wet bar and a full size refrigerator in the employee breakroom, a nurse's station, lab, IT closet, janitor's closet, two front entrances, and one back entrance.

Located in a mixed use retail center with business tenants in medical, retail, service, and anchored by a FoodMaxx supermarket. Also located in a great area of Vallejo at the corner of Redwood Street and Tuolumne, and within 1 mile distance from Sutter Solano Medical Center, Kaiser Permanente, and Adventist Health.

Take a virtual tour or set up an appointment to view it in person.



Shopping Center Map

Located on a major transit street between the 80 and Highway 29. High traffic count area and a route to get to Napa from the Bay Area.

