

FOR SUBLEASE | EXECUTIVE OFFICE SPACES

**416 CROWN POINT CIR
GRASS VALLEY, CA 95945**

**LOCATED OFF OF IDAHO MARYLAND RD
WITH QUICK AND EASY ACCESS TO HWY 49**



Jason Huntoon

Associate Vice President

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LIC: #02109361

Steve Park

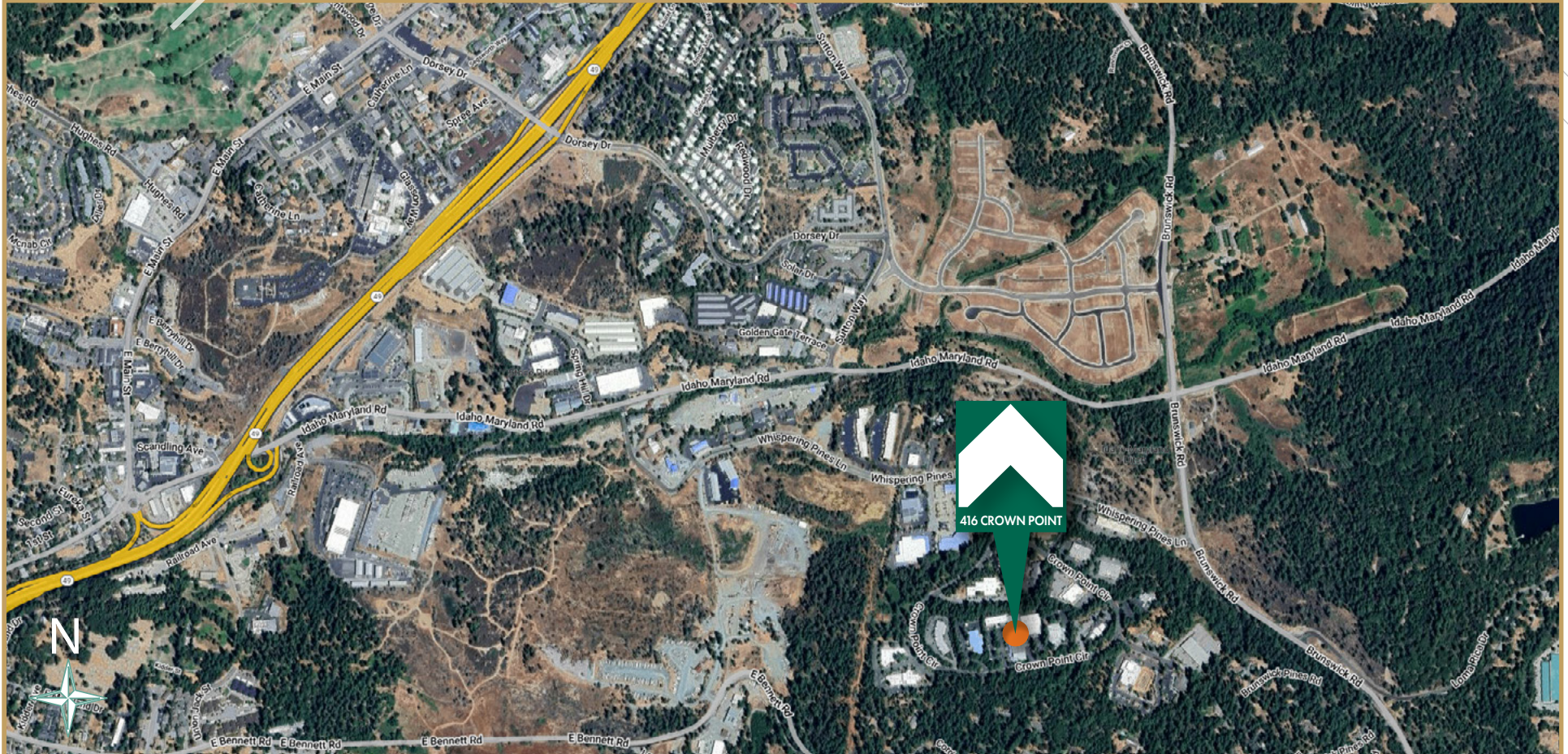
Sr. Vice President

916.677.8114

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3400 Douglas Blvd, Suite 190,
Roseville, CA 95661



About the Property

416 Crown Point Cir is a ±68,973 SF Multi-Tenant Building in the Whispering Pines Business Park. Available are Private Executive Suites with Excellent Garden Views. Tenants will have access to common room areas including Restrooms, Reception, Breakroom, Conference Room and Copy Room.

Property Highlights

- Quick Easy Access to Hwy 49
- Strong Demographics
- Private Offices
- Ample Parking
- Windows with Excellent Garden Views
- Access to Common Room Areas
- Common Reception, Kitchen / Breakroom, Conference Room, and Printer / Copier Room

FOR SUBLEASE | EXECUTIVE OFFICE SUITES

EXECUTIVE SUMMARY

ADDRESS:

416 Crown Point Cir
Grass Valley, CA 95945

SUBLEASE RATE:

\$3.00/SF Per Month, Full Service

AVAILABLE SUITES:

Office #2, 133 RSF
Office #4, 129 RSF
Office #5, 136 RSF
Office #7, 121 RSF

SUBLEASE EXPIRATION:

11/30/2030

COMMON AREAS:

Restrooms, Reception, Breakroom,
Conference Room, & Copy Room

SPRINKLERS:

Wet

ZONING:

SP1A

CONSTRUCTION:

Concrete Tilt-Up

YEAR BUILT:

1990

OPPORTUNITY ZONE:

Yes

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PROPERTY PHOTOS



Office #2



Office #4



Office #7



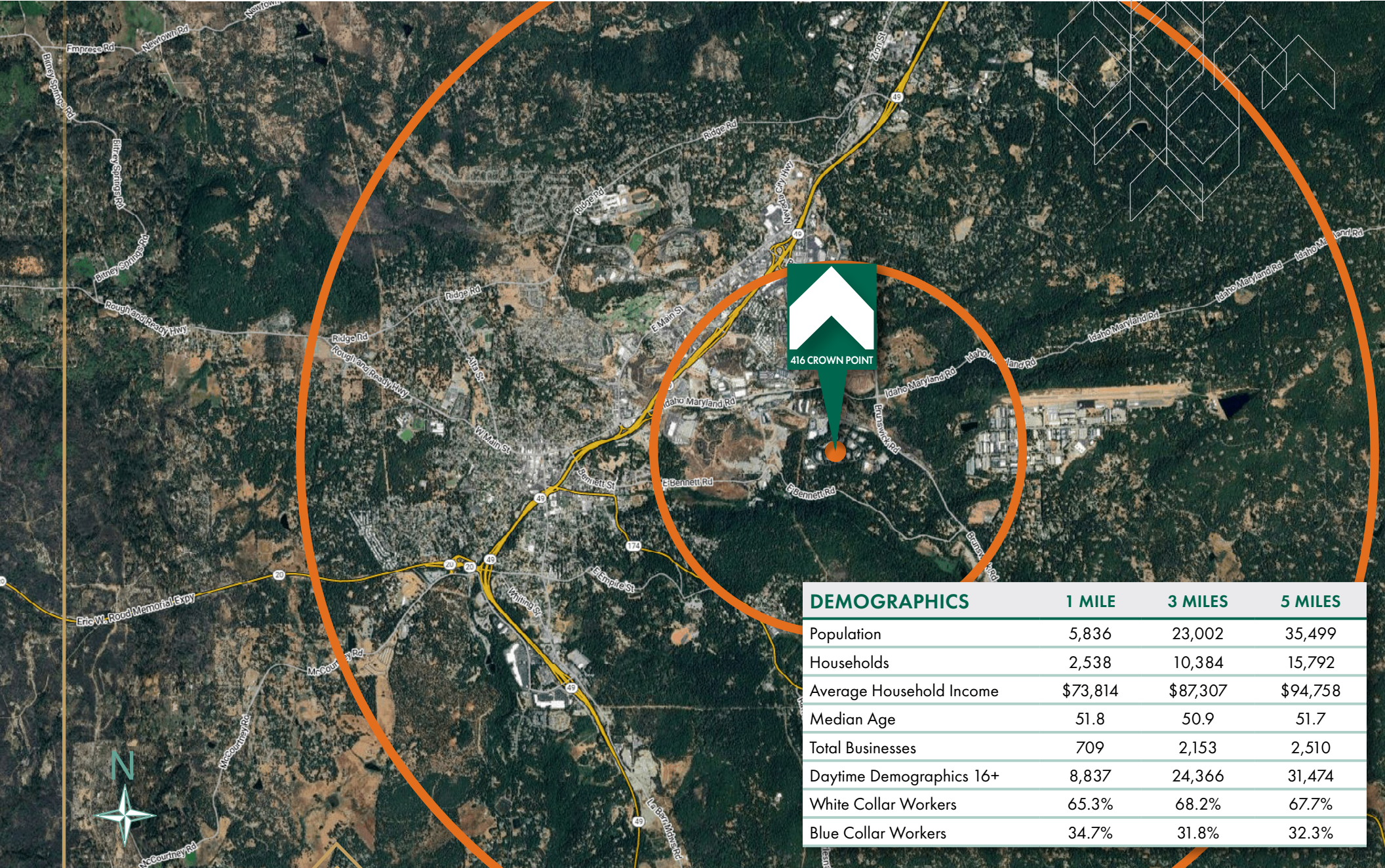
Common Breakroom



Common Conference Room



Office #5



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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

www.tricommercial.com