

±5,185 SF - ±17,291 SF

# 320 Campus Lane

Fairfield, CA



OFFICE / FLEX FOR LEASE

**AVAILABLE:**

±5,185 - 17,291 SF

**ZONING:**

Industrial Business Park (IBP) - per City of Fairfield

**LEASE RATE:**

Negotiable

**LOCATION:**

Located in the Fairfield Corporate Commons business park with easy access to and from I-80, I-680, & Highway 12.

**SUMMARY:**

Campus style setting ideal for professional office, lab, flex, and R&D uses.

Information contained herein has been obtained from the owner or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All information is subject to change or withdrawal without notice.



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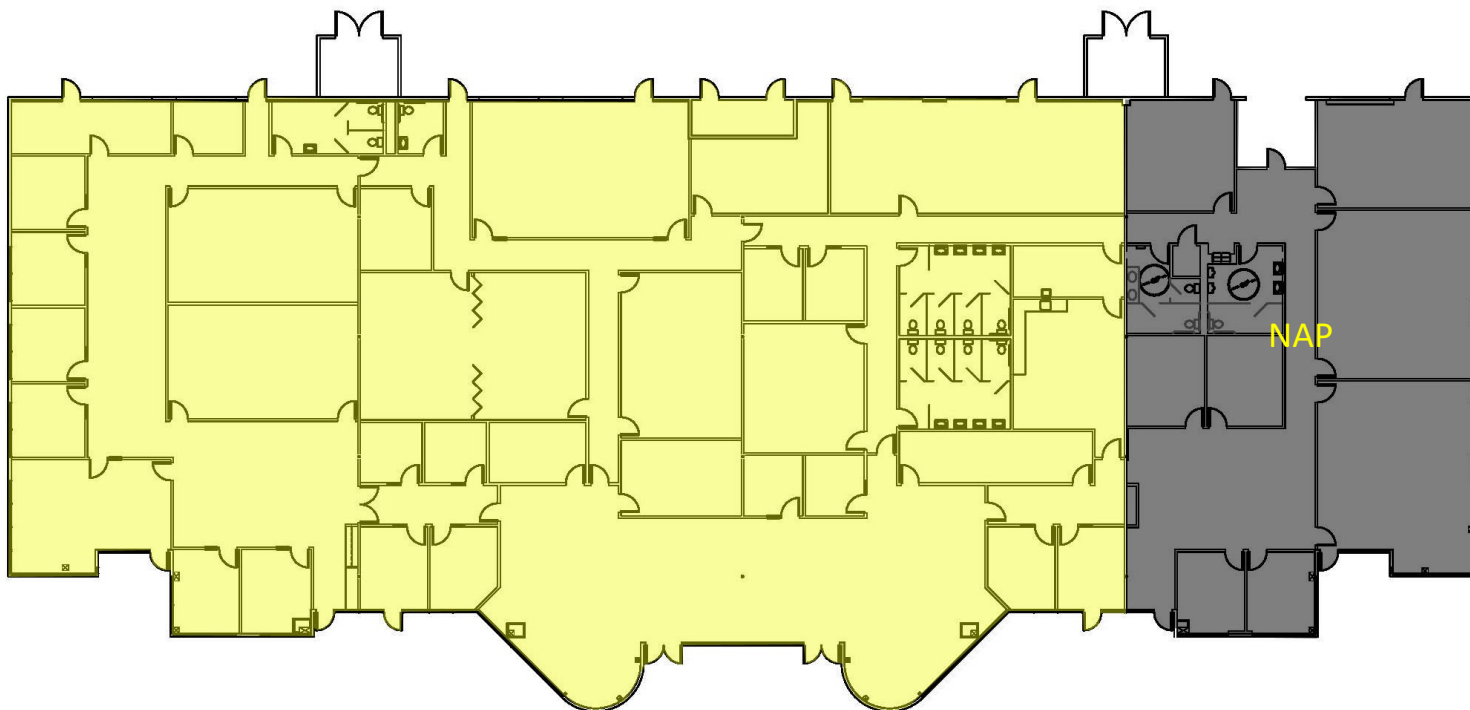
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## EXISTING LAYOUT



### EXISTING LAYOUT CHARACTERISTICS:

- ±17,291 SF within ±22,000 SF
- Multiple private offices
- Large classrooms / meeting or conference rooms
- Kitchen and break room
- Large reception / lobby
- Open Area
- Multi-stall restrooms
- Roll-up door(s)

**SPACE CAN BE DEMISED AND DELIVERED AS FLEX** -See Next Pages for Demising and Concept Plans

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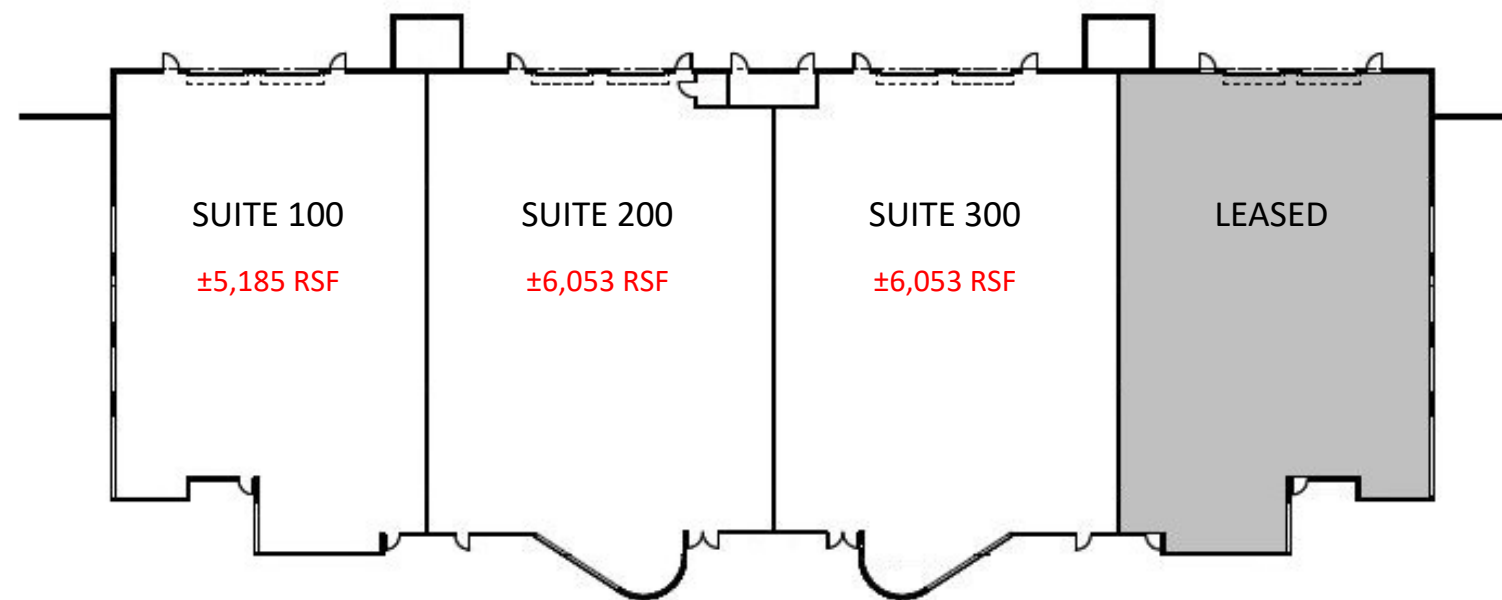
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## DEMISING PLAN



OFFICE / FLEX FOR LEASE

### CONCEPT PLAN CHARACTERISTICS:

- Office and warehouse configurations
- Office to suit
- Rear glass interchangeable with roll-up doors - Two (2) per Suite)
- Power: ±1,600 amps @ 120/208 volts to building
- Parking Ratio: ±5 stalls per 1,000 SF
- Clear Height: ±15'



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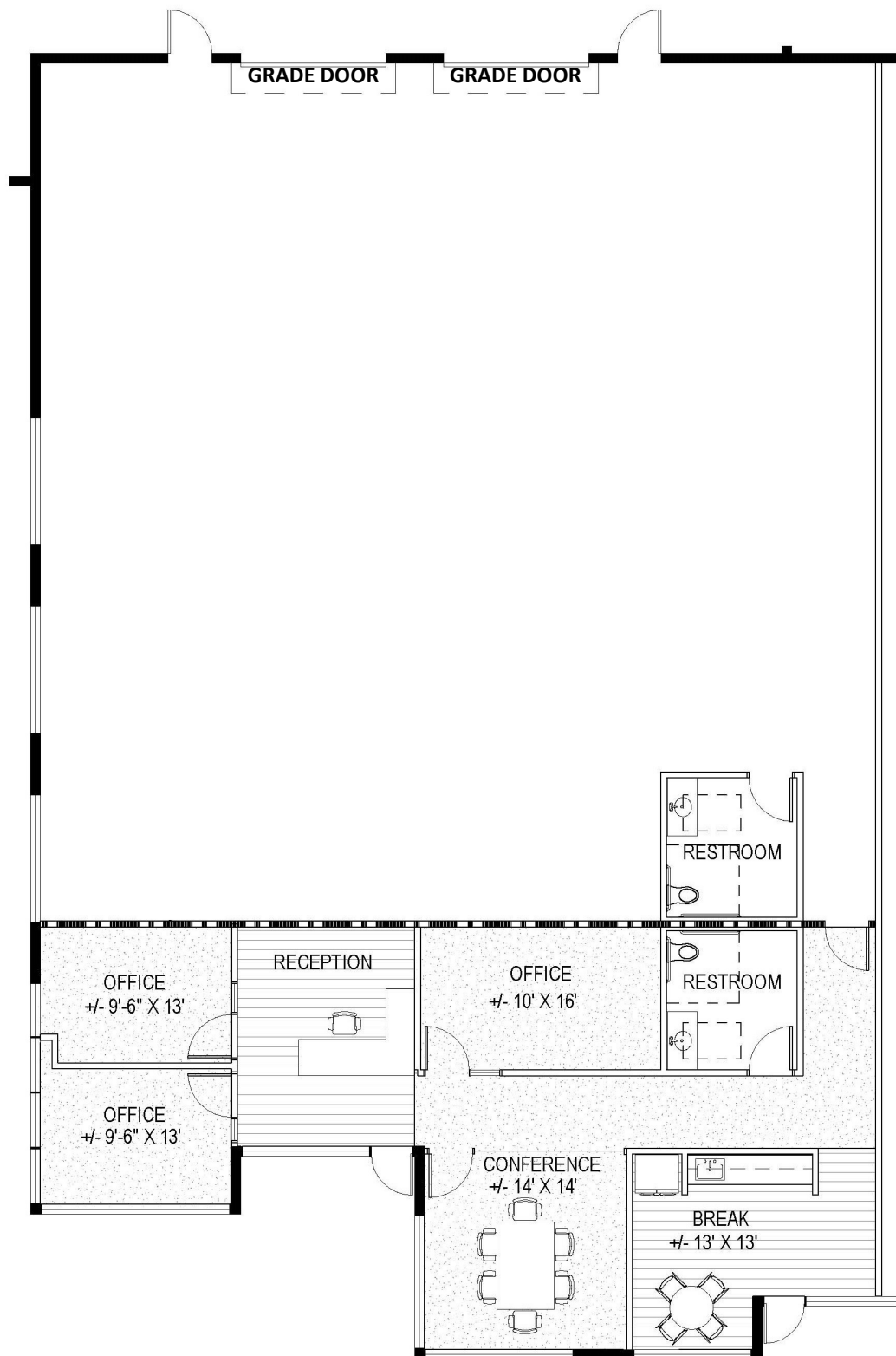
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SUITE 100

CONCEPT PLAN

## CHARACTERISTICS:

- ±5,185 SF
  - ±1,870 SF Office
  - ±3,315 SF Warehouse
- (2) Grade Level Roll-up Doors
- ±15' Clear Height
- ±5/1,000 SF Parking Ratio
- Business Park Setting



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## POPULATION

### 1 Mile

7,379

### 5 Mile

58,286

### 10 Mile

252,447

## LABOR FORCE

### 1 Mile

4,192

### 5 Mile

29,485

### 10 Mile

130,330

## UNEMPLOYMENT

### 1 Mile

1.62%

### 5 Mile

3.17%

### 10 Mile

3.43%

## CAMPUSES

### SOLANO COLLEGE

Adjacent

### UC DAVIS

30 Miles

### UC BERKELEY

33 Miles



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