

BRUNSWICK PLAZA
471 SUTTON WAY
GRASS VALLEY, CA

FOR LEASE

653 RSF - 3,335 RSF 2ND FLOOR
OFFICE SUITES WITH PRIVATE
DECK AREA

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED!

VIEW VIRTUAL TOUR

BRUNSWICK PLAZA
IncrediblePets
WELLS FARGO
Sutton Cinemas
1 INDIANA JONES PG13
AND THE DIAL OF DESTINY
2
TUSCANY GARDENS

FOR MORE INFORMATION CONTACT:

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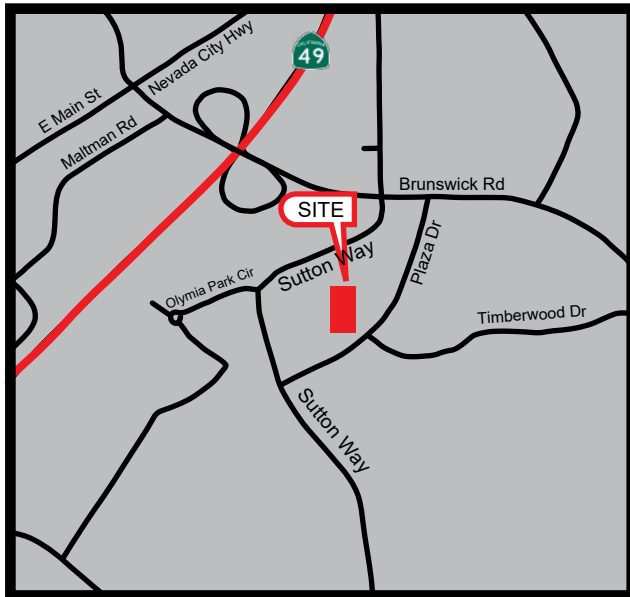
ethan@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Located in the heart of the busiest and most desirable retail area in the county
- Excellent freeway access to Hwy 49 at Brunswick Rd
- Professional office environment
- Coveted above-standard parking
- Suites 204 and 209 include 1,645 RSF private deck area

**PROPERTY DETAILS:**

Brunswick Plaza is +-38,230 RSF multi-tenant strip center located in the coveted "Brunswick Basin" retail hub amongst various national retailers.

The area contains three anchored centers with tenants including Safeway, SaveMart, Bank of America, Rite-Aid, Walgreens, Staples, CVS and various national fast food eateries.

EVGateway EV charging stations on-site.

LEASE RATES:

Suite 204:	1,402 RSF	\$1,930.00 (\$1.40 PSF, Full Service)
Suite 208*:	653 RSF	\$ 947.00 (\$1.45 PSF, Full Service)
Suite 209:	658 RSF	\$ 954.00 (\$1.45 PSF, Full Service)
Suite 210:	3,335 RSF	\$4,669.00 (\$1.40 PSF, Full Service)
Suite 204-209:	2,713 RSF	\$3,798.00 (\$1.40 PSF, Full Service).

Less janitorial. *Available 09/01/26.

**KING**
ENERGY

Tenants save up to
10% vs traditional
utility costs.

FLOOR PLAN
2ND FLOOR

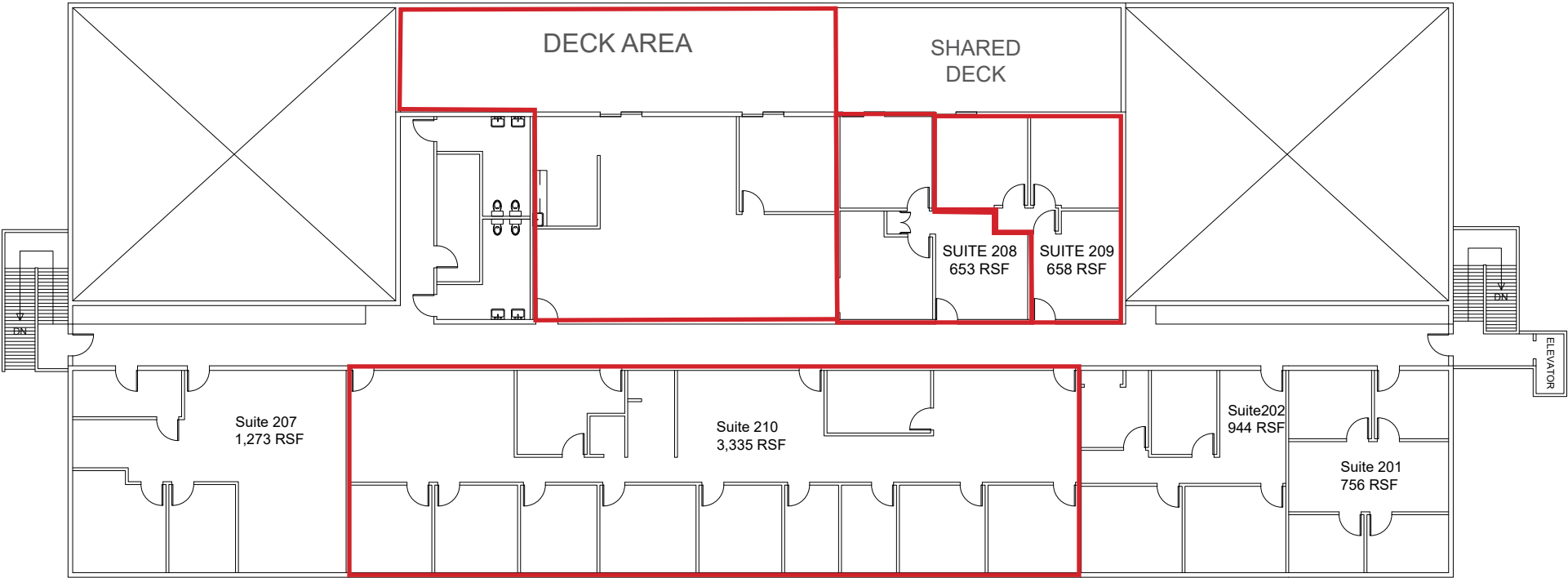
AVAILABLE
SUITE 204
1,402 RSF

AVAILABLE
SUITE 208*
653 RSF

AVAILABLE
SUITE 209
658 RSF

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VIEW VIRTUAL TOUR



AVAILABLE
SUITE 210
3,335 RSF

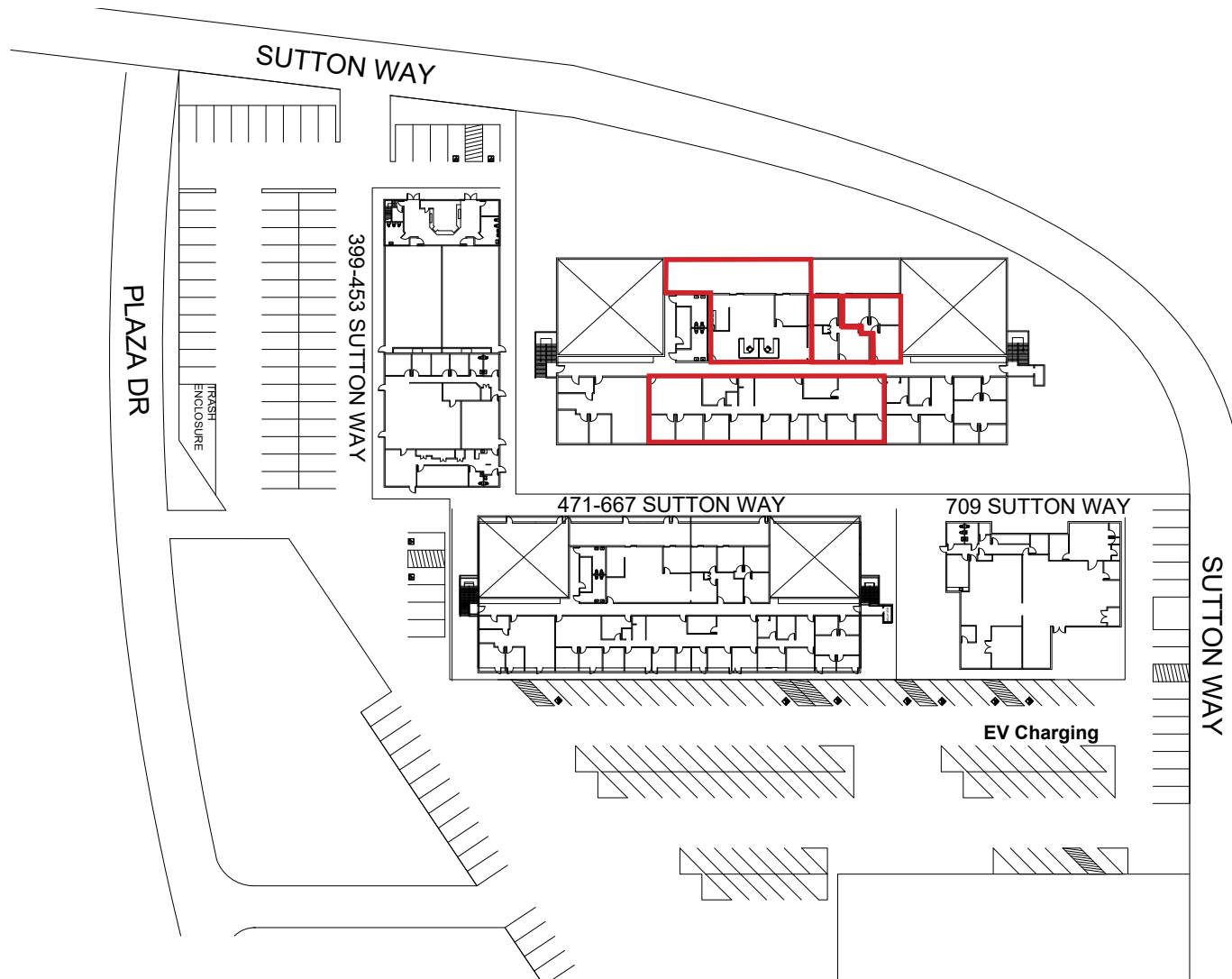
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SITE PLAN



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