

140 LITTON DRIVE

SUITE 240 · GRASS VALLEY, CA 95945

AVAILABLE

±1,663 SF

RATE

\$1.55/SF/Mo NNN

PROPERTY TYPE

Office

AVAILABLE

Immediately

Class A medical and professional office complex on prestigious Sierra College Drive.
Three perimeter offices, conference room, kitchen/breakroom, and open bullpen area.

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Available Space	±1,663 SF
Lease Rate	\$1.55/SF/Mo NNN
Est. NNN	\$0.55/SF/Mo
Space Use	Office
Floor	1st Floor
Building Size	±20,860 SF
Building Class	A
Stories	2
Year Built	2000
Parking Ratio	4.70/1,000 SF
Term	Negotiable
Available	Immediately

HIGHLIGHTS

- Class A medical & professional office complex
- Three perimeter offices with abundant natural light
- Dedicated conference room & kitchen/breakroom
- Open bullpen area for approx. 6 workstations
- First-floor suite near main entrance & parking
- Strong parking ratio of 4.70/1,000 SF
- Adjacent to BriarPatch Food Co-op
- Walking distance to trails & retail amenities
- Recent exterior paint & refreshed landscaping

