



Premier Commercial Real Estate Services

"Your Local Expert"

Class "A" Medical Office Space Available

600 Nut Tree Rd | Vacaville, CA
Medical & Professional Office Building



Property Overview

600 Nut Tree Rd is a three story medical & professional office building that's located nearby Vaca Valley Hospital, Vacaville Premium Outlets & Nut Tree Plaza. Excellent location for professional offices.

Offered For Lease at \$1.95/SF + NNN

Contact Me: RON WASLOHN

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707-436-7300

Lic. #00832755

www.pcres.net

For Lease

600 Nut Tree Road Vacaville, CA

PREMIER COMMERCIAL REAL ESTATE SERVICES, INC.

1300 Oliver Road, Suite 300, Fairfield, CA 94534

Office : 707.436.7300 | Fax: 707.421.9958

Building Highlights

- Highly visible location
- Easy access to I-80
- Ample plumbing in each suite
- Flexible interior layouts
- Dual elevator access to 2nd & 3rd floor
- Abundant on-site parking
- Near Vaca Valley Hospital
- Located within walking distance to Vacaville Premium Outlets

Leasing Summary

Category:	Office
Sub-Category:	Office Building Medical Office
Zoned:	PO - Professional Office
Building Size:	29,000 SF
Rate:	\$1.95/SF + NNN

Current Availabilities for Lease

Suite 210 | 2,906 SF
Perfect for OB/GYN Specialist

Suite 220 | 1,000 SF
JUST LEASED



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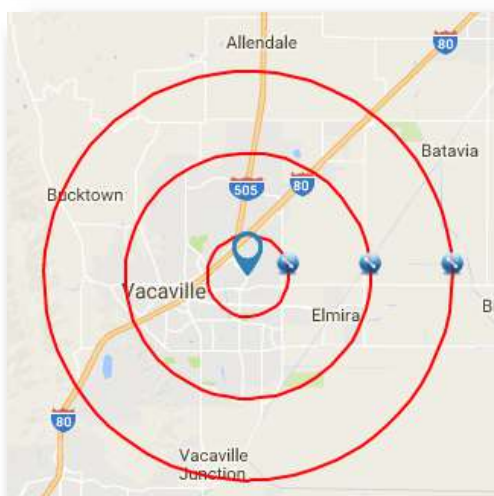
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Area Overview



Total Population
Daytime Population
Average HH Income
(LoopNet)

	1mi	3mi	5mi
Total Population	10,939	63,733	79,575
Daytime Population	14,939	86,551	103,027
Average HH Income	\$85,922	\$90,750	\$93,436

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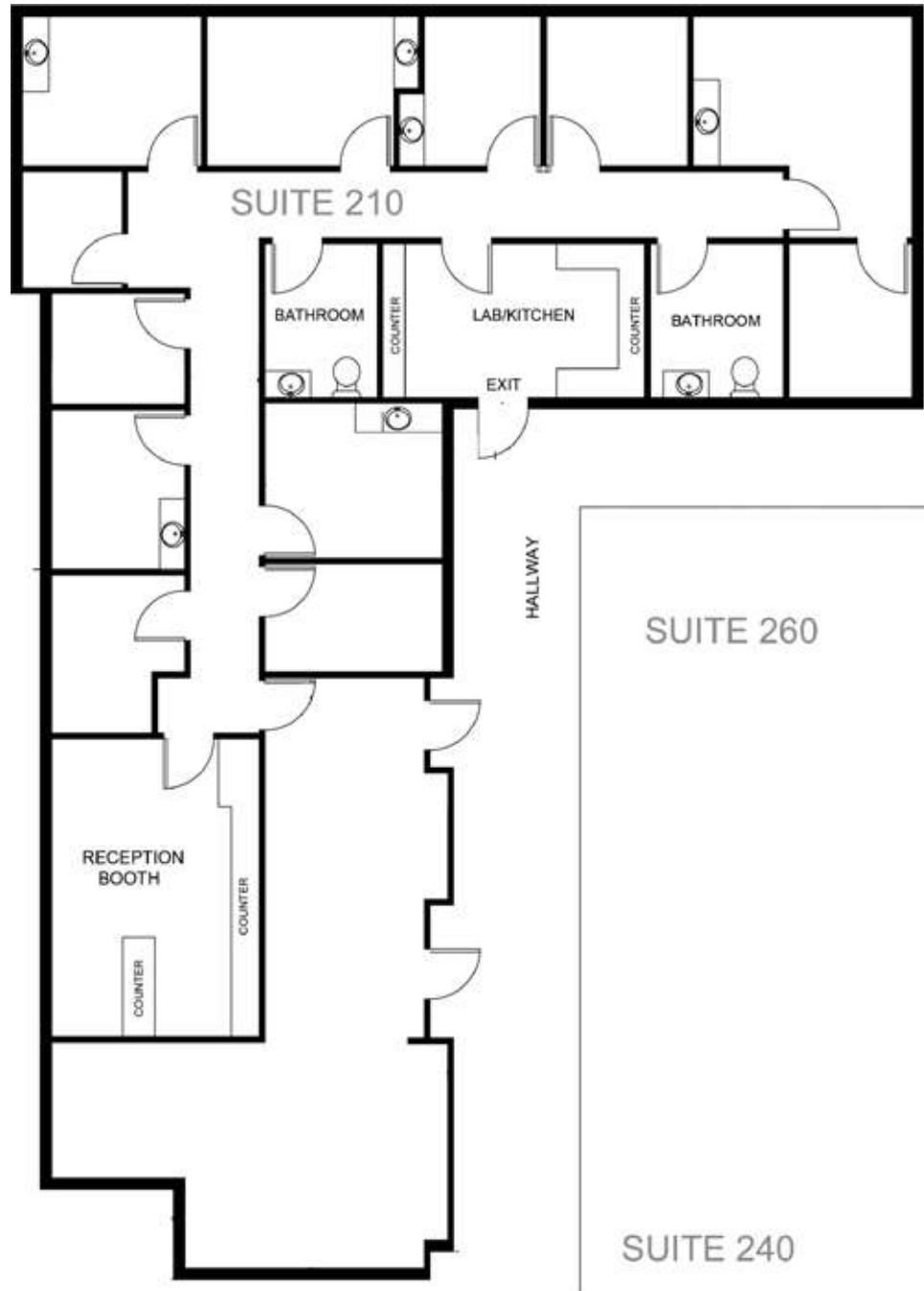
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Floor Plan - Suite 210

Not to scale.



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Second Floor Plan

Not to scale.



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