

FAIRFIELD'S PREMIER 132-ACRE MIXED USE DEVELOPMENT



**CLASS "A" OFFICE SPACE
NEWLY AVAILABLE**

STRATEGIC, CENTRAL LOCATION WITH EXCELLENT ACCESS & IDENTITY

To date, 14 buildings totaling over 809,000 SF
have been constructed within the 132-acre
Green Valley Corporate Park

Green Valley Corporate Park is considered to be the premier office park in Fairfield and Solano County, highlighted by its strategic location at the intersection of Interstate 680 and 80, quality construction, and high-profile, credit tenancy.

Zoning for the project allows a mixed-use development including office, high-tech and R&D-type space, restaurants, child-care facilities and a health club.

The Property is also located next to the prestigious Green Valley residential area with a plentiful supply of executive housing and local amenities, including the neighboring 350,000 sq ft Green Valley Crossings Retail Center, which includes numerous retail shops, restaurants and other retail services.

To Schedule a Tour or For More Information, Please Contact:

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CURRENT OFFICE AVAILABILITIES

CLASS "A" OFFICE SUITES AVAILABLE IMMEDIATELY 4830 BUSINESS CENTER DRIVE

SUITE 120

- ±3,475 RSF

SUITE 130

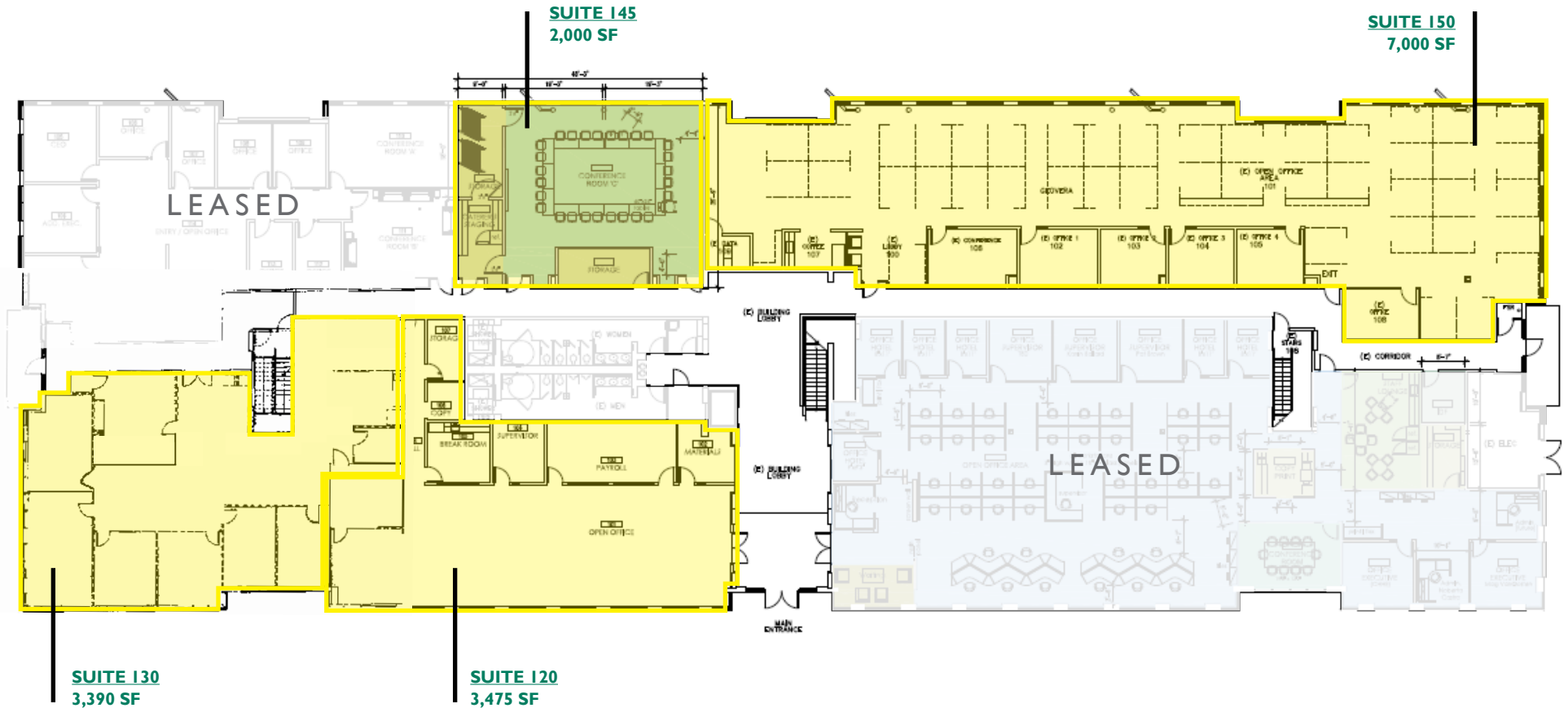
- ±3,390 RSF

SUITE 145

- ±2,000 RSF

SUITE 150

- ±7,000 RSF



PLANNED OFFICE, MEDICAL & RETAIL

PLANNED OFFICE



4840 BUSINESS CENTER DRIVE | 57,000 SF

- Two-Story, Class 'A' Office Building Totaling 57,000 SF
- 4 per 1,000 SF Parking Ratio
- Available for Sale, Lease or BTS



4850 BUSINESS CENTER DRIVE | 54,000 SF

- Two-Story, Class 'A' Office Building Totaling 54,000 SF
- 4 per 1,000 SF Parking Ratio
- Available for Sale, Lease or BTS



INTERSTATE-80 VISIBILITY | 167,000 SF

- Five-Story, Class 'A' Office Building Totaling 167,000 SF
- 4 per 1,000 SF Parking Ratio
- Available for Sale, Lease or BTS

PLANNED MEDICAL OFFICE



2 MEDICAL-SERVICE/COMMERCIAL BLDGS.

- ±9,783 SF Each
- Divisible to ±1,500 SF Units
- Ideal for Medical & Professional Uses
- Available for Sale, Lease or BTS



RESTAURANT/RETAIL BUILDING

- ±8,453 SF
- Divisible to ±1,500 SF Units
- Ideal for Restaurant or other Retail Uses
- Available for Sale, Lease or BTS

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Green Valley Corporate Park is zoned for over
2 Million SF of Office, Retail, High-Tech and R&D Space



Project Highlights:

- 132-Acre Mixed Use Development in Fairfield, CA
- Land Parcels Available for Sale or Build-to-Suit (1 to 20 Acre Parcels; I-80 Frontage)
- Planned & Existing Class “A” Office Buildings for Sale, Lease or BTS
- Planned Medical Office & Retail/Commercial Buildings For Sale, Lease or BTS
- Class “A” Office Suites Available Immediately for Lease
- Project is Zoned for Over 2 Million SF of Office, Retail, High-Tech and R&D Space
- Building Signage Opportunities Available
- Excellent Interstate 80/680 Access & Exposure

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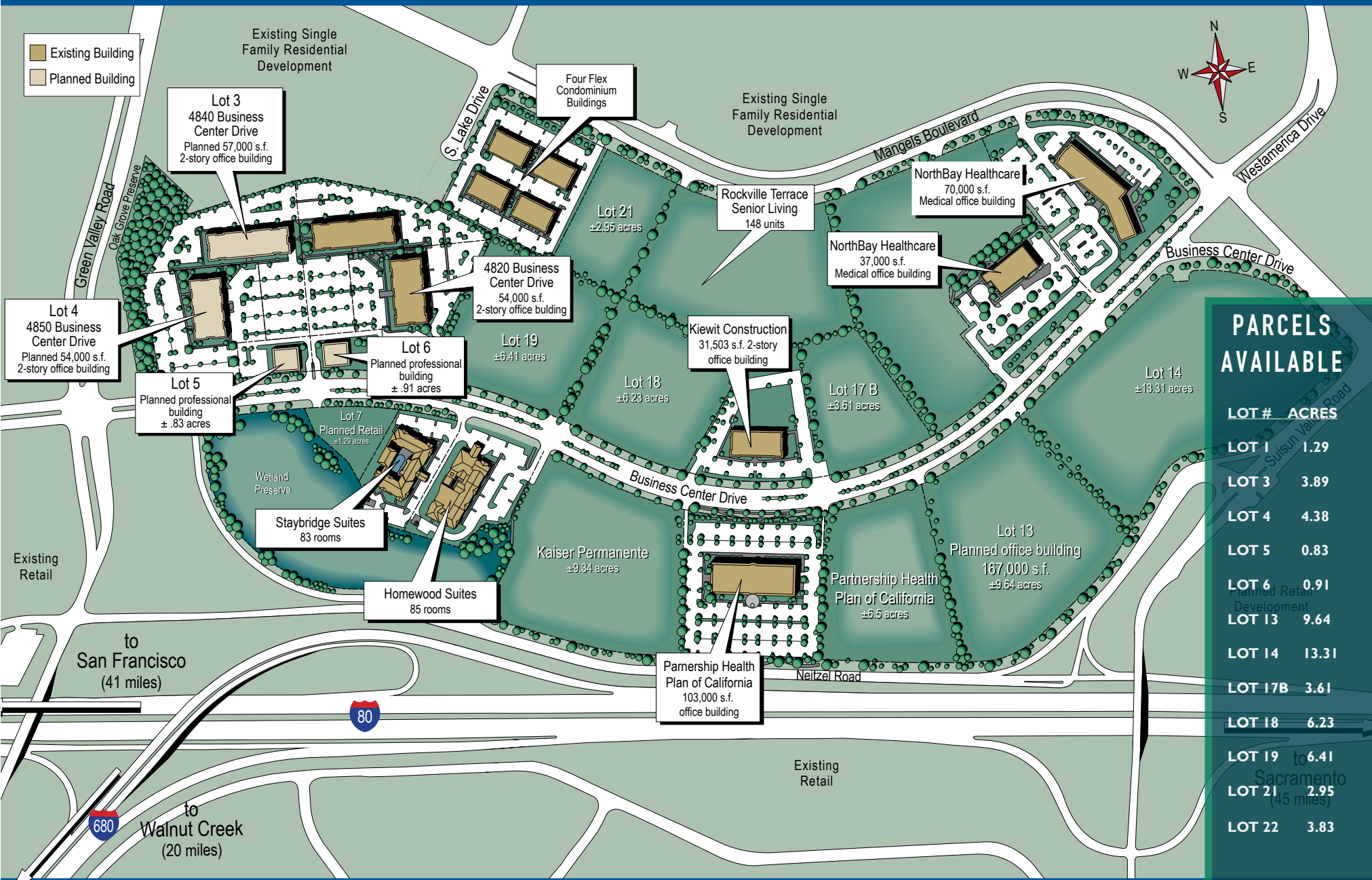
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Availabilities Include Class “A” Office, Retail, Medical and Land Parcels for Build-to-Suit

LAND PARCELS AVAILABLE FOR SALE, LEASE OR BUILD-TO-SUIT

1 to 20 Acre Parcels; 1-80 Frontage



PARCELS AVAILABLE	
LOT #	ACRES
LOT 1	1.29
LOT 3	3.89
LOT 4	4.38
LOT 5	0.83
LOT 6	0.91
LOT 13	9.64
LOT 14	13.31
LOT 17B	3.61
LOT 18	6.23
LOT 19	6.41
LOT 21	2.95
LOT 22	3.83