

12834 Earhart Avenue

Auburn, CA 95603



Contact:

± 4,040 SF Available - \$1.40 PSF, Modified Gross

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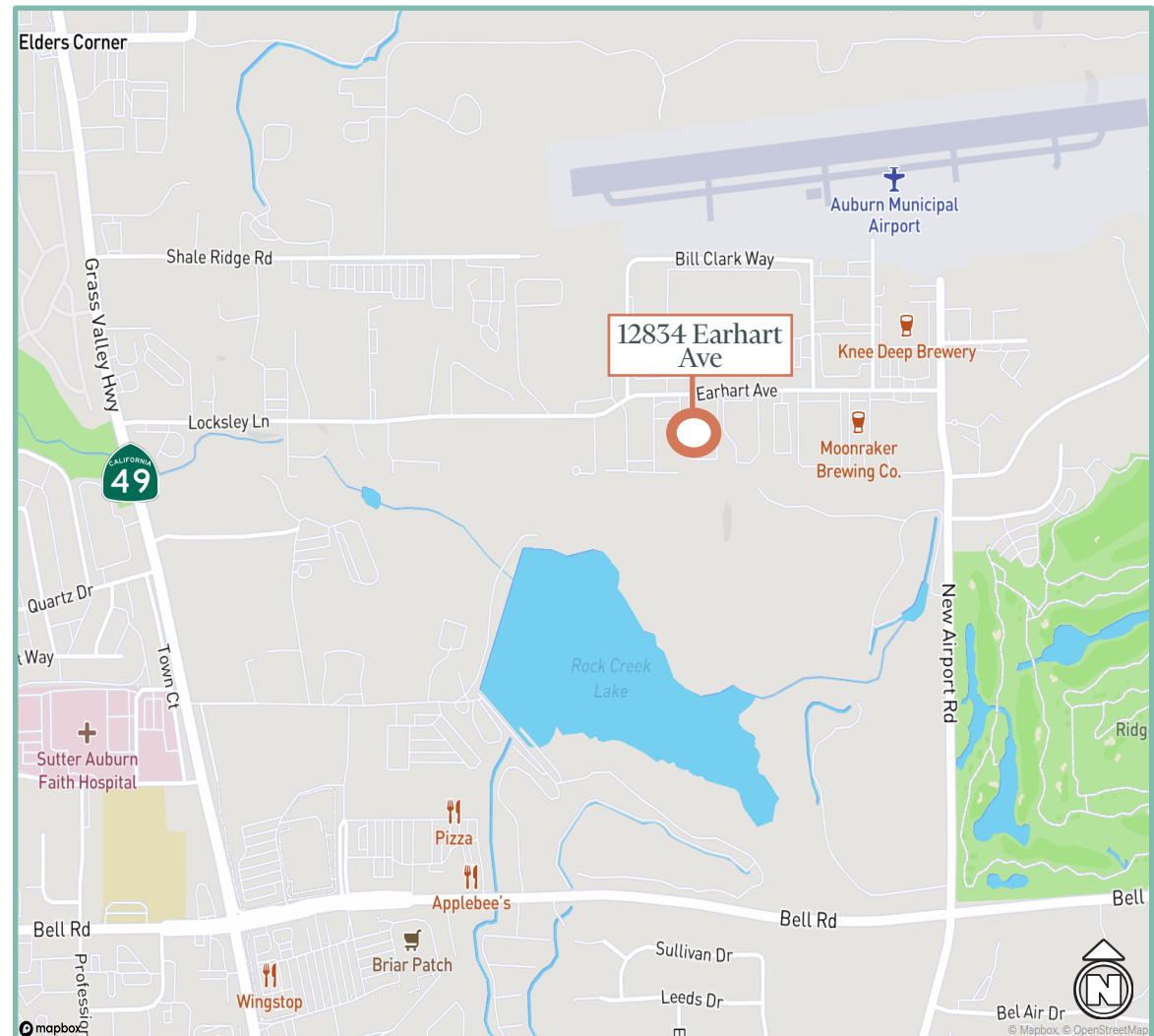
Lic.01446203

Property Information

- Approx. 4,040 SF Available
- The kitchen, lunch room, bathrooms and server (network computer, phone equipment, etc) are all common area that is shared with Century.
- The office uses a locking system with key fobs to access the building. The common area doors to each others respective offices are tied into their own security system. They can be programmed to remain locked all the time or open during work hours. If doors are locked they are opened with a key fob.
- Tenant pays for gas, electricity, internet, phone.

12834 Earhart Avenue in Auburn, CA, presents a well-maintained office property ideally situated in a thriving business park. The building boasts a modern, functional design, offering approximately 3,362 of space suitable for a variety of office uses. Features often include ample parking and well-lit interior spaces, making it a desirable location for businesses looking to establish or expand their operations. The property's strategic location provides excellent accessibility and visibility, ensuring ease of access for both employees and clients.

The surrounding area offers a wealth of convenient amenities. Within close proximity, you'll find a diverse selection of restaurants, cafes, and retail establishments, providing ample options for lunch breaks, client meetings, and after-work relaxation. Additionally, the property is located near essential services such as banks, gas stations, and grocery stores, contributing to the ease of daily operations. The Auburn area is known for its desirable lifestyle, with access to outdoor recreation opportunities like hiking trails and nearby lakes, adding to the appeal of this prime commercial location.

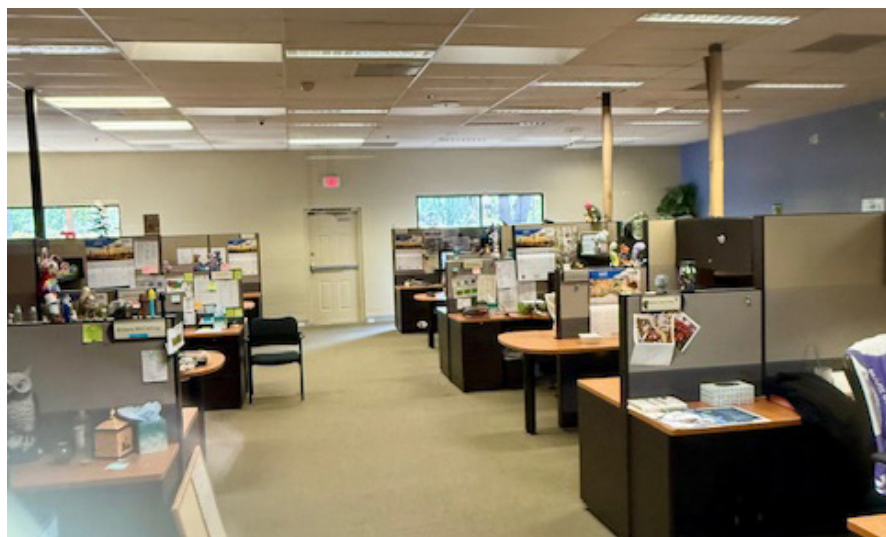
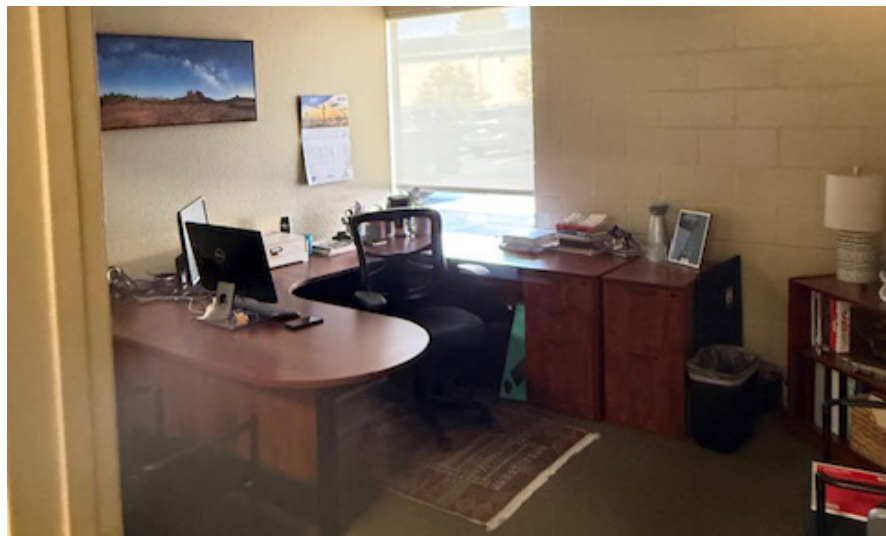


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For Lease

INTERIOR PHOTOS



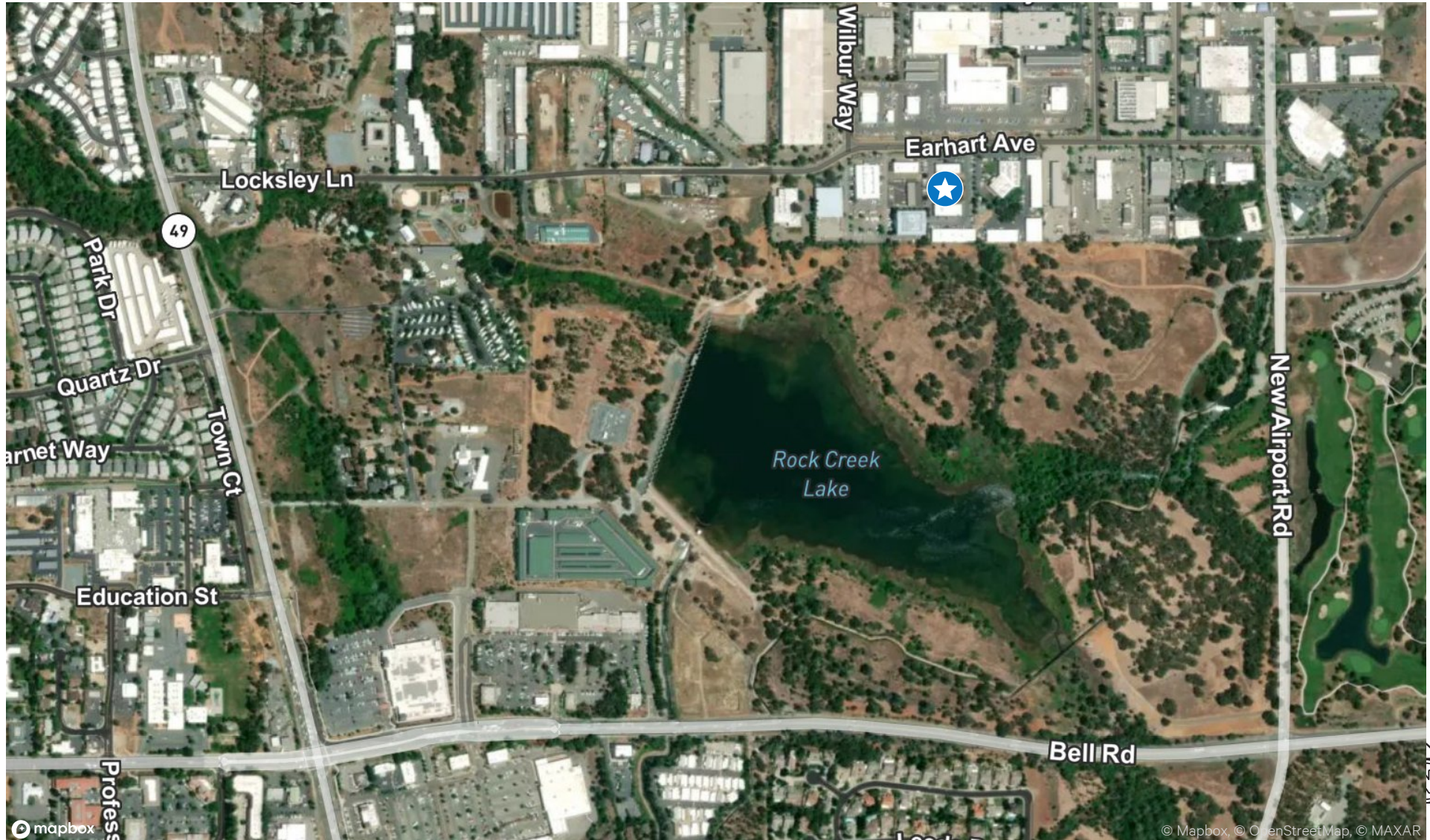
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For Lease

EXTEROPR PHOTOS



Aerial Map



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