



**FOR LEASE: BUILDINGS A & B**  
**±1,953 SF - ±16,051 SF AVAILABLE**

**3333 Vaca Valley Pkwy., Vacaville, CA**

## Project Features

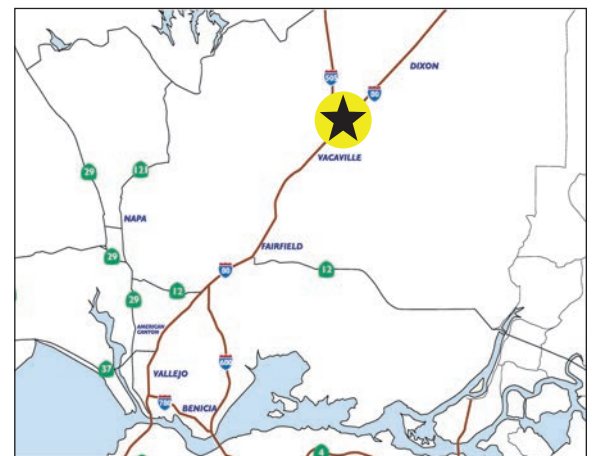
Highly improved office/r&d flex with extensive glass line & generous landscaping. Premiere Business Park location with excellent access to I-80. Adjacent to Kaiser Hospital and Genentech.

- ▶ Well-landscaped campus environment
- ▶ Tenant improvements to suit
- ▶ Modern, single-story, concrete and glass construction
- ▶ Immediate freeway access to I-80 and I-505
- ▶ 3.5/1,000 Parking - Free
- ▶ 16' minimum clearance
- ▶ Close to restaurants, hotels and shopping, Sacramento Metro, Nut Tree, Oakland and San Francisco Airports
- ▶ Minutes to UC Davis
- ▶ Large, trained labor force and abundant affordable housing
- ▶ Grade-level loading available



## Project Summary

- ▶ **Building A: AVAILABLE**
- ▶ Suite 630: ±3,233 SF (Rentable), Warm Shell Condition
- ▶ Suite 650: ±3,132 SF (Rentable), Warm Shell Condition
- ▶ Suite 670: ±2,033 SF (Rentable), Shell Warehouse (can be combined with Suite 690 and/or Suite 650)
- ▶ Suite 690: ±1,953 SF (Rentable), Warm Shell Condition with extensive HVAC and Plumbing
- ▶ Suite 1000: ±5,700 SF (Rentable), Warm Shell Condition with extensive HVAC and Plumbing
- ▶ **Building B: LEASED**



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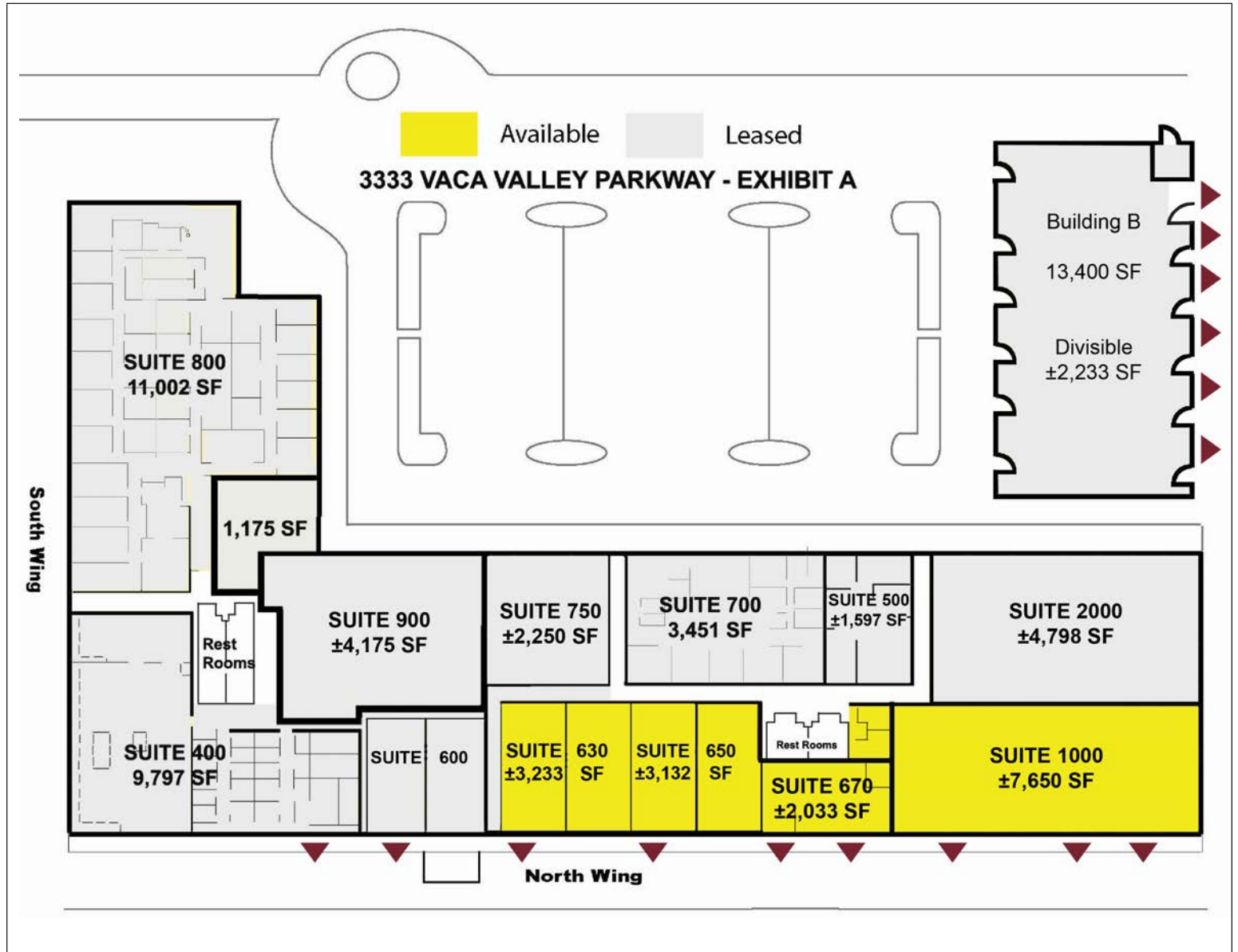
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**FOR LEASE: OFFICE AND R&D FLEX SPACE**  
**±1,953 SF - ±16,051 SF AVAILABLE**

**3333 Vaca Valley Parkway, Vacaville, CA**



▲ 12' x 12' Grade Level Door

**CHRIS PETRINI**

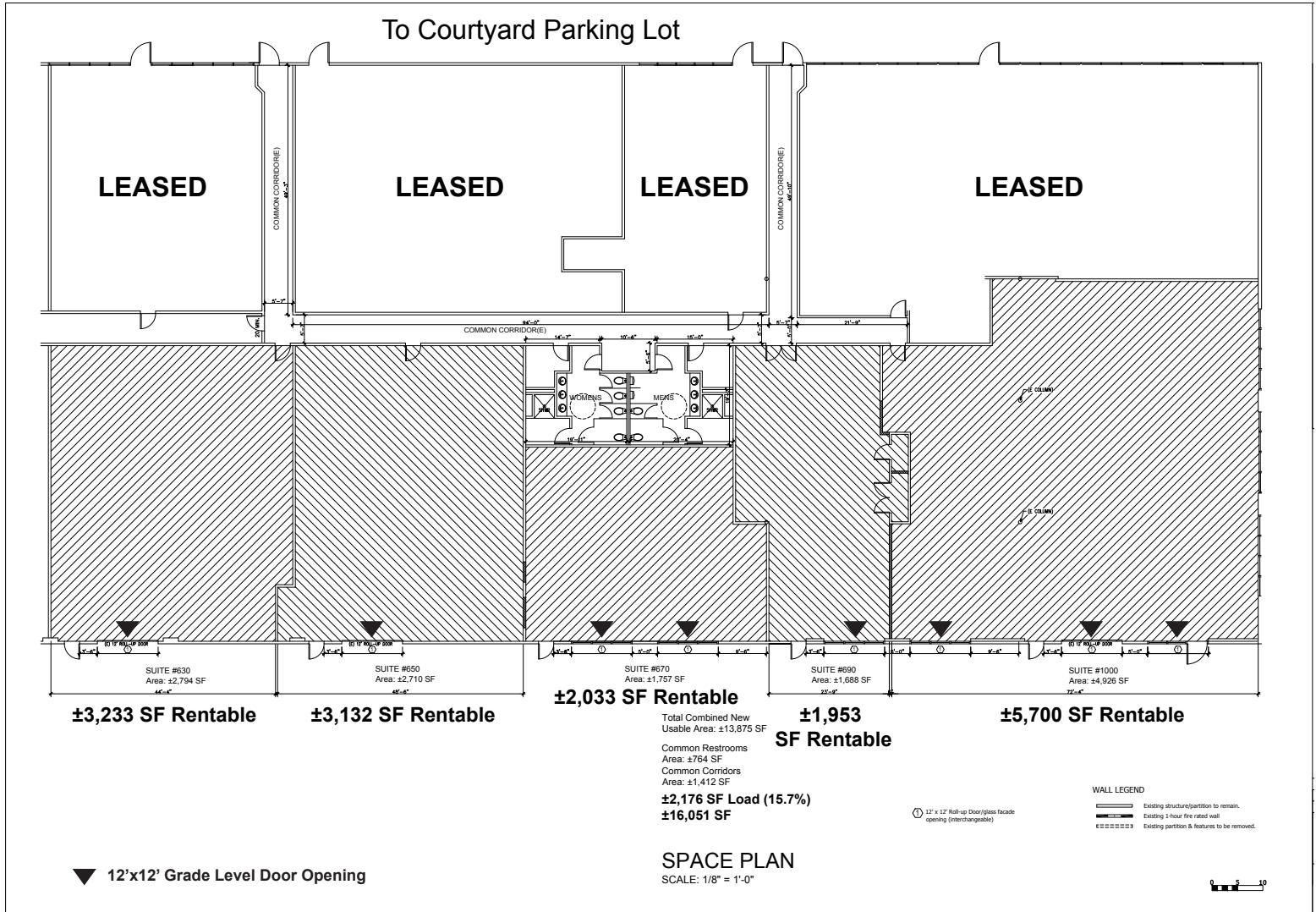
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