

Brighton Greens Business Park | For Lease | Grass Valley, CA

Premier Multi-Tenant Office Campus with availabilities ranging from fully furnished turn-key executive offices to a $\pm 7,000$ SF contiguous ground-floor block

TOTAL SIZE	AVAILABLE	RATE	TYPE
48,336 SF	120 - 7,003 SF	\$1.25 - \$1.40/SF/MO	Office

Ideally located · Mature landscaping · On-site management · Comcast & AT&T internet · Abundant parking

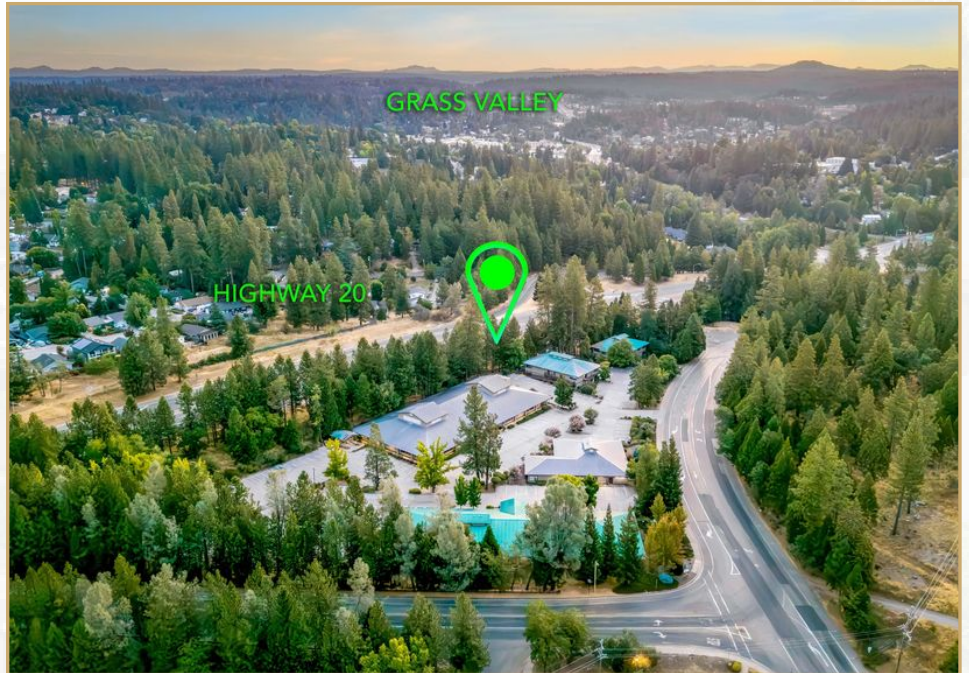
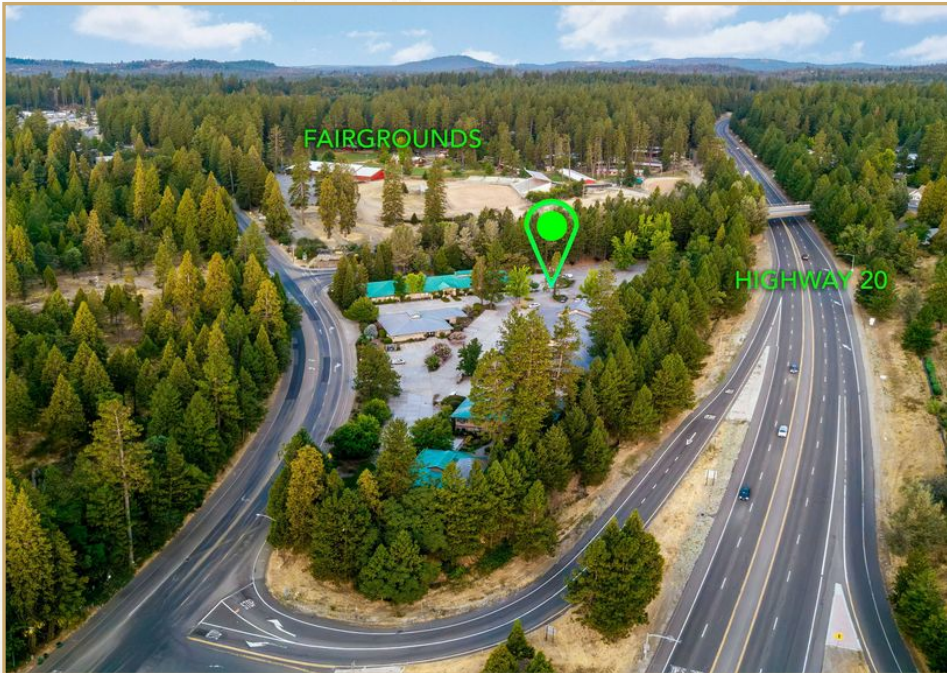
Executive Summary

Brighton Greens Business Park is a ±48,336 square foot multi-tenant office campus located directly off the McCourtney Road exit at the prominent intersection of Highways 20 and 49 in Grass Valley, CA. The project offers a range of professionally managed, turn-key office suites — from fully furnished executive offices to larger private office suites — with flexible layouts that include open-concept and private office configurations.

The property is served by both Comcast and AT&T high-speed internet and is supported by on-site professional management. The park features mature landscaping, abundant parking, and excellent regional access, making it an ideal location for businesses serving Western Nevada County.

Notable tenants include Nevada County, Brighton Greens Veterinary Clinic, PRIDE Industries, and Stanford Sierra Youth & Family Services.



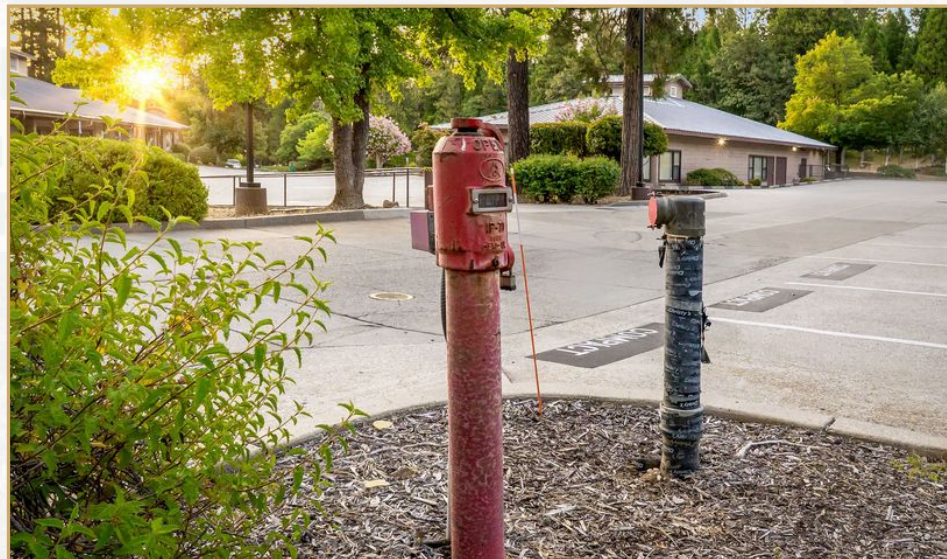


Property Highlights

- **Turn-key office suites available**— from fully furnished executive offices to $\pm 7,000$ SF
- **Flexible layouts**— open concept floor plans, private offices, or a combination of both
- **High-speed internet** — from Comcast and AT&T
- **Professionally managed** — with responsive on-site management
- **Ample on-site parking** — for employees and visitors
- **Lush, mature landscaping** — in a quiet campus environment
- **Convenient location** — at the Hwy 20/49 interchange in Grass Valley
- **Easy access to downtown**— Grass Valley, Nevada City, and surrounding areas
- **Join a professional tenant mix**— including Nevada County, PRIDE Industries, and Stanford Sierra Youth & Family Services

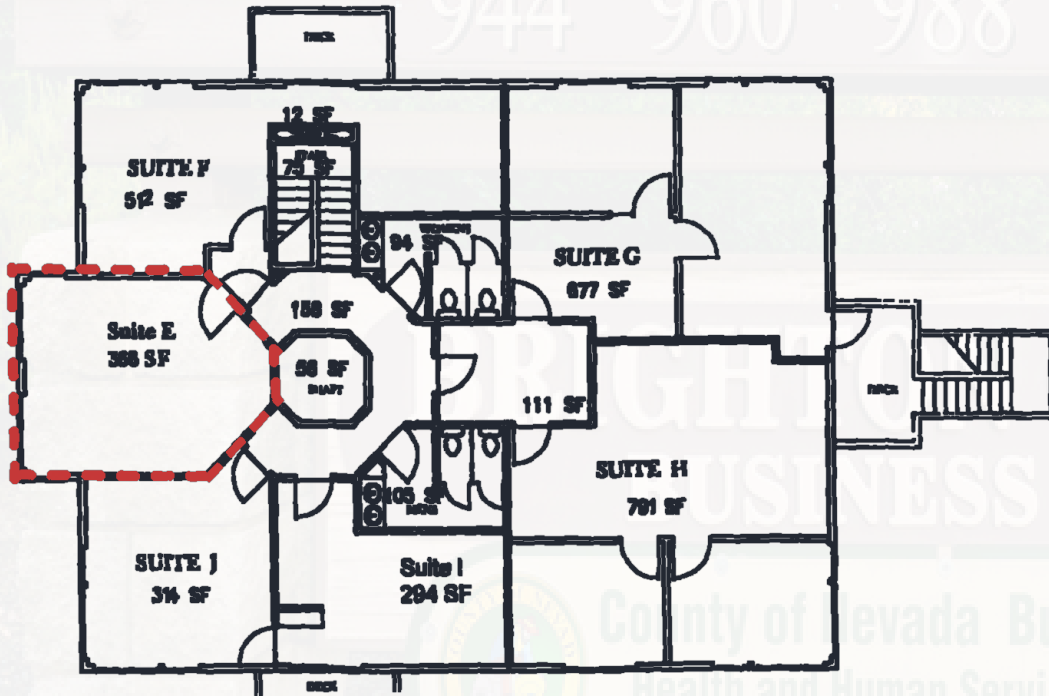
Summary of Available Suites

#	Suite	SF	Rate/SF (NNN)
1	944 McCourtney, Suite E	366	\$1.40
2	944 McCourtney, Suite F	512	\$1.25
3	944 McCourtney, Suite G	677	\$1.25
4	944 McCourtney, Suite H	791	\$1.25
5	960 McCourtney, Suite A	1,025	\$1.40
6	960 McCourtney, Suite B	1,194	\$1.25
7	960 McCourtney, Suite C	1,793	\$1.25
8	960 McCourtney, First Floor	4,068	\$1.25
9	960 McCourtney, Suite F #2	120	\$400/MO Flat
10	960 McCourtney, Suite F #3	120	\$500/MO Flat
11	960 McCourtney, Suite G	814	\$1.25
12	1020 McCourtney, Suite B	3,143	\$1.25
13	1020 McCourtney, Suite C	2,225	\$1.25
14	1020 McCourtney, Suite E	1,635	\$1.25
15	1020 McCourtney, Suites B & C	5,368	\$1.25
16	1020 McCourtney, Suites B, C & E	7,003	\$1.25



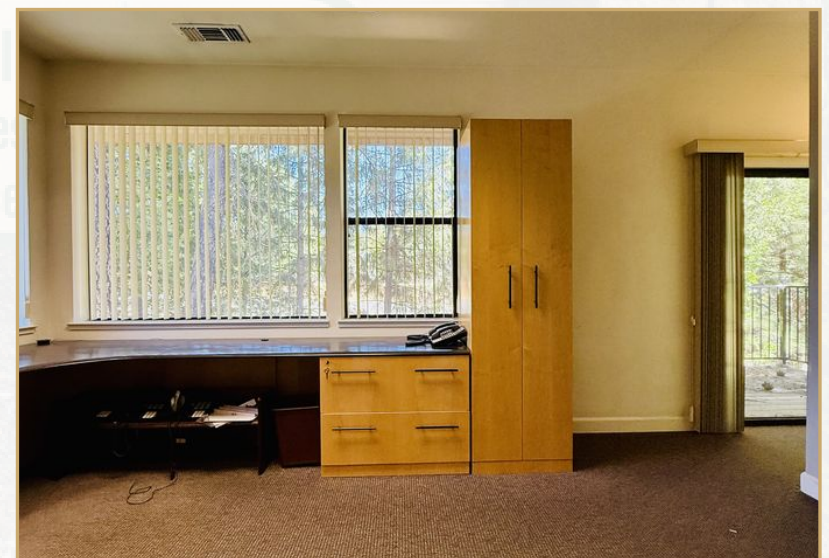
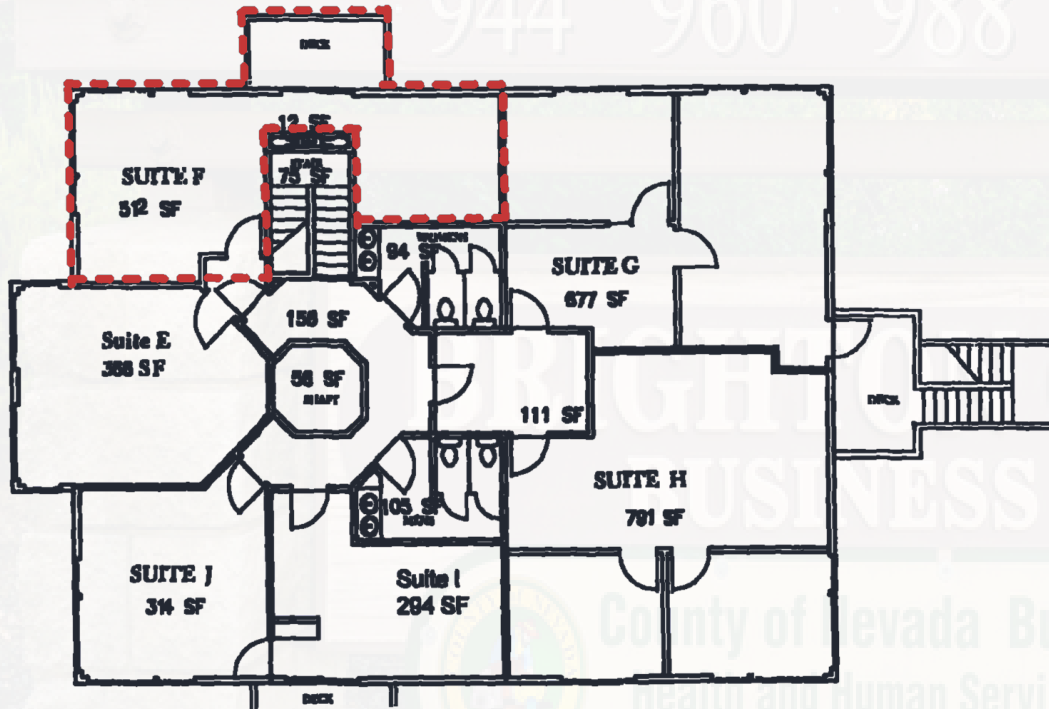
944 McCourtney, Suite E

2nd floor 366 SF office suite with an efficient open layout, extensive built-in desk and cabinetry, and windows on two elevations for natural light. A turn-key footprint for a one- or two-person professional office, creative studio, or satellite location. Estimated NNN charges are \$0.47/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. The estimated monthly utility cost is \$0.35/SF.



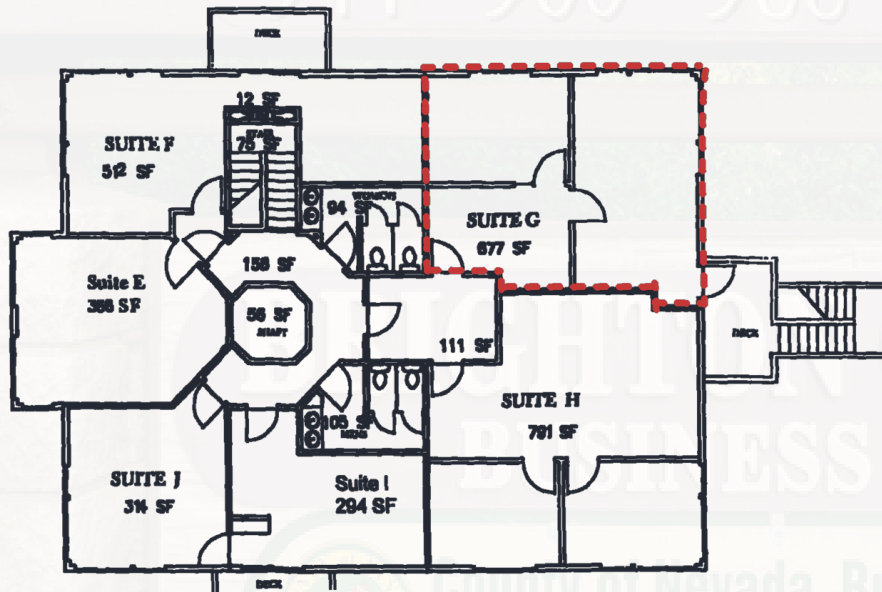
944 McCourtney, Suite F

2nd floor, bright and spacious 512 sq ft office with built-in desks and plenty of natural light. Includes a private deck for quick breaks or casual meetings, and a dedicated in-suite break room for added convenience. Estimated NNN charges are \$0.47/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. The estimated monthly utility cost is \$0.35/SF.



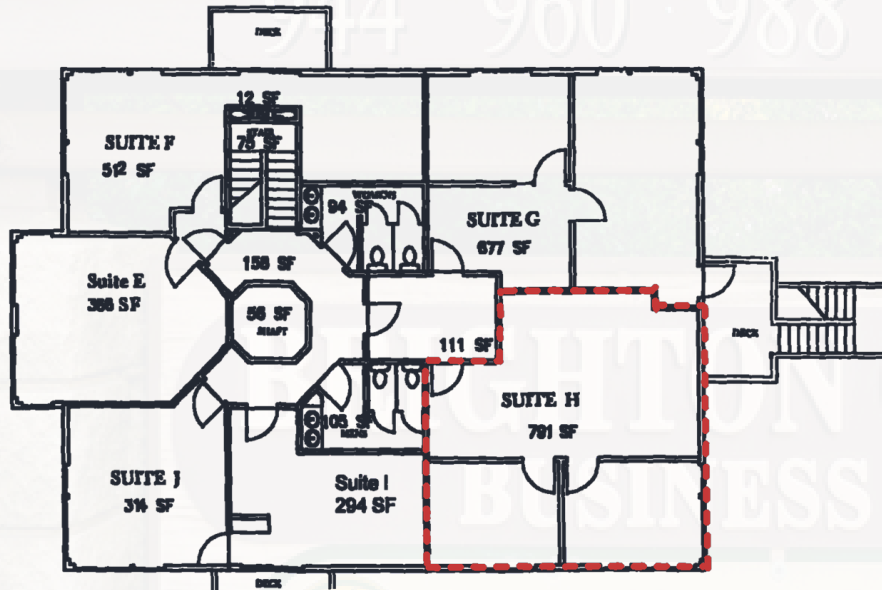
944 McCourtney, Suite G

2nd floor 677 SF office with a functional layout featuring a designated waiting area, a central work space, and two private rooms that can be used as offices or one office and one conference room. Ideal for professionals seeking flexibility and privacy in a compact footprint. Estimated NNN charges are \$0.47/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. The estimated monthly utility cost is \$0.35/SF.



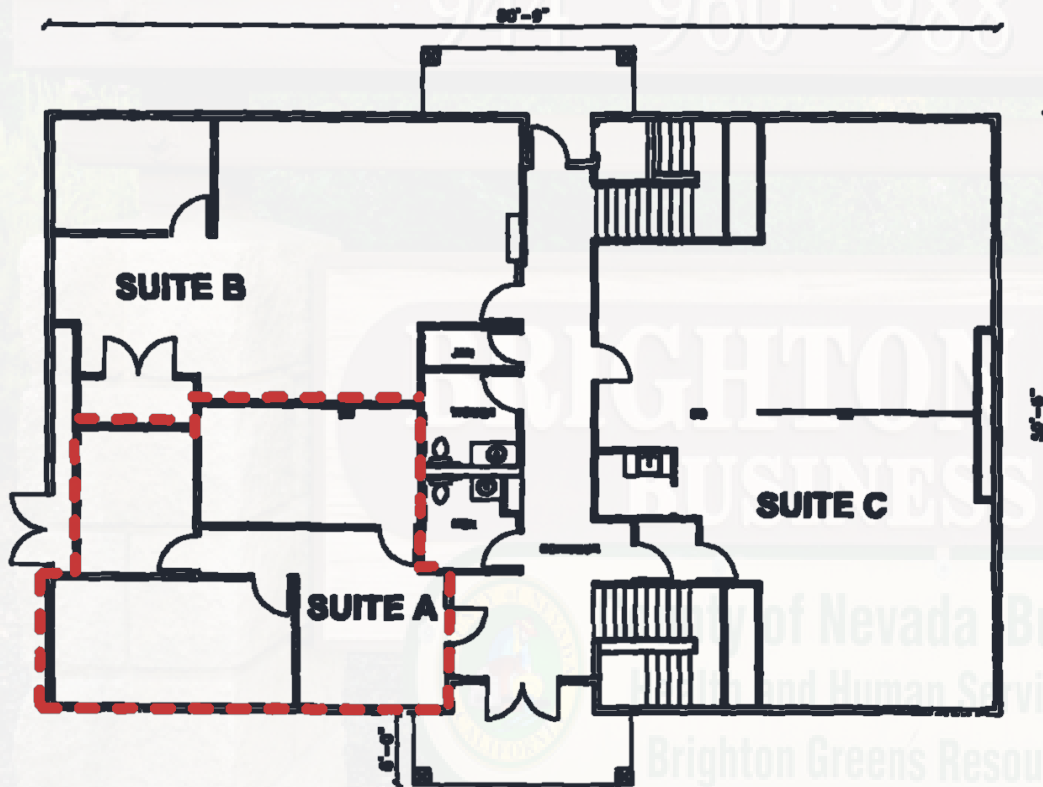
944 McCourtney, Suite H

2nd floor 791 SF Office. Well-appointed space with two private offices, a designated waiting area, and a central work area. Ideal layout for professionals needing multiple offices or flexible use, such as a conference room or private meeting space. Estimated NNN charges are \$0.47/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. The estimated monthly utility cost is \$0.35/SF.



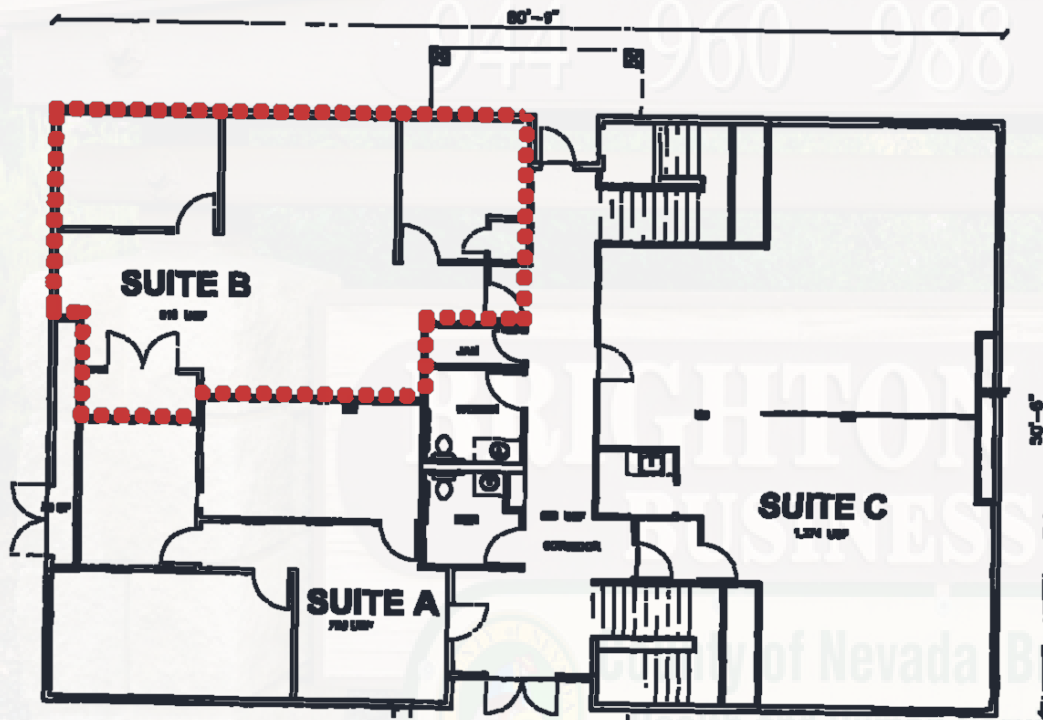
960 McCourtney, Suite A

Ground floor 1,025 SF office suite with multiple private offices, a reception/waiting area, and professional finishes throughout. Well-appointed space with natural light and carpet flooring. Estimated NNN charges are \$0.47/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. The estimated monthly utility cost is \$0.35/SF.



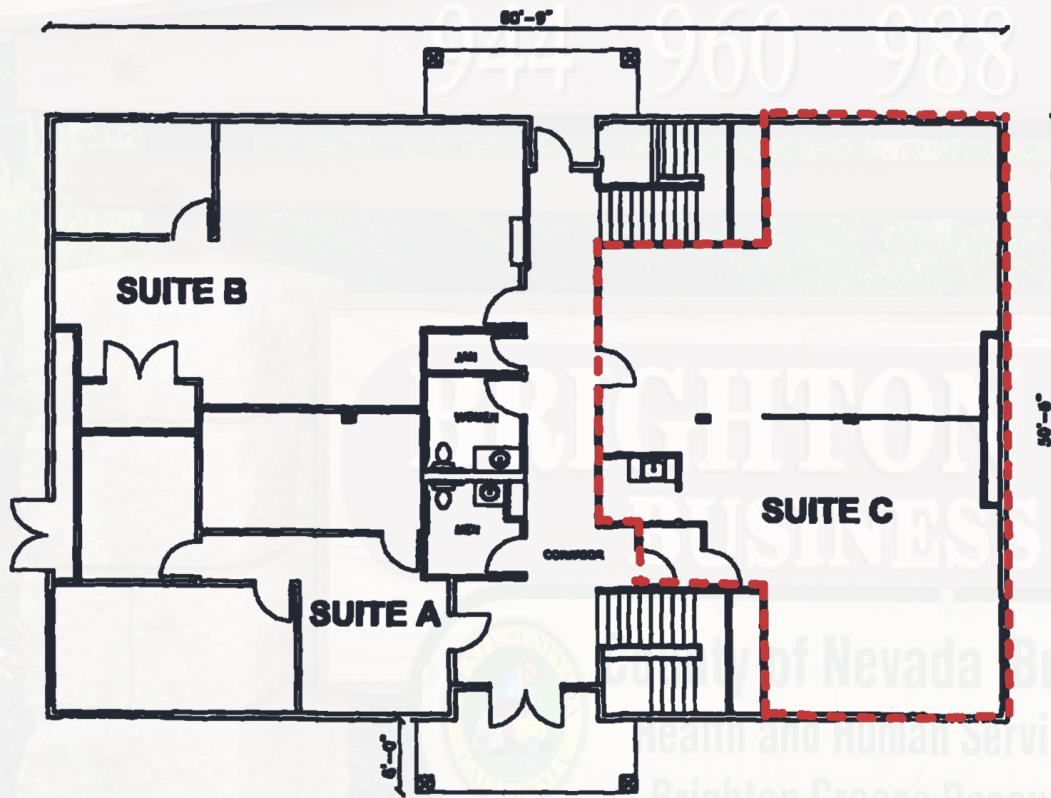
960 McCourtney, Suite B

Ground floor 1,194 SF office suite featuring an open floor plan with a center bull-pen, three private offices, and its own exterior entrance/exit. Estimated NNN charges are \$0.47/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. The estimated monthly utility cost is \$0.35/SF.



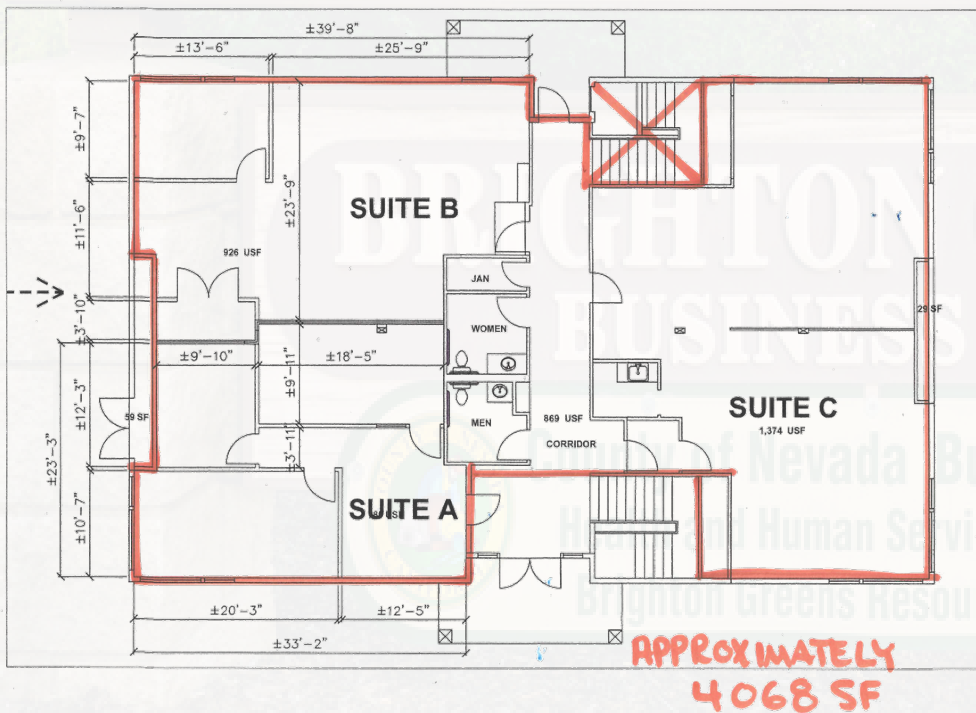
960 McCourtney, Suite C

Ground floor 1,793 SF office suite featuring an open floor plan with flexible layout options and a kitchen — ideal for a variety of business uses. Estimated NNN charges are \$0.47/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. The estimated monthly utility cost is \$0.35/SF.



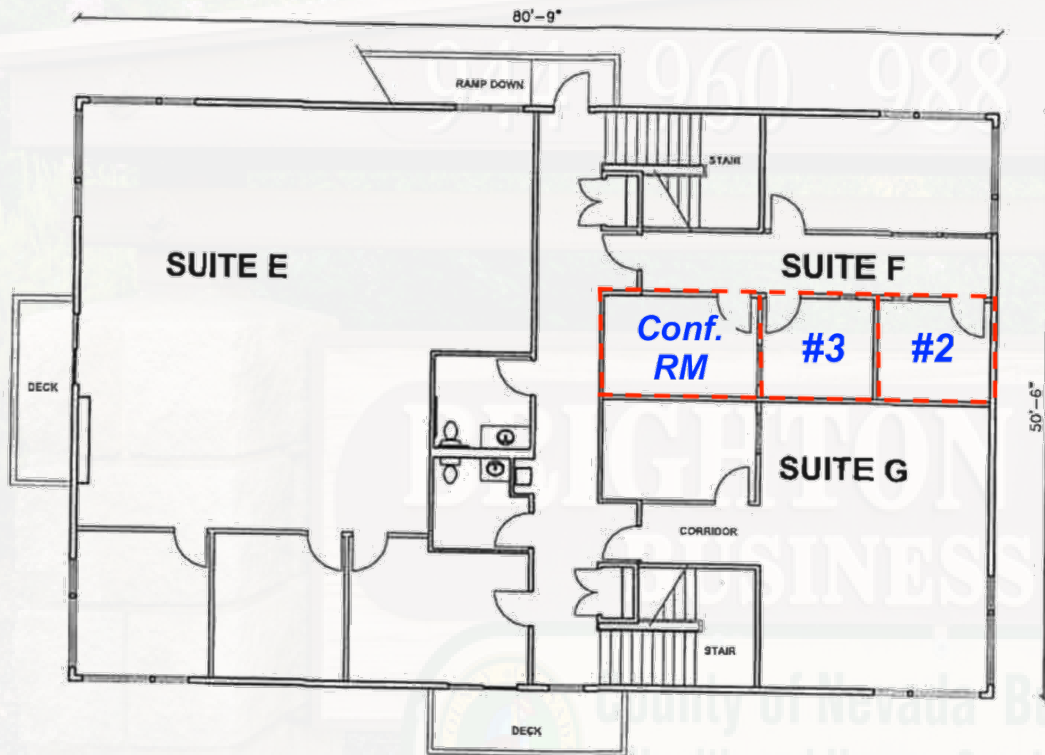
960 McCourtney, First Floor

Ground floor 4,068 SF office suite encompassing the entire first floor of 960 McCourtney. Features a combination of private offices and open work space with its own exterior entrance and two private restrooms. The flexible layout accommodates a wide range of configurations — from traditional office setups to open-concept environments. An ideal opportunity for larger users seeking a single-floor footprint in a professionally managed campus setting. Estimated NNN charges are \$0.47/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. The estimated monthly utility cost is \$0.35/SF.



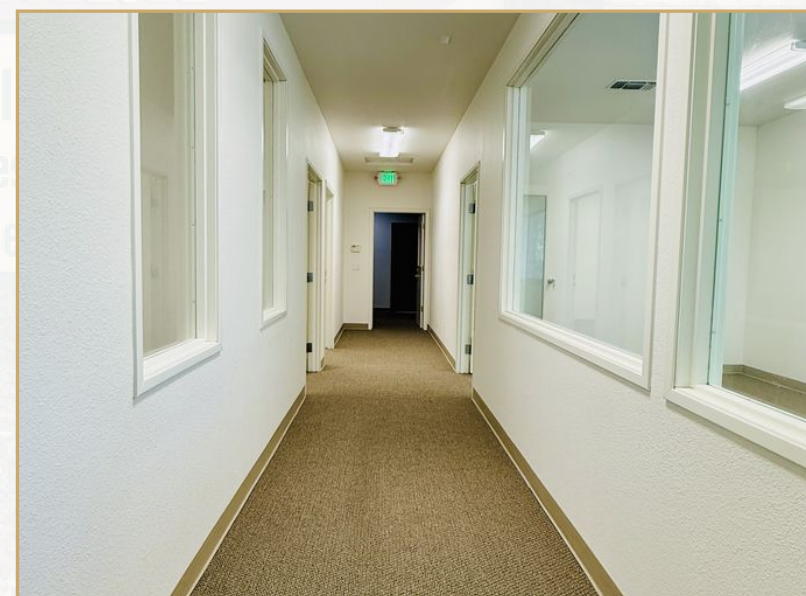
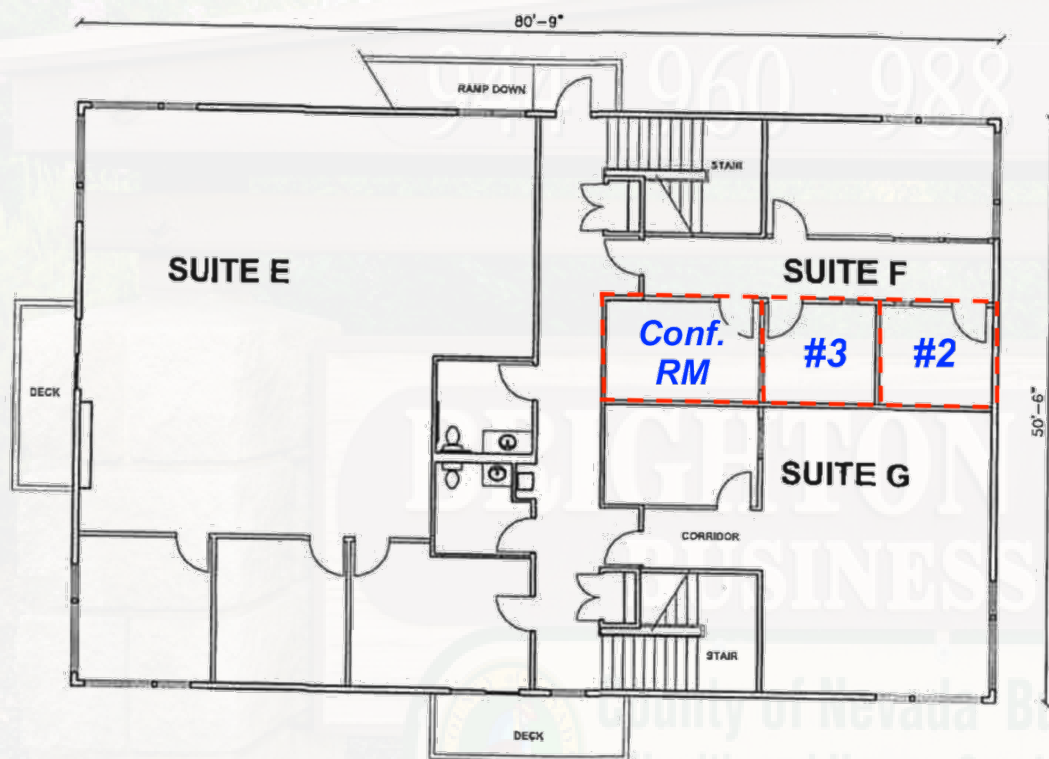
960 McCourtney, Suite F #2

Furnished 2nd floor private office available for rent within a three-office suite, including access to a shared conference room and common area bathrooms. Rate includes high-speed internet and all utilities.



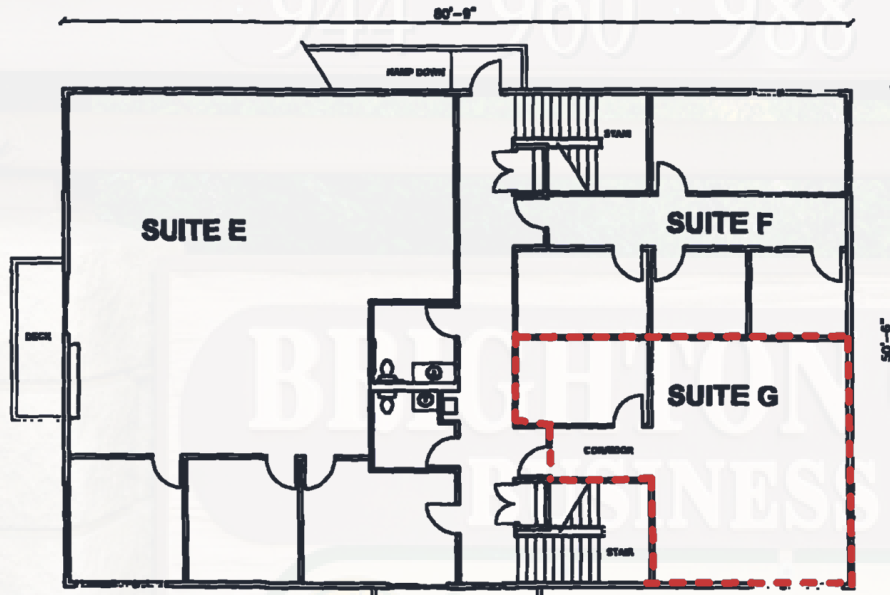
960 McCourtney, Suite F #3

Fully furnished 2nd floor private office available for rent within a three-office suite, including access to a shared conference room and common area bathrooms. Rate includes high-speed internet and all utilities.



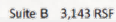
960 McCourtney, Suite G

Well-appointed 814 SF office space on the 2nd floor. The suite has two private offices and a central work area. Ideal layout for professionals needing multiple offices or flexible use, such as a conference room or private meeting space. Estimated NNN charges are \$0.47/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. The estimated monthly utility cost is \$0.35/SF.



Recently refreshed 3,143 SF ground-floor office with seven private offices, a break room, a large conference room, and a bull-pen work area. Estimated NNN charges are \$0.47/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. The estimated monthly utility cost is \$0.35/SF.

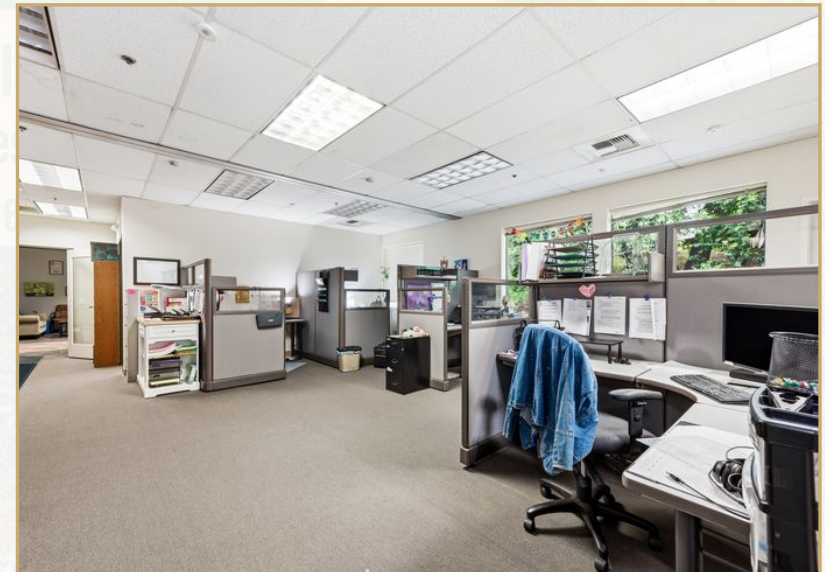
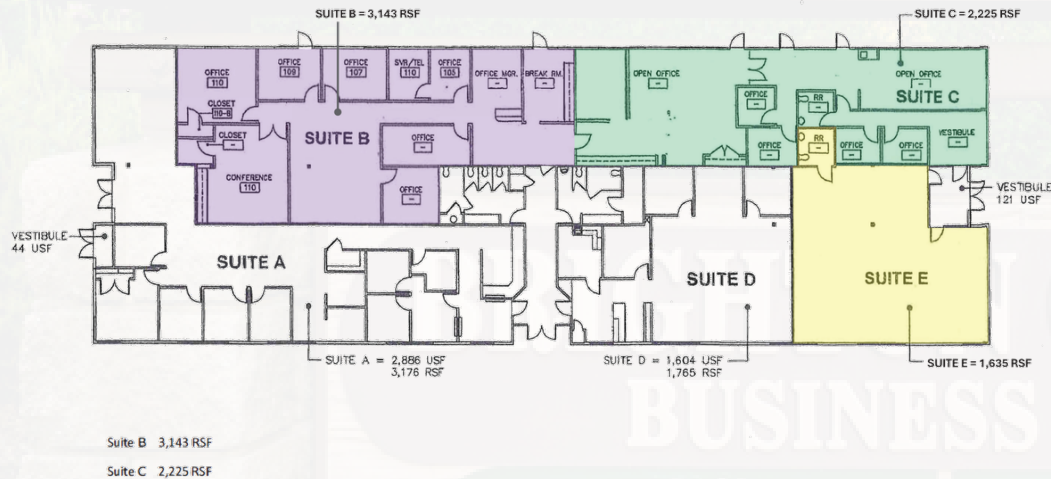
EXHIBIT A-1



1020 McCourtney, Suite C

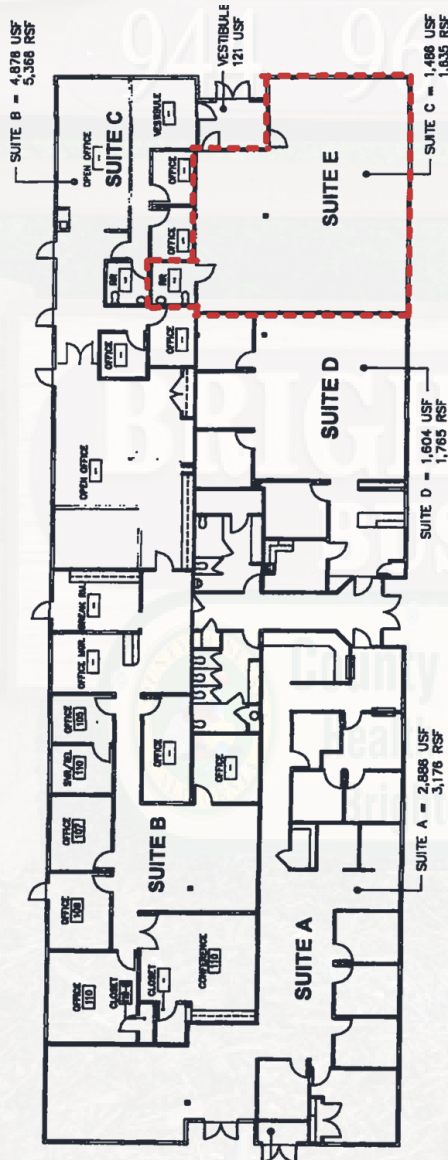
Spacious 2,225 SF open office on the ground floor with four private offices and large open work spaces. Estimated NNN charges are \$0.47/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. The estimated monthly utility cost is \$0.35/SF.

EXHIBIT A-1
TENANT PREMISES - 1020 MCCOURTNEY ROAD, SUITES B, C, & E



1020 McCourtney, Suite E

Spacious 1,635 SF open office on the ground floor, complete with its very own private bathroom. Estimated NNN charges are \$0.47/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. The estimated monthly utility cost is \$0.35/SF.

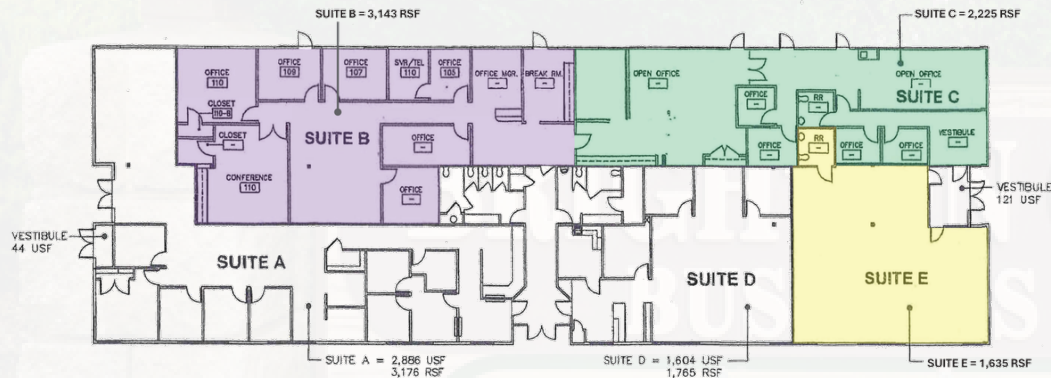


1020 McCourtney, Suites B & C — Combined

A 5,368 SF ground-floor offering combining Suites B and C into one contiguous space. Together they provide eleven private offices, a large conference room, a break room, and expansive open bull-pen work areas, with a dedicated exterior entrance/exit — a turn-key footprint for an organization that wants room to scale on a single floor. Estimated NNN charges are \$0.47/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. The estimated monthly utility cost is \$0.35/SF.

EXHIBIT A-1

TENANT PREMISES - 1020 McCOURTNEY ROAD, SUITES B, C, & E



Suite B 3,143 RSF

Suite C 2,225 RSF

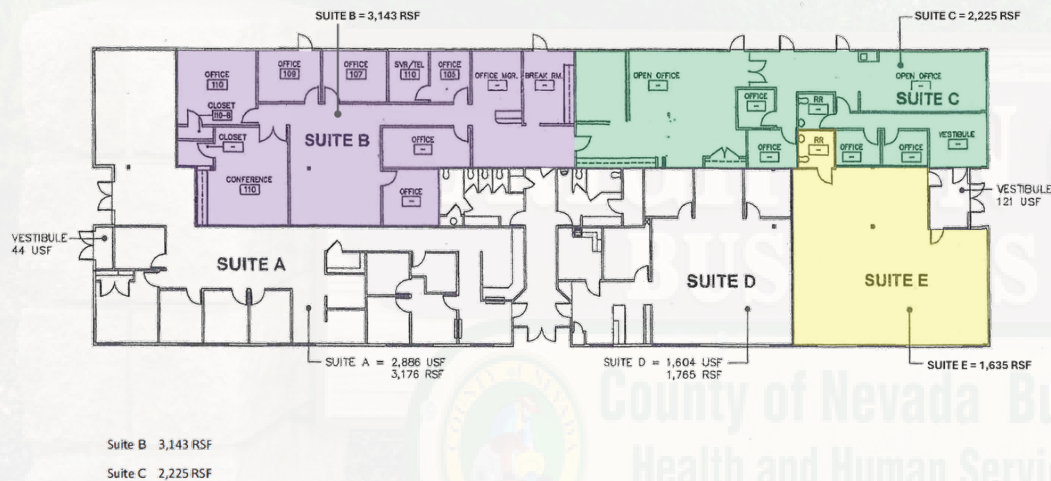


1020 McCourtney, Suites B, C & E — Combined

The largest contiguous block available at Brighton Greens — 7,003 SF combining Suites B, C and E across the ground floor. Includes eleven private offices, a large conference room, a break room, multiple open bull-pen work areas, and a private restroom, all with a dedicated exterior entrance/exit. Suites B and C deliver the office and conference core while Suite E adds a spacious open work area — an ideal headquarters or single-user footprint. Estimated NNN charges are \$0.47/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. The estimated monthly utility cost is \$0.35/SF.

EXHIBIT A-1

TENANT PREMISES - 1020 McCOURTNEY ROAD, SUITES B, C, & E





About Grass Valley

Grass Valley is a charming historic town in the heart of the Sierra Nevada foothills, known for its rich Gold Rush history and well-preserved Victorian architecture. As the largest town in Nevada County, it has become a vibrant center for commerce, arts, and outdoor recreation.

Distances:

- Sacramento: 55 mi (~1 hr)
- Lake Tahoe: 75 mi (~1.5 hrs)
- San Francisco: 140 mi (~2.5 hrs)
- Reno: 80 mi (~1.5 hrs)

A Hub for Video Technology

Grass Valley is home to Grass Valley Group, a pioneering broadcast video equipment company founded in 1959. This legacy of innovation continues today with AJA Video Systems and Telestream, both headquartered in Nevada County.

Mill Street Renovations

Grass Valley has revitalized its historic Mill Street into a pedestrian-friendly plaza with expanded outdoor dining, new landscaping, public art, and improved infrastructure.

Outdoor Recreation

Grass Valley is a year-round destination for outdoor enthusiasts. The nearby Yuba River is a crown jewel of Nevada County, known for crystal-clear waters and spectacular granite. The South Yuba River State Park offers swimming, hiking, and world-class kayaking.

Arts, Culture & Community

The Center for the Arts hosts music, theater, and visual art year-round. Beloved local events include the Cornish Christmas and the Bluegrass Festival drawing thousands annually.



Tyson Tucker

Principal

(530) 470-6090

tyson@tjtcre.com

DRE #01804034

TJTcre.COM

Corp DRE #02431288