



SPECTRUM PROPERTIES

Commercial Real Estate Services

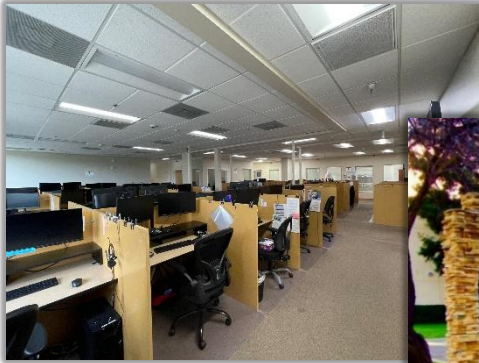
Spectrum Properties

Traci Perry (707) 469-8000

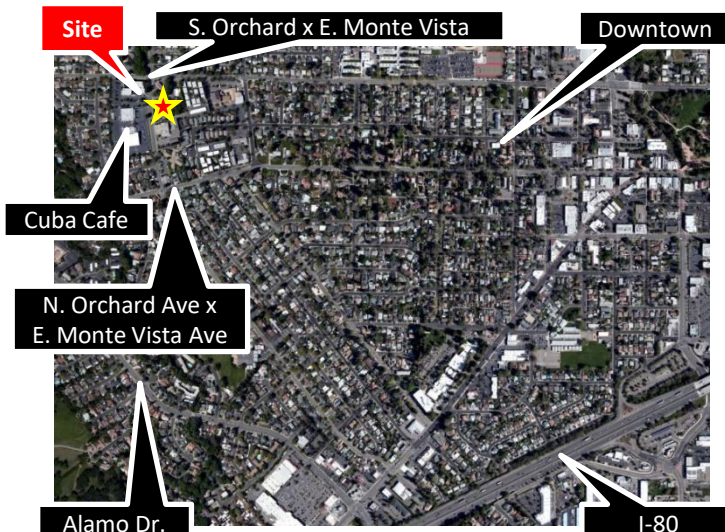
Traci@SpectrumPropertiesRE.com

www.SpectrumPropertiesRE.com

PROFESSIONAL OFFICES FOR LEASE



190 S. Orchard Ave. is a well-maintained professionally managed office building just outside of the core downtown area in a desirable north side of town – home to the area's leading business community. **The Property** boasts flexible floor plans, professional tenant mix, low turnover, and close proximity to the core business area and freeway. Existing tenants include legal, accounting, and other professional office users.



Property Features	
Building Size	38,187 sf
Features	• Desirable North Town Location • Updated Building • Near Downtown • Professional Build & Updated Finishes
A-200 6,933 sf	\$1.65/sf/mo Reception area, Break room, IT room, Storage room, Conference room, 9 private offices, open office area.
C-120C 452 sf	\$1.85/sf/mo + PGE Private office with window.

FOR MORE INFORMATION CONTACT:

Traci@SpectrumPropertiesRE.com

Spectrum Properties

Commercial Real Estate Services CA DRE # 01860534

785 Alamo Dr. Ste 170

Vacaville, CA 95688

(707) 469-8000

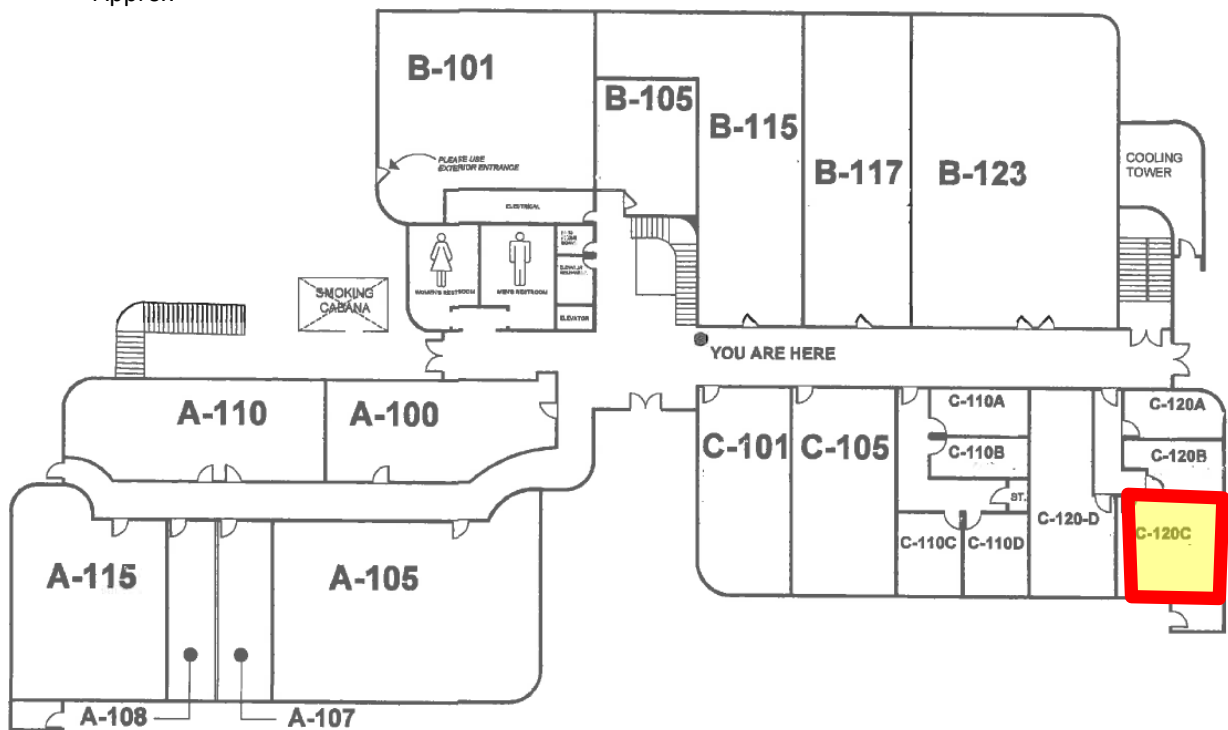
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190 S. ORCHARD AVE
VACAVILLE, CA 95688

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SPECTRUM PROPERTIES

C-120C – 452 sf
*Approx

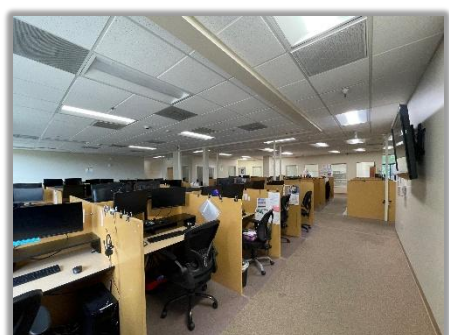
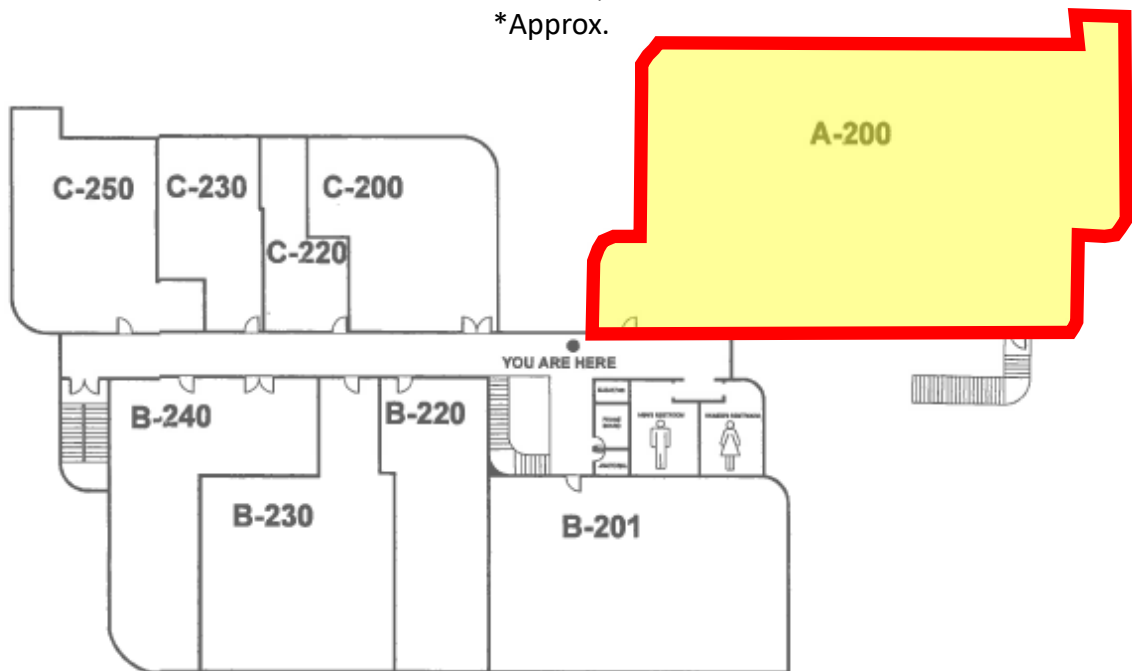




Orchard Professional Center
190 S. Orchard Ave.
Vacaville, CA 95687

OFFERED FOR LEASE BY
SPECTRUM PROPERTIES

Suite A-200- 6,933 sf
*Approx.





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FLOOR PLAN - SUITE A-205

ELECTRICAL LEGEND

- (S) ELECTRICAL SYMBOL TO BE REMAIN
- (X) ELECTRICAL SYMBOL TO BE DELETED
- (E) ELECTRICAL SYMBOL TO BE MODIFIED
- (M) ELECTRICAL SYMBOL TO BE MAINTAINED
- (N) ELECTRICAL SYMBOL TO BE NOTED
- (O) ELECTRICAL SYMBOL TO BE OBTAINED
- (P) ELECTRICAL SYMBOL TO BE PROVIDED
- (Q) ELECTRICAL SYMBOL TO BE QUOTED
- (R) ELECTRICAL SYMBOL TO BE RECORDED
- (T) ELECTRICAL SYMBOL TO BE TESTED
- (U) ELECTRICAL SYMBOL TO BE USED
- (V) ELECTRICAL SYMBOL TO BE VERIFIED
- (W) ELECTRICAL SYMBOL TO BE WITNESSED
- (Y) ELECTRICAL SYMBOL TO BE YOUNG
- (Z) ELECTRICAL SYMBOL TO BE ZEPHYRUS

NOTES:

- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ELECTRICAL CODE.
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

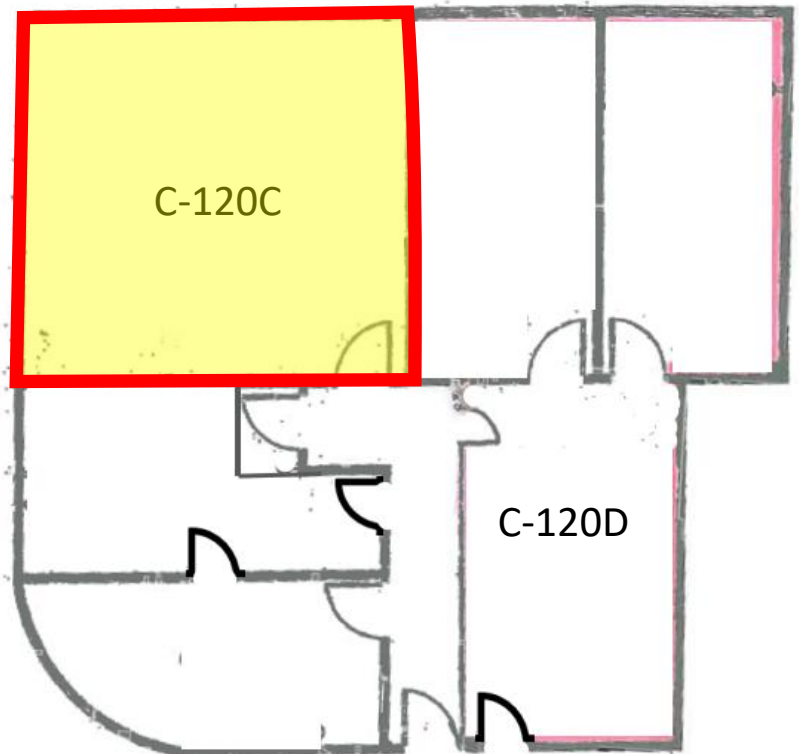




Orchard Professional Center
190 S. Orchard Ave.
Vacaville, CA

C-120C- 452 sf
*Approx.

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