

117 New Mohawk Road

NEVADA CITY, CA 95959

FOR LEASE

Office Building



Features

- Three office suites available: 3,318sf, 2,864sf and 1,625sf
- Floor plans adaptable to various uses
- Professional office building in tranquil setting
- Elevator access
- Ample parking and easy freeway access
- Good internet connectivity
- \$1.35/sf modified gross

Units Available

SPACE	SIZE (SF)	LEASE RATE
Suite A	3,318 SF	\$1.35 SF/month
Suite F	2,864 SF	\$1.35 SF/month
Suite D	1,625 SF	\$1.35 SF/month



www.SperryCGA.com



Lock Richards
PRESIDENT/BROKER
530.470.1740
lock@highlandcre.com
CalDRE #01302767

Each office independently owned and operated.

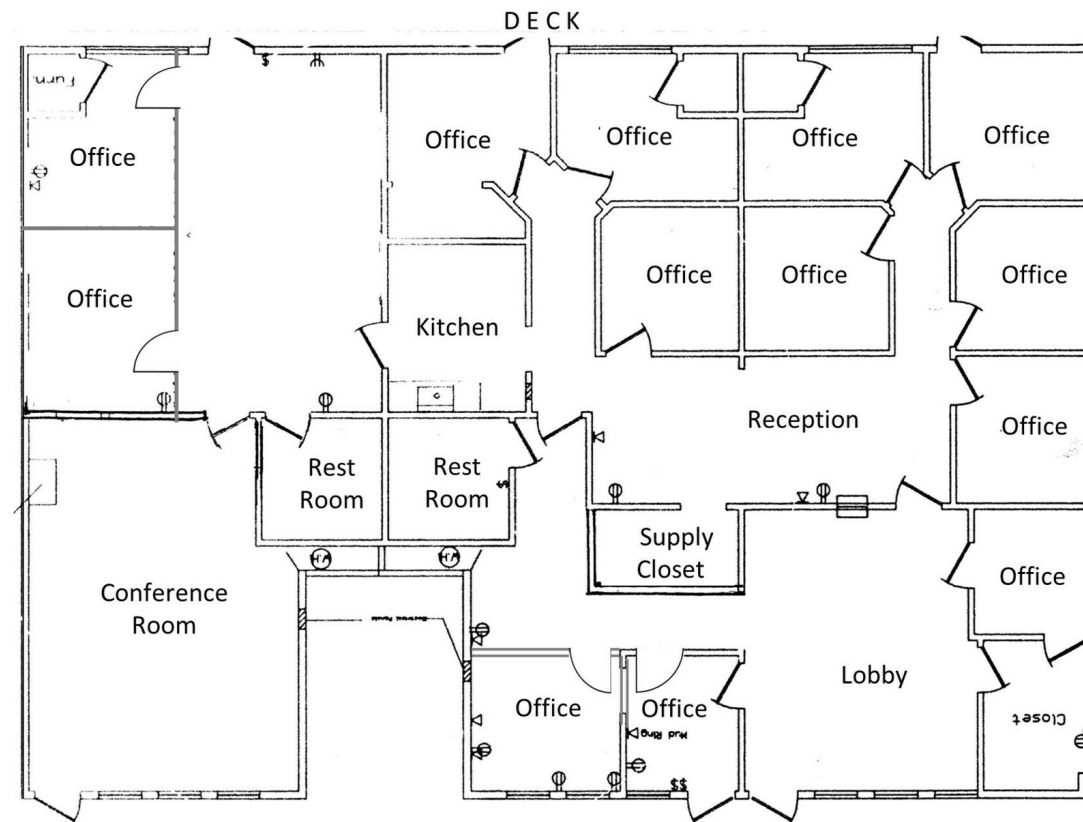
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Suite A
±3,318 SF



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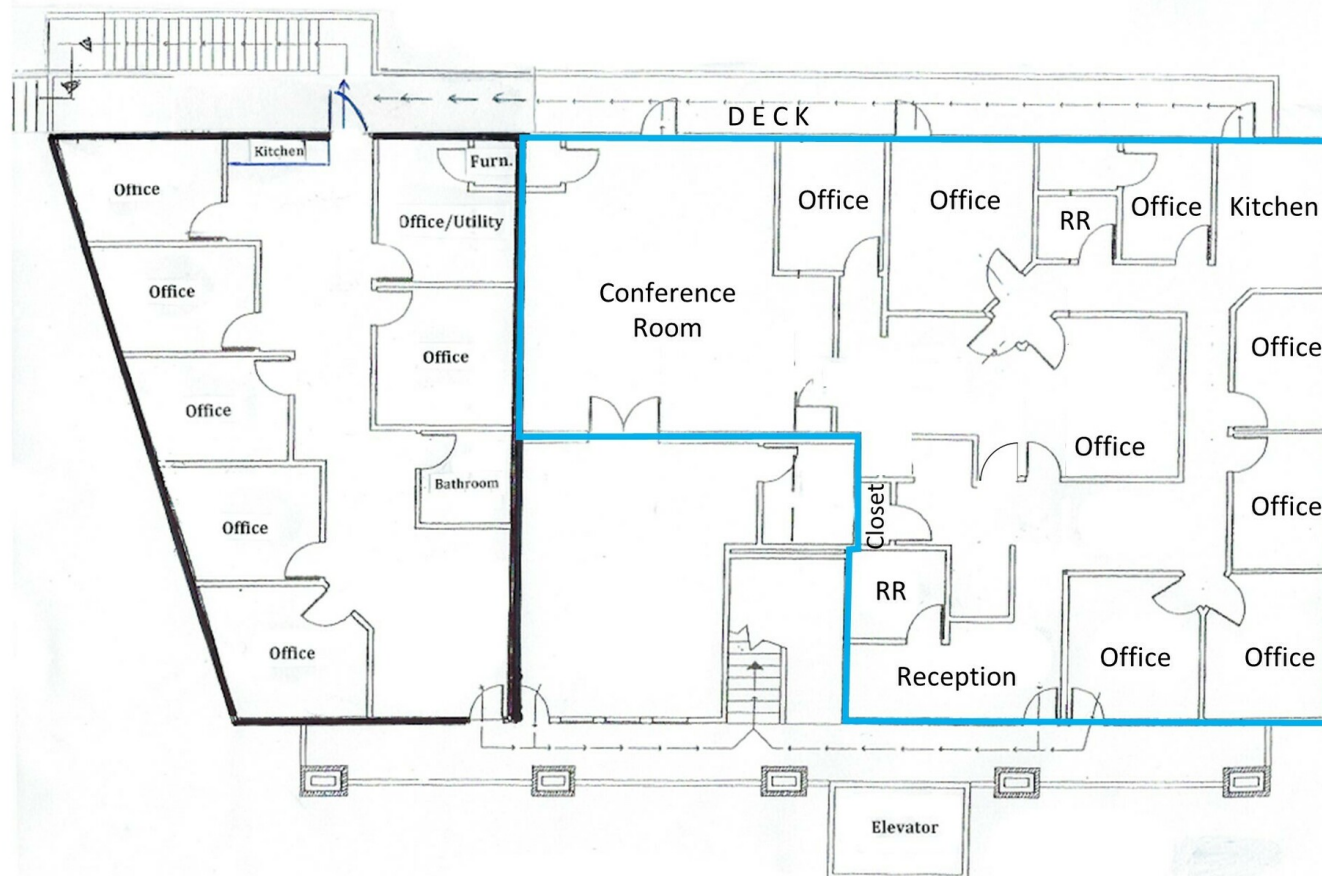
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Suite F

2,864 SF



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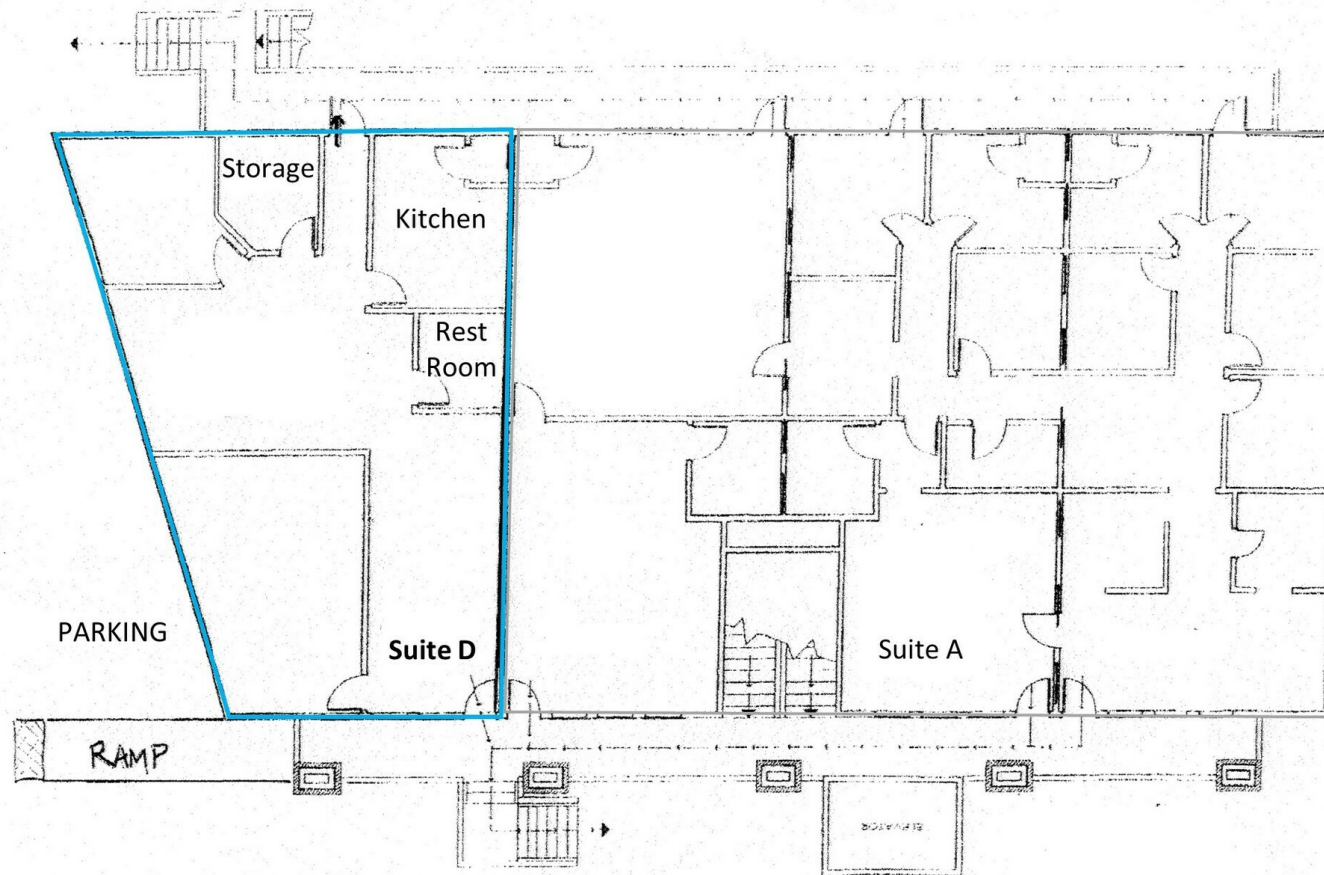
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Suite D

1,625 SF



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