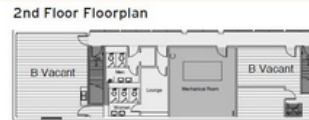
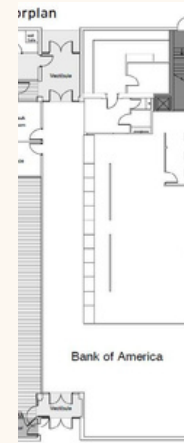


LEASEING OPPORTUNITY

619 E STREET MARYSVILLE CA 95901



1ST FLOOR CALCULATIONS

FLOOR GROSS	7,744 SQ. FT.
FLOOR CURB	288 SQ. FT.
FLOOR USABLE	6,810 SQ. FT.
FLOOR RENTABLE	7,908 SQ. FT.
FLOOR COMMON	589 SQ. FT.
BUILDING COMMON	80 SQ. FT.
B VACANT USABLE	2,515 SQ. FT.
B VACANT RENTABLE	2,900 SQ. FT.

2ND FLOOR CALCULATIONS

FLOOR GROSS	3,676 SQ. FT.
FLOOR CURB	217 SQ. FT.
FLOOR USABLE	1,627 SQ. FT.
FLOOR RENTABLE	2,386 SQ. FT.
FLOOR COMMON	780 SQ. FT.
BUILDING COMMON	452 SQ. FT.
B VACANT USABLE	1,627 SQ. FT.
B VACANT RENTABLE	2,386 SQ. FT.

ABOUT THE PROPERTY

This commercial 2 story building is located in the central business district of Marysville. It features 10,335 sq ft of rentable space either all or partial. Great street frontage exposure on a major thoroughfare with a traffic count of 40,000 +/- 60 on site parking for employees and customers.

PROPERTY FEATURES

- Drive thru capability
- Easy foot traffic access
- City Utilities
- 2 Restrooms
- Well known area
- Open floorplans
- Ideal for private offices
- Professional landscaping

JOHN P. OCHIPINTI

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*Disclaimer: This information is deemed reliable, but not guaranteed. All interested parties are encouraged to complete any and all inspections to satisfy themselves as to condition of property.