

**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:

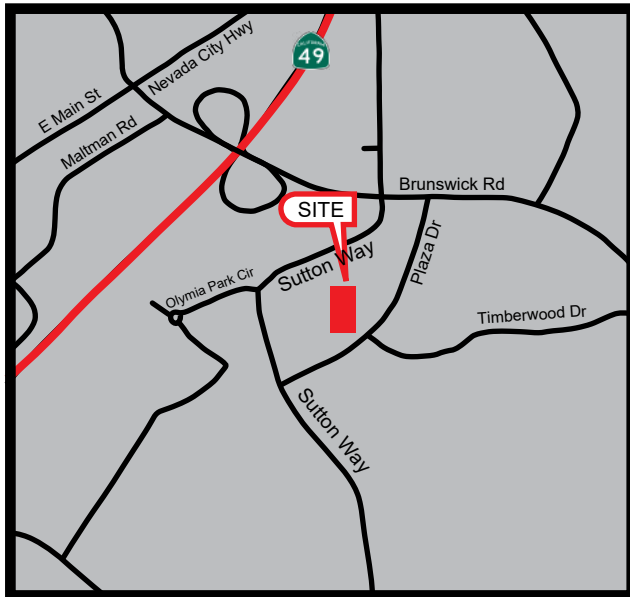
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**FEATURES:**

- 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)

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**KING ENERGY**

Tenants save up to 10% vs traditional utility costs.

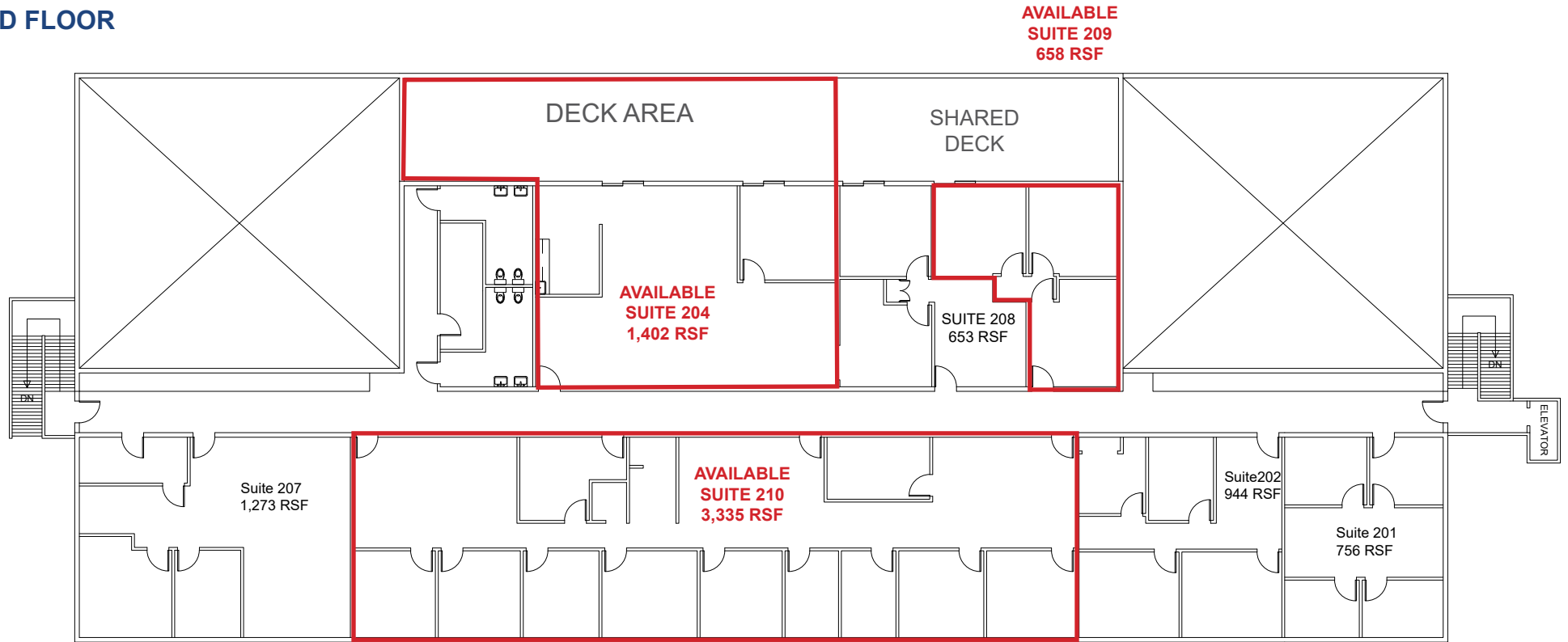
**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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FLOOR PLAN  
2ND FLOOR



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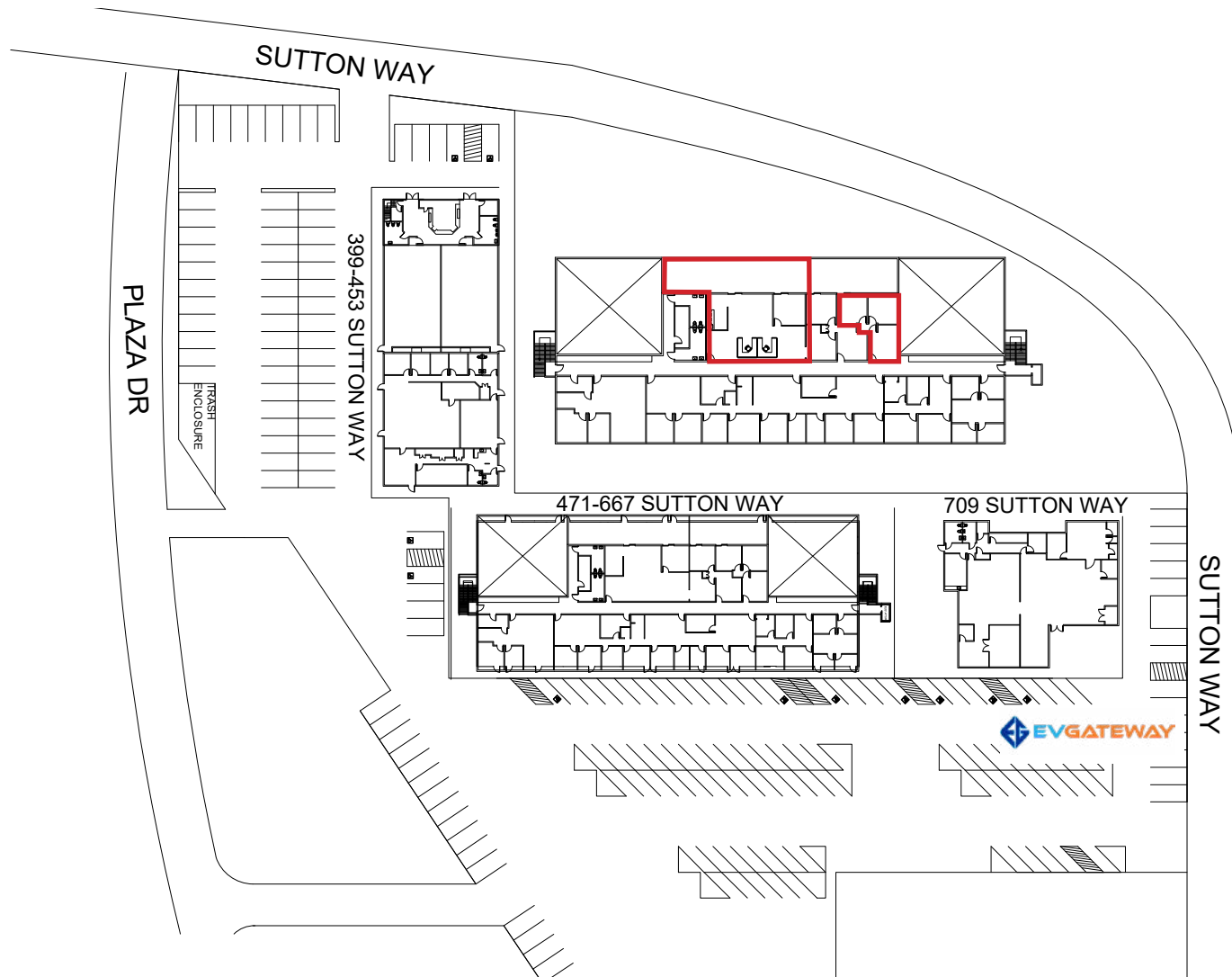
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**SITE PLAN**



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