

BE IN A BETTER PLACE TO INNOVATE IN SOLANO COUNTY.



Solano Innovation Center 220 Campus Lane Fairfield, CA 94534

STRATEGIC LOCATION

- **Central Bay Area Access:** Strategically positioned between San Francisco, Sacramento, and Silicon Valley, Solano County offers seamless access to major markets while providing proximity to key transportation networks: I-80, I-680, Highway 12, covering Napa and the broader Bay Area.
- **Support for Business and Innovation:** Solano County's commitment to fostering innovation is backed by county development incentives, fast-track permitting processes utilizing local organizations like the Economic Development Corporation.
- **Cost-Efficiency:** Solano County provides high-quality infrastructure at a fraction of the cost, enabling businesses to expand without sacrificing access to the region.

BUSINESS-FRIENDLY ENVIRONMENT

- **Fast-Track Permitting:** Solano County cities offers expedited permitting processes, reducing occupancy time and helping businesses establish operations faster than in neighboring regions.
- **Local and State Incentives:** A variety of tax breaks, rebates, and incentives are available for businesses, particularly in innovation, tech, and key growth industries, making it more financially advantageous compared to the broader Bay Area.
- **Government and Community Support:** Solano County businesses benefit from proactive government and organizations like the Workforce Development Board and Small Business Development Center, ensuring access to a skilled labor pool, and ongoing support for business growth and success.

LOWERING OPERATING COSTS

- **Affordable Class A Lease Rates:** With lease rates up to 57% lower than in San Francisco and Silicon Valley, and competitive with the East Bay, Solano County offers premium Class A properties without the high overhead costs of major Bay Area hubs.
- **Modern Utilities with Cost-Efficiencies:** Solano County properties offer access to modern, energy-efficient utilities, reducing monthly operational expenses and contributing to sustainable, long-term savings for businesses.
- **Tax Breaks and Development Incentives:** Businesses in tech and innovation can benefit from state and local tax breaks, development rebates, and incentives designed to reduce operational costs and encourage growth.

QUALITY OF LIFE

- **Affordable Living with Bay Area access:** Solano County offers a lower cost of living compared to the core Bay Area, while still providing easy access to San Francisco, Napa, and Sacramento, giving residents the best of both affordability and proximity.
- **Rich Outdoor and Cultural Amenities:** With beautiful parks, vineyards, and waterfronts, Solano County offers a range of recreational opportunities and a more relaxed pace of life, ideal for work-life balance.
- **Strong Community and Education:** Solano County boasts high-quality schools, family-friendly communities, and access to higher education institutions, making it a great place for employees to live, work, and raise families.

Contact: Zen Hunter-Ishikawa (707) 427-1212 zhunter@wisemanco.com

MOVE INTO THE NEW HEART OF INNOVATION AND OPPORTUNITY.

No longer bound to Silicon Valley, you can now develop and grow in Solano County's North Bay Area. **Solano Innovation Center**, located in the Green Valley area of Fairfield, CA offers 43,000 sq ft of prime space with amenities designed for success. Whether expanding or seeking cost-effective space, you'll benefit from easy access to Bay Area opportunities—all without the high overhead costs of Silicon Valley, San Francisco and

the East Bay Area. This makes it optimal for innovative companies to be able to develop and excel. It features:

- **Solid Steel Frame Structure**
- **State-of-the Art Facility**
- **Flexible office configurations to accomodate growth**
- **Ample parking with ±164 spaces**
- **350 kW diesel generator system**
- **Strategically located for sustainability and innovation**

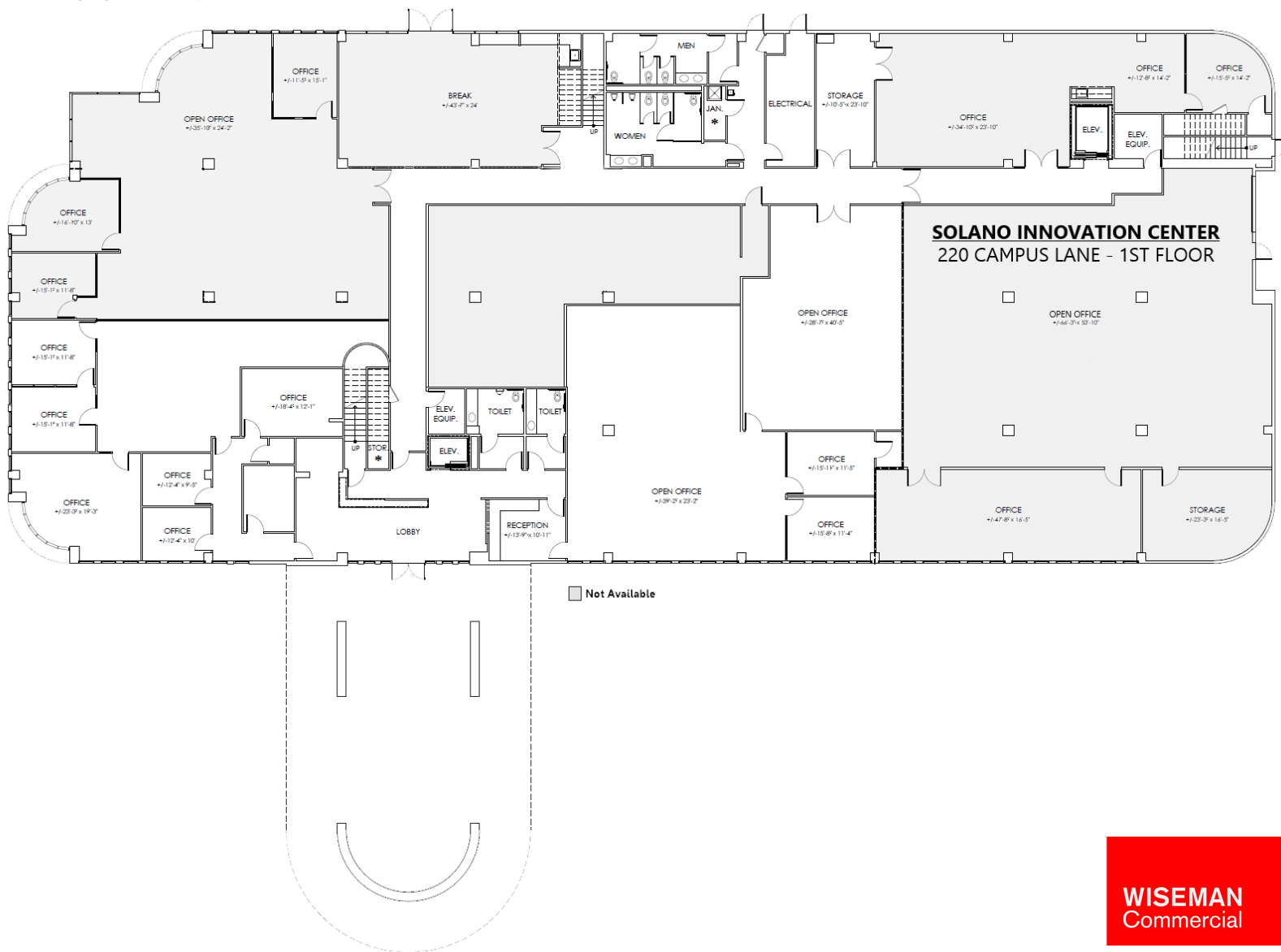
WISEMAN
Commercial

One Harbor Center
Suisun City, CA 94585
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Solano Innovation Center: 220 Campus Lane Fairfield, CA 94534

1st Floor Plan



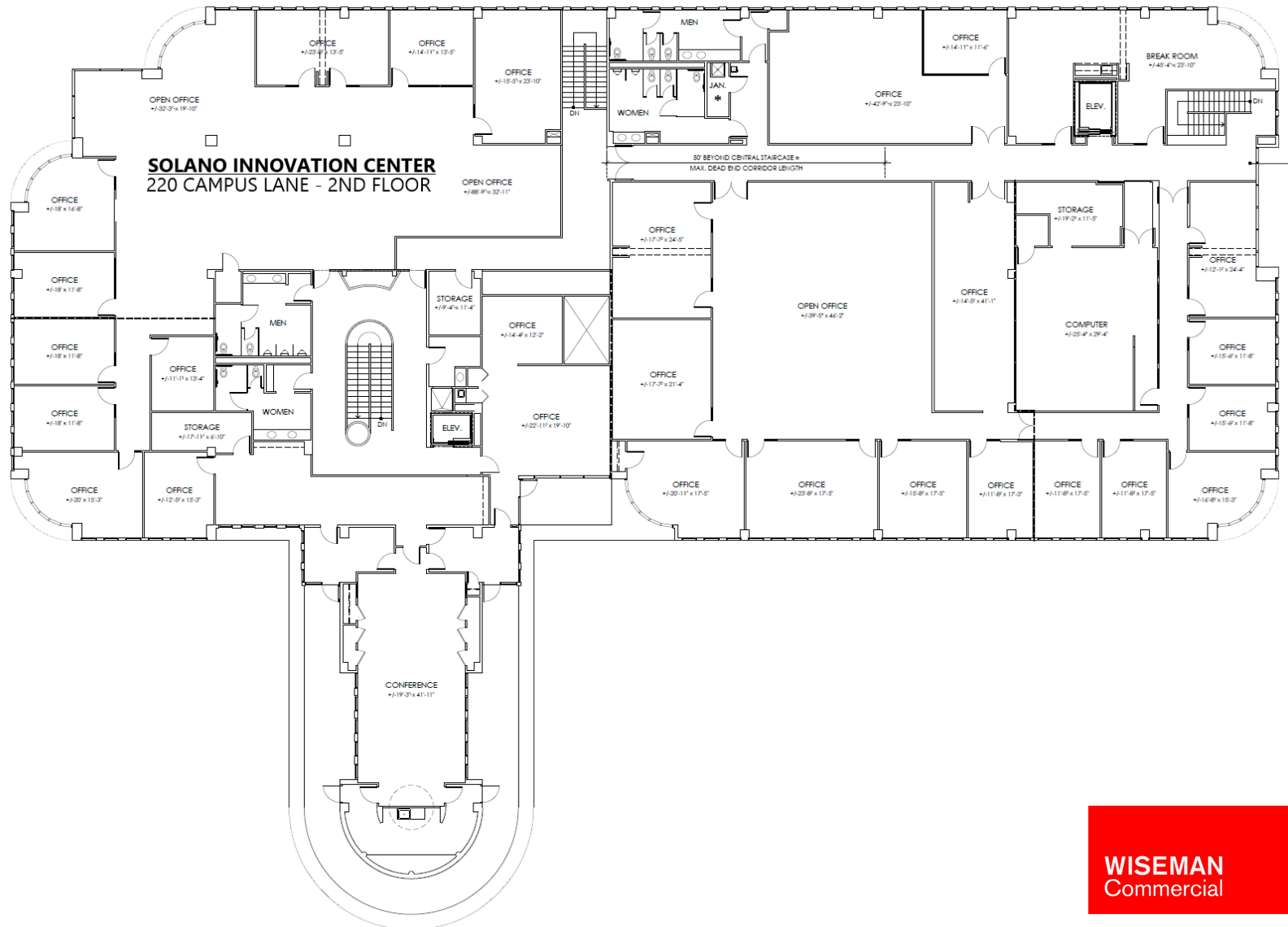
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2nd Floor Plan



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