

## MERIDIAN PROFESSIONAL CENTER



**1305A & 1305B BURTON DRIVE, VACAVILLE, CA 95687**  
**401 NUT TREE ROAD, VACAVILLE, CA 95687**

Meridian identified a 5.07-acre parcel of vacant land located south of the Vacaville Premium Outlets along the main arterial road to NorthBay VacaValley Hospital, which was less than 1-mile away, in Vacaville, CA. After extensive research of the local office market, Meridian found it to be conservative and disciplined - with vacancies of less than 2% and little supply planned for the impending future. Meridian purchased the property with the intent to build a 61,440 SF medical and professional office development consisting of two single-story buildings and one two-story building to be leased and sold as an investment. Meridian completed the project in 12-months resulting in three new, modern professional office buildings available for local businesses to call home. Meridian leased and sold most of the single-story buildings to local medical professionals that wanted to be near the hospital with the opportunity to own their own location. The two-story building was sold to the Vacaville Unified School District for their administrative headquarters bringing the initial business plan to fruition.