

THE LIVINGSTON BUILDING

701 HIGH STREET
AUBURN, CA

OFFICE SUITES FOR LEASE
222 SF - 1,428 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

For Lease 200 - 5,000 SF
ETHAN CONRAD
916 779-1000

MAJOR REMODEL COMPLETED

FOR MORE INFORMATION CONTACT:

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Andy Jonsson
DRE: #02076108
andy@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
www.ethanconradprop.com

FEATURES:

- Building has been extensively remodeled both the exterior and interior and placed in a very attractive condition.
- Tenant improvements on available suites are in good condition and are ready for immediate occupancy
- Excellent access to Hwy 80 at Elm Ave
- Large parking lot in rear
- Great location in Old Town Auburn

**PROPERTY DETAILS:**

Historic building built in 1928 with lots of charm, located in the heart of downtown Auburn. One block from I-80 access with building access on both High Street and Lincoln Way.

LEASE RATES:

See page 3.

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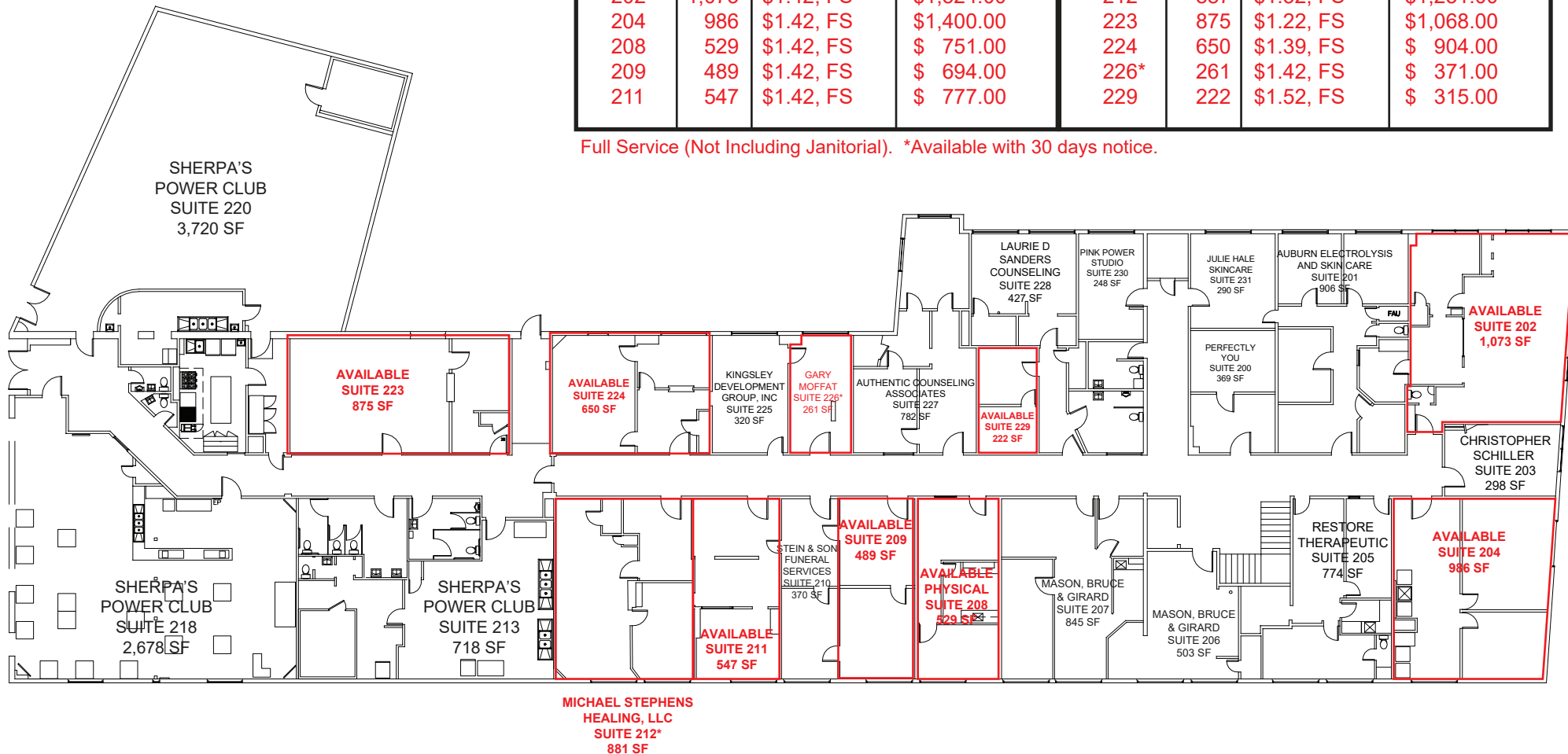
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SECOND FLOOR

Suite	SF	Lease Rate	Monthly Rent	Suite	SF	Lease Rate	Monthly Rent
202	1,073	\$1.42, FS	\$1,524.00	212*	887	\$1.52, FS	\$1,251.00
204	986	\$1.42, FS	\$1,400.00	223	875	\$1.22, FS	\$1,068.00
208	529	\$1.42, FS	\$ 751.00	224	650	\$1.39, FS	\$ 904.00
209	489	\$1.42, FS	\$ 694.00	226*	261	\$1.42, FS	\$ 371.00
211	547	\$1.42, FS	\$ 777.00	229	222	\$1.52, FS	\$ 315.00

Full Service (Not Including Janitorial). *Available with 30 days notice.



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FOR LEASE

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