

## 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	<b>(#4) 424</b>	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. <b><u>Suites 4, 5, 6, 7, 10 &amp; 18 price includes utilities.</u></b> Suites 22, 222, 224 & 226 pays utilities at \$0.25 psf. and \$40 per month for HVAC maintenance.
		<b>(#5) 760</b>	No	\$875 Mod. Gross	
		<b>(#6) 708</b>	No	\$815 Mod. Gross	
		<b>(#7) 654</b>	No	\$755 Mod. Gross	
		<b>(#10) 928</b>	No	\$1,205 Mod. Gross	
		<b>(#18) 870</b>	No	\$1,175 Mod. Gross	
		<b>(#22) 780</b>	No	\$897 Mod. Gross	
		<b>(#222) 589</b>	No	\$589 Mod. Gross	
		<b>(#224) 700</b>	No	\$805 Mod. Gross	
<b>(#226) 554</b>	No	\$635 Mod. Gross			
Auburn Folsom Rd. - 402 Auburn, CA 95603		<b>1,645</b>	No	\$1.65/sf NNN	Professional office Building in downtown Auburn just blocks from the Historic Auburn Courthouse.
Auburn Folsom Rd. - 609 Auburn, CA 95603		<b>3,545</b>	No	\$0.75/sf NNN	
Bell Road & Professional Dr., SE Corner APN 051-300-035 & 33	26,000	<b>26,000</b>	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.
Earhart Ave - 12834 Auburn, CA 95602	7,800	<b>1,700</b>	No	Negotiable (NNN)	Auburn Airport Industrial Park. Rare vacancy, with nice build outs. Must see.

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Fortune Court - 3250 Auburn, CA 95603		<b>1,500</b>	No	\$1.35/sf Modified Gross	Medical office space available. Close to hospital with easy access to Hwy 49.
Grass Valley Hwy - 1919 Auburn, CA 95603		<b>1,550</b>	No	\$1.35/sf NNN	The old Lyon location behind Magnussen's Dodge. This is a NNN lease.
Heritage Oak - 11930 Auburn, CA 95602		<b>1,470 (Ste 1)</b>	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
Heritage Oak - 11930 Auburn, CA 95602		<b>925 (Ste 7)</b>	No	\$1.35 Modified Gross	Office Space - Off of Bell Road ready to move in.
Heritage Oak - 11960 Auburn, CA 95603		<b>1,108 (Ste 1)</b>  <b>450 (Ste 2)</b>  <b>1,125 (Ste 12)</b>	No  No  No	\$1.25/sf Modified Gross  \$515/month Modified Gross  \$1.15/sf Modified Gross	Office/Retail locations available off of Bell Road and Heritage Oak. Close to County offices and easy access to Hwy 49.
High Street - 1113-1123	7,721	<b>230 (1113 High #2)</b>  <b>460 (1113 High #7 &amp; 8)</b>  <b>500 (1119 High #2)</b>  <b>500 (1121 High)</b>	No  No  No  No	Rates Negotiable	Office/Retail in Downtown Auburn. 1119-1121 are street front locations with large frontage windows; perfect for signage. Rare parking lot in the back of the building for tenant and client parking. Several configurations to choose from. Call to view.
Kemper Rd. - 11826 Auburn, CA 95603		<b>633</b>	No	\$684 Modified Gross	Office space located off of Kemper Road in Kemper Business Center.

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Kemper Rd. - 11990 Kemper Rd. / Hwy 49 Auburn, CA 95603	5,000	<b>2,500</b>	Yes	\$0.75/sf Modified Gross	Two-story brick office building with great Highway 49 visibility, located on the southwest corner of Highway 49 and Kemper Rd. Office is upstairs. Space encompasses the entire upstairs of the Hope Building; divisible to 500+/-, 750+/- and 1,250+/- square feet.
Nevada Street - 359 Auburn, CA	10,971	<b>1,904</b>	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 - 450-490 Nevada Street Plaza Auburn, CA 95603	33,000 office / 17,600 retail	<b>650-3,000</b>	Yes	\$1.75-\$1.95/sf NNN	New Class A office/retail space located next to Signature Theater. Easy access to Hwy 49 & I-80. Available now. Office: \$1.75/sf NNN / Retail: \$1.95/sf NNN
New Airport Road - 12130 Auburn, CA 95603	6,192	<b>2,400</b>	No	\$1.95/sf NNN	Office/Retail space under construction next to new Walgreens, across from Bel Air Shopping Center on the corner of Hwy 49 and New Airport Road. \$30 per square foot tenant improvement allowance. This building is also available for purchase.
Penryn Road - 3268 Penryn Plaza Loomis, CA 95663	6,400	<b>3,200</b>	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.