

FOR LEASE OR SALE > ±3,539 SF OFFICE



4731 Mangels Blvd.

FAIRFIELD, CA



Property Highlights

> ±3,539 SF office condominium in the
Fairfield Venture Commerce Center

> ±2,552 SF – 1st floor

> ±735 SF – 2nd floor (original)

> ±252 SF – 2nd floor added office

> First Floor

> Large reception area (with small rear office)

> Two (2) restrooms

> Conference room

> Kitchen/break room

> Two (2) privates and large bullpen area

> Second Floor

> Two (2) privates

> Two (2) large training/work rooms

> Ideal location in the Green Valley Corporate Park

> ±3.6/1000 parking

> Property built in 2006

> **Lease Rate: \$5,500.00 Per Month, Industrial Gross**

> **Sale Price: \$689,000.00**

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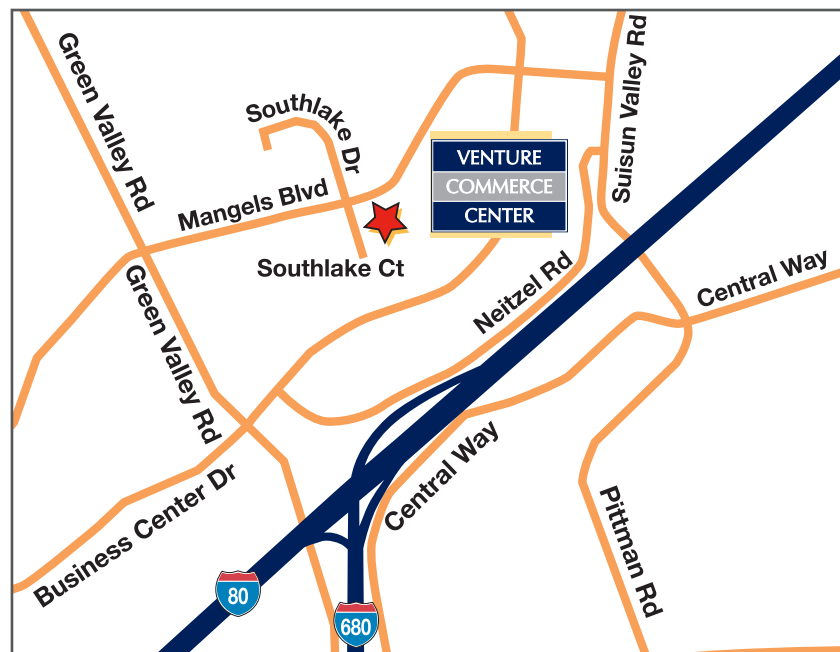
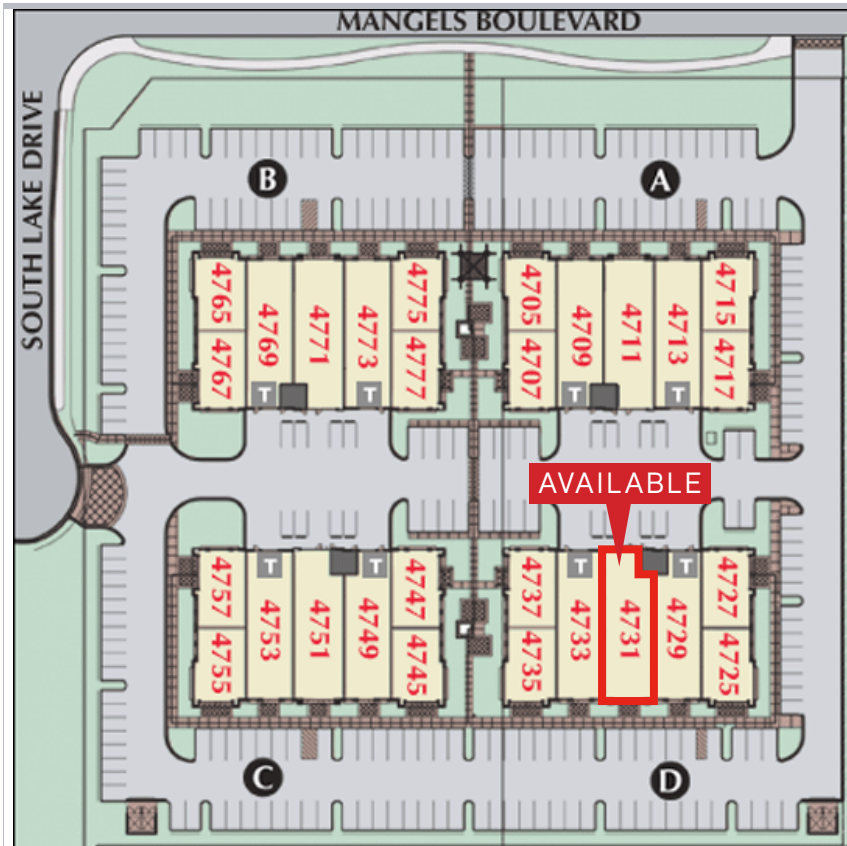
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