

# FOR LEASE

## 460-480 Redwood St.

Redwood Square, Vallejo, CA



### Prime Medical/Office/Retail Location for Lease

Wonderfully maintained smaller center with an easy to get to location, great parking, and in the center of the Vallejo Gateway. Very competitive rates and generous rent allowances, for well qualified tenants. Many tenants are medical or related users. Most tenants have exercised their options to extend, the latest two having been signed for ten and eleven years. The low turnover provides stability for the center and tenants, making it a comfortable and consistent location for established businesses.

- Up to 6 Months Free Rent
- 3 Blocks from Hwy 29
- Ground-Floor Space Available
- ± 1,200 to 1,800 SF Available
- Central Air & Heating
- Drop Ceilings
- Close to Stores & Restaurants
- Open Floor Plans
- Ample Parking
- Across from Larger Shopping Center



**Scott Pickert**

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1775 Lincoln Ave.

Napa, CA 94558

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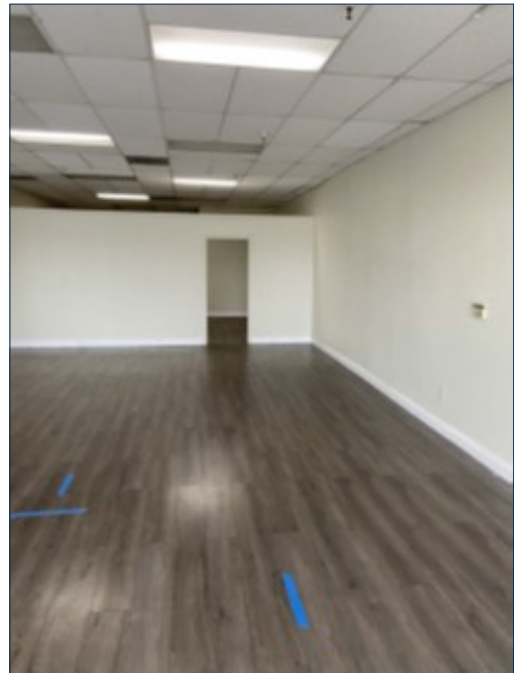
### Space Availability

**480 Redwood St. - 1st Floor - Suite 12 - ±1,200 SF - \$1.75 per SF per Month + NNN**

Excellent location for Medical Offices, Business Offices or Retail. Includes Restroom.



**Suite #12**



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### Space Availability

**480 Redwood St. - 1st Floor - Suite 43 - ±1,800 SF - \$1.75 per SF per Month + NNN**

Reception Area, Five Offices or Three Offices and Conference Room.

Break Room with Sink, Two Restrooms



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