

BRUNSWICK PLAZA
471 SUTTON WAY
GRASS VALLEY, CA

FOR LEASE
658 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

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:

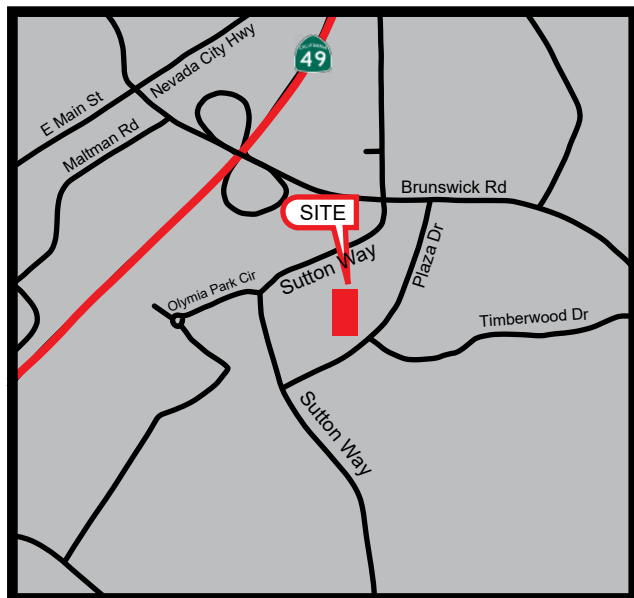
Brunswick Plaza is +/-38,230 RSF multi-tenant strip center located in the coveted “Brunswick Basin” retail hub amongst various national retailers.

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, less janitorial)
Suite 209:	658 RSF	\$ 954.00 (\$1.45 PSF, less janitorial)
Suite 210:	3,335 RSF	\$4,669.00 (\$1.40 PSF, less janitorial)





KING ENERGY

Tenants save up to 10% vs traditional utility costs.

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

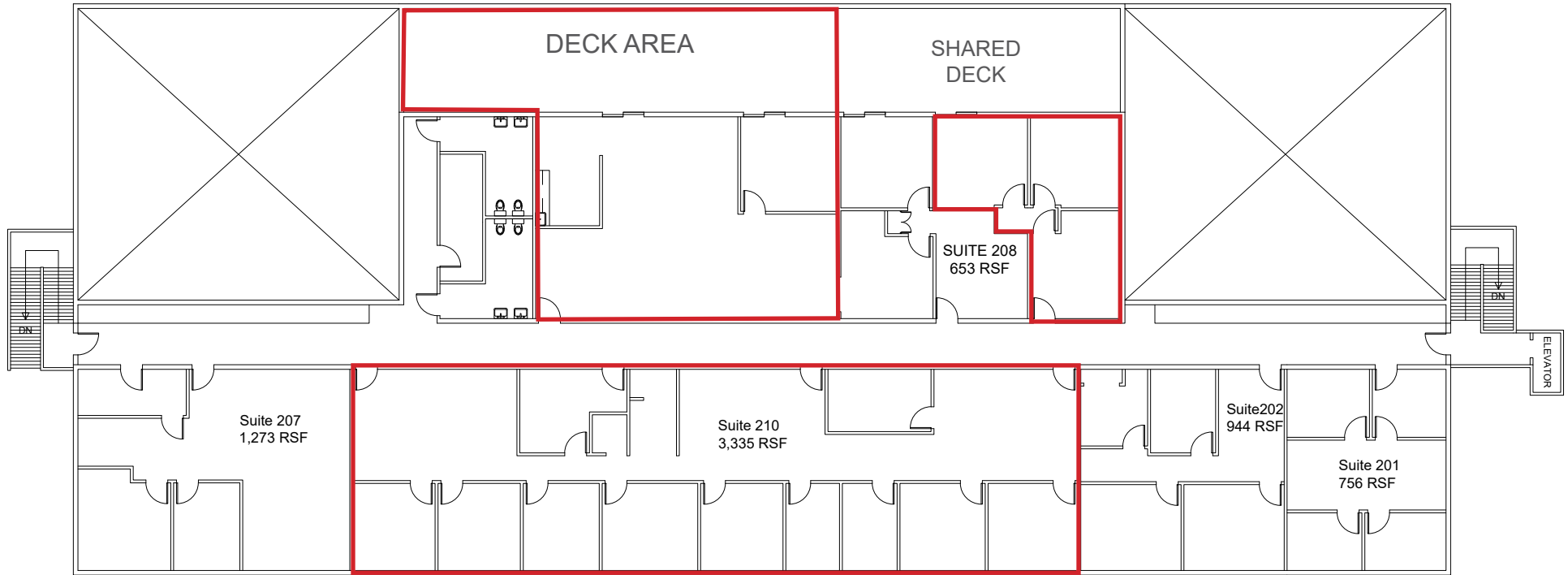
FLOOR PLAN
2ND FLOOR

AVAILABLE
SUITE 204
1,402 RSF

AVAILABLE
SUITE 209
658 RSF

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AVAILABLE
SUITE 210
3,335 RSF

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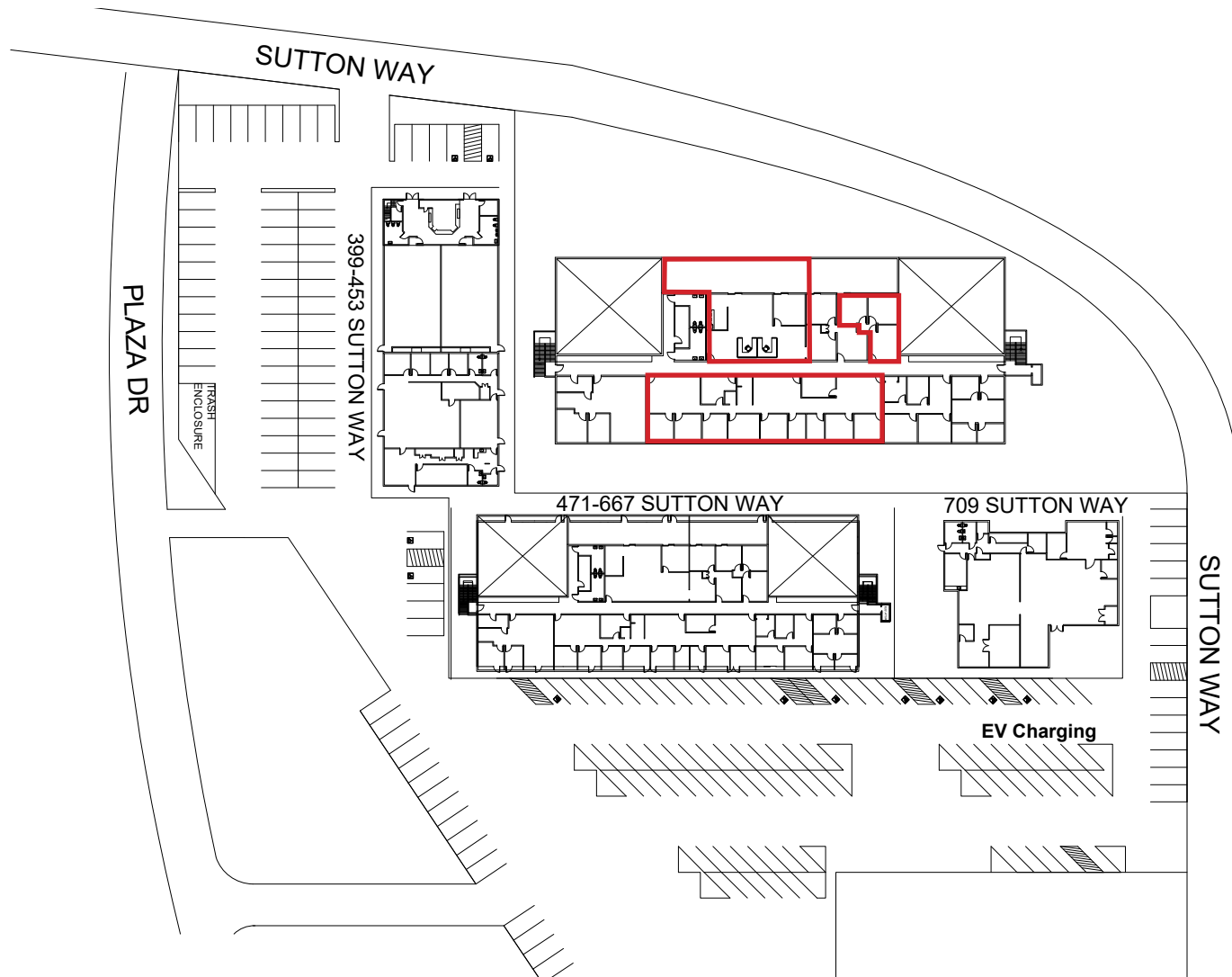
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SITE PLAN



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