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WISEMAN COMPANY BUYS GREEN VALLEY MEDICAL CENTER

5140 Business Center Drive Medical Office Building is 13th in Growing Portfolio

Fairfield, CA, March 6, 2018 – On March 5, 2018, The Wiseman Company (“Company”) purchased the Green Valley Medical Center, a 32,421 square foot building, neighboring an already successful office building within its portfolio at the Green Valley Office Park in Fairfield, California.

The 2-story Class-A medical building located at 5140 Business Center Drive in Fairfield’s Green Valley area, across from the Fairfield Costco. Built in 2002 and purchased by an overseas investor in 2006, the building has been for sale and vacant since 2014, when anchor tenant NorthBay Healthcare vacated their space.

“We have confidently had our sights on this, our second Class A building on Green Valley’s Business Center Drive, for some time. This premium medical office building has been vacant for a while, but we already have several tenants interested in the building.”

-- Doyle Wiseman, CEO, The Wiseman Company

The building has a previously OSHPD3-certified medical office space as well as grey space ready for customization to a tenant’s needs. Its location at the intersection of the I-80 and I-680 freeways is less than an hour from Sacramento or San Francisco, and 20 minutes from Napa and Walnut Creek. Besides its highly desirable location within the affluent Green Valley area of Fairfield, the building has a dedicated monument sign on Business Center Drive. Over 350,000 square feet of retail offerings, including Costco, Safeway, CVS, TJ Maxx, and dozens of restaurants, banks, and other outlets are within the walking distance. A single, large tenant can enjoy the entire building or existing Class-A medical office space, and the floor plan can be modified to

match a tenant's needs. The Company, which will also manage the property, is a full-service real estate company with internal resources available to assist tenants through space planning, construction support, and efficient facility and property management. Externally, Company has an excellent reputation and rapport with the local economic development and construction regulatory agencies.

"With change in ownership to one well-versed in local market conditions and interested in making mutually-beneficial lease deals, a management that is first and foremost customer-focused, and a population demanding more medical care opportunities, tenants hoping to occupy the Green Valley Medical Center have a unique opportunity at the right time that will not last long."

-- Zen Hunter-Ishikawa, CBDO, The Wiseman Company

The building has already attracted several interested tenants, including an urgent care and other medical use tenants, as well as technology and other non-medical firms. The Company owns and manages the 100% leased Green Valley Executive Center, located nearby at 5030 Business Center Drive. Green Valley Executive Center, located at 5030 Business Center Drive, has a SemaConnect EV Charging Station and solar panels over its parking lot, in line with the Company's environmentally responsible approach to commercial real estate development. With the many benefits and amenities and the philosophy of valuing tenants offered by the Company, it hopes to bring another valuable resource and asset to the greater Fairfield and North San Francisco Bay business communities.

The Wiseman Company

Founded in 1979, The Wiseman Company has become the San Francisco North Bay Area's leading full service commercial real estate firm. Recognizing the demand for superior quality professional offices, the firm and its affiliates own, manage and lease the preferred, multi-tenant office buildings in Napa, Solano, and Yolo Counties. The Company leases, operates and maintains 13 of its own buildings, most of which were built by the Wiseman Company.

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If you would like more information about this topic, please contact Zen Hunter-Ishikawa at +1.707.427.1212, or email zhunter@wisemanco.com.