



OFFICE SPACE FOR LEASE

1234 EMPIRE ST. FAIRFIELD, CA 94533



Presented By

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# 1234 EMPIRE STREET

Fairfield, CA 94533

## EXECUTIVE SUMMARY



|            |                        |
|------------|------------------------|
| Lease Rate | <b>\$1.95 SF/MO MG</b> |
|------------|------------------------|

### OFFERING SUMMARY

|                |                |
|----------------|----------------|
| Building Size: | 40,077 SF      |
| Available SF:  | 291 - 1,572 SF |
| Lot Size:      | 2.26 Acres     |
| Year Built:    | 1978           |
| Zoning:        | CO             |

### PROPERTY OVERVIEW

1234 Empire Street in Fairfield, California, is a 40,000 sq ft medical/office building and is currently used as a non-profit center for the Solano County area with many offices and elevator access to the 2nd floor. There are approximately 110 parking spaces.

The property is located within the Fairfield Redevelopment Area and serviced by the Fairfield Transit System with two bus stops adjacent to the site. It is walking distance from many city and county buildings including the Senior Center, Civic Center, and city Hall. Right on the edge of downtown Fairfield where tenants can shop and have plenty of food choices. The property is situated within 1 mile of the Westfield Solano Mall, Kaiser Permanente, Northbay Medical Center, and Interstate 80.

| SPACES     | LEASE RATE      | SPACE SIZE |
|------------|-----------------|------------|
| Suite 1103 | \$1.95 SF/month | 291 SF     |
| Suite 1450 | \$1.95 SF/month | 1,125 SF   |
| Suite 2350 | \$1.95 SF/month | 1,572 SF   |

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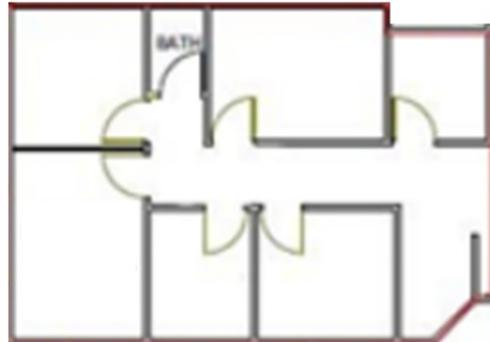
Fairfield, CA 94533

## FLOORPLANS

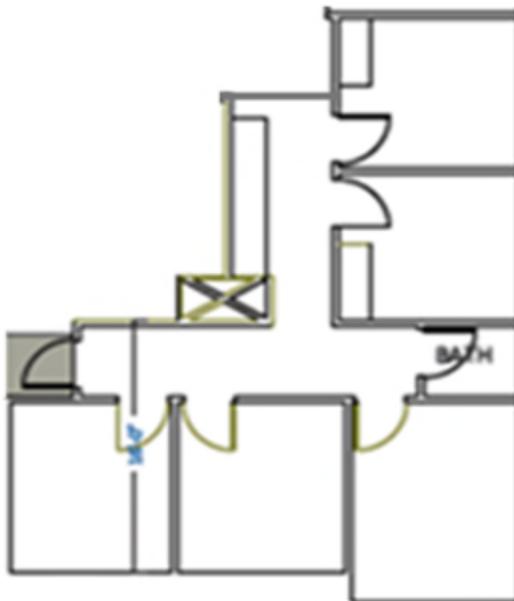


Suite 1103

Not to Scale



Suite 1450



Suite 2350

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## ADDITIONAL PHOTOS



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