

EXCLUSIVE OFFICE LISTINGS

Address	Approximate Building SF	Approximate Available SF	Divisible	Rate / Rate per SF / Lease Type	Comments
Atwood Rd. - 11768 Atwood Business Park Auburn, CA 95603	50,082	(#4) 424	No	\$572 Mod. Gross	Office space with good access to Highway 49. Close to Bel Air shopping center and many other services. High speed internet available through Wave Broadband. <u>Suites 4, 5, 6, 7, 10 & 18 price includes utilities.</u> Suites 22, 222, 224 & 226 pays utilities at \$0.25 psf. and \$40 per month for HVAC maintenance.
		(#5) 760	No	\$875 Mod. Gross	
		(#6) 708	No	\$815 Mod. Gross	
		(#7) 654	No	\$755 Mod. Gross	
		(#10) 928	No	\$1,205 Mod. Gross	
		(#18) 870	No	\$1,175 Mod. Gross	
		(#22) 780	No	\$897 Mod. Gross	
		(#222) 589	No	\$589 Mod. Gross	
		(#224) 700	No	\$805 Mod. Gross	
(#226) 554	No	\$635 Mod. Gross			
Auburn Folsom Rd. - 402 Auburn, CA 95603		1,645	No	\$1.65/sf NNN	Professional office Building in downtown Auburn just blocks from the Historic Auburn Courthouse.
Auburn Folsom Rd. - 412 Auburn, CA 95603		1,949	No	\$1.65/sf NNN	Professional office building near Old Town Auburn next to Umpqua Bank.
Auburn Folsom Rd. - 609 Auburn, CA 95603		3,545	No	\$0.75/sf NNN	

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Auburn Ravine Rd - 251 Auburn, CA 95603	11,440	(#202) 595 (#206) 667	No No	\$1.20/sf Modified Gross	Professional office building near downtown Auburn. Both units are upstairs with an common area elevator. Owner willing to give move in specials.
Bell Road & Professional Dr., SE Corner APN 051-300-035 & 33	26,000	26,000	Yes	\$1.65/sf NNN \$25 TI Allowance	New buildings to be built. Pre-lease opportunity. Two (2) 13,000 SF single story buildings. Site plans available.
Commercial St - 337 Auburn, CA	6,000	6,000	Yes	\$0.85/sf (upstairs) \$0.75/sf (downstairs)	Office/Retail location in Old Town Auburn.
Earhart Ave - 12838 Auburn, CA 95602	7,800	1,700	No	Negotiable (NNN)	Auburn Airport Industrial Park. Rare vacancy, with nice build outs. Must see.
Grass Valley Hwy - 457 Auburn, CA 95603		2,000	No	\$2,600 Modified Gross	Easy to find office space behind Kinko, near H&R block off of Hwy 49.
Grass Valley Hwy - 1919 Auburn, CA 95603		1,550	No	\$1.35/sf NNN	The old Lyon location behind Magnussen's Dodge. This is a NNN lease.
Heritage Oak - 11930 Auburn, CA 95602		1,470 (Ste 1)	No	\$2,044 Modified Gross	Office Space - Off of Bell Road ready to move in. This is a sublease opportunity that expires April 30, 2010
High Street - 1234 Auburn, CA 95603	1,800	1,800	No	\$1,695 Modified Gross	House - Commercial Zoned Office Space...Main House only.
Kemper Rd. - 11814 Auburn, CA 95603		1,102	No	\$0.75/sf Modified Gross	Office space located off of Kemper Road in Kemper Business Center.
Kemper Rd. - 11818 Auburn, CA 95603		710	No	\$500 Modified Gross	Office space located off of Kemper Road in Kemper Business Center.
Kemper Rd. - 11826 Auburn, CA 95603		633	No	\$600 Modified Gross	Office space located off of Kemper Road in Kemper Business Center. Corner space with lots of windows.

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Nevada Street - 359 Auburn, CA	10,971	1,904	Yes	\$1.35/sf Modified Gross	Suites 103 & 104. The two suites are currently contiguous, however can be split into two separate units. Located near the Auburn Post Office - Main Branch.
Nevada Street - 470 Nevada Street Plaza Auburn, CA 95603	33,000 office	22,000	Yes	\$1.35/sf NNN	New Class A office space located next to Signature Theater. Easy access to Hwy 49 & I-80. Available now for build out. 22,000+/- square feet available and divisible to as low as 550+/- square feet.
Penryn Road - 3268 Penryn Plaza Loomis, CA 95663	6,400	3,200	No	\$1.00/sf Modified Gross	Downstairs office space with Interstate 80 visibility. Located the South East corner of I-80 and Penryn Road. T-1 to site, 1,200 amps, building set up for networking.
Professional Dr - 3250 Auburn, CA 95603	4,792	1,000	No	\$1.40/sf Modified Gross	PRICE REDUCED! Office space available Now. Current tenant use is medical. Great location, close to hospital. Call for viewing.