

355 PROVIDENCE MINE ROAD

LIBERTY HILL OFFICE CONDOMINIUMS

NEVADA CITY, CA 95959

Turnkey Craftsman Office Suite in the Prestigious Nevada City Tech Center

AVAILABLE

±1,302 SF

BASE RENT

\$1,800/MO

RATE

\$1.38/SF/MO NNN

AVAILABLE DATE

Immediately

The Opportunity

Tucker Commercial is pleased to present 355 Providence Mine Road — a ±1,302 SF office suite available for immediate sublease at Liberty Hill Office Condominiums in Nevada City, California. The suite features four private offices, a kitchenette, a private restroom, and excellent window lines throughout — a turnkey layout well-suited for a broad range of professional, medical, or wellness users.

Liberty Hill is a craftsman-style office condominium project constructed in 2008, featuring mature landscaping, an outdoor picnic area, direct access to trails, and abundant parking. The building is home to an established mix of professional, medical, and executive office users.

Located within the prestigious Nevada City Tech Center — a 44-acre master-planned light industrial and office development — the property sits within a half mile of the Gold Flat exit on Highway 49/20. The setting offers a rare combination of accessibility and environment: a serene, forested backdrop among mature pines, with walking-distance access to hiking trails, restaurants, grocery stores, and three schools.



Property Details

Type	Sublease
Available SF	±1,302 SF
Base Rent	\$1,800/MO · \$1.38/SF/MO
NNN (Est.)	~\$0.40/SF/MO
Lease Type	NNN
Office Layout	4 Private Offices
Amenities	Kitchenette + Private Restroom
Project	Liberty Hill Office Condominiums
Year Built	2008
Zoning	LI-DA — Light Industrial
APN	005-190-060
Available	Immediately

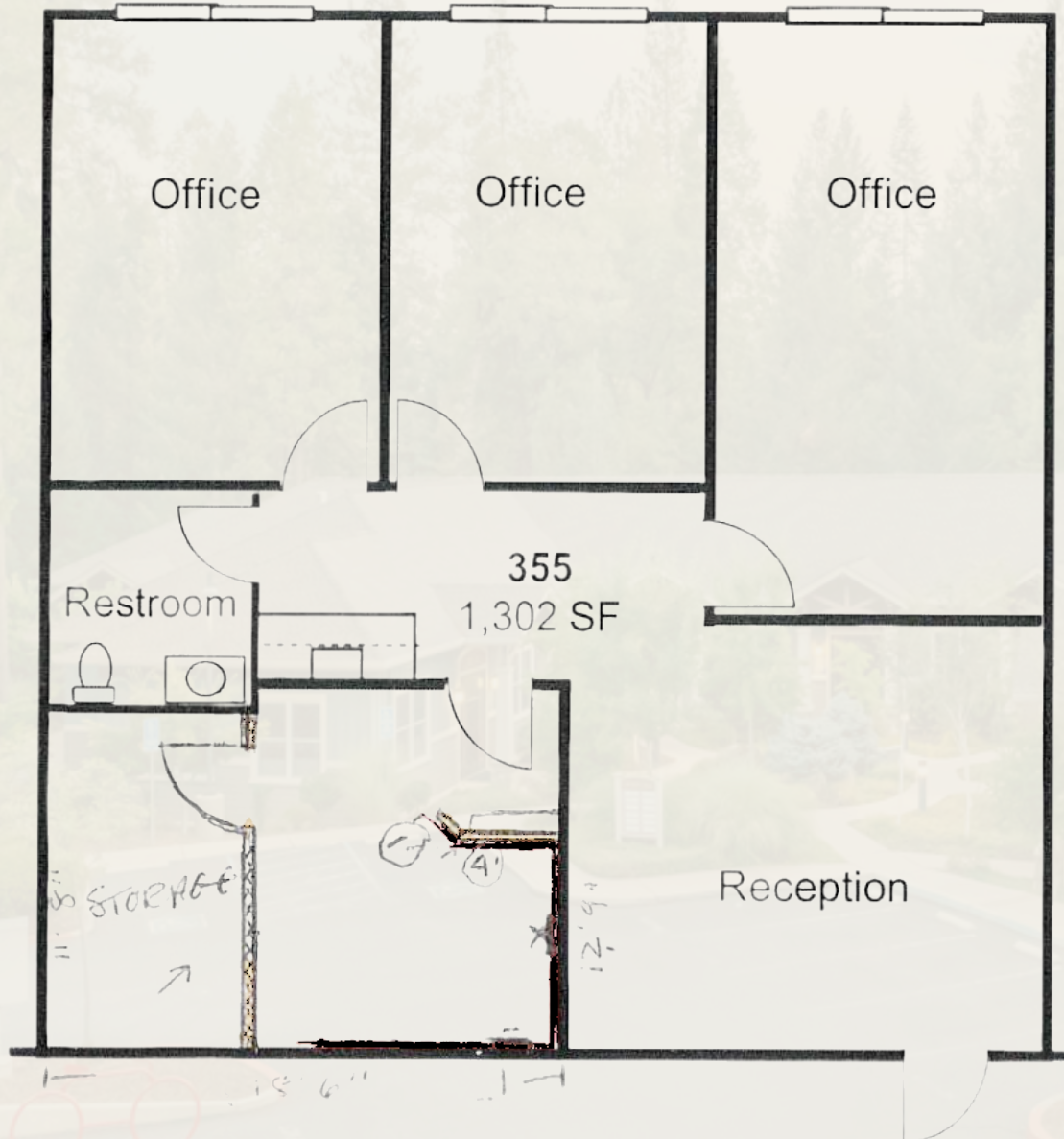
Highlights

- Immediate sublease — turnkey craftsman office suite
- 4 private offices, kitchenette & private restroom
- Excellent window lines throughout; separate suite entrance
- Ideal for professional or medical/wellness users
- Nevada City Tech Center — ½ mile from Hwy 49/20 Gold Flat exit
- Forested setting; abundant parking, picnic area & trail access



Floor Plan

±1,302 SF · Not to scale



Suite Layout

- Private offices with excellent window lines
- Reception / waiting area
- Kitchenette
- Private restroom
- Storage room
- Separate suite entrance

At a Glance

Available SF	±1,302 SF
Base Rent	\$1,800/MO
Rate	\$1.38/SF/MO NNN
NNN (Est.)	~\$0.40/SF/MO
Available	Immediately



355 PROVIDENCE MINE ROAD · NEVADA CITY, CA

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