



OSBORNE
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the
Leading Provider of
Commercial Real Estate

AVAILABLE FOR LEASE
550 Main St., Placerville, CA 95667



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The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made to the accuracy of the information contained herein.

PROPERTY HIGHLIGHTS

- Available for Lease:
 - Suite B2: ± 2,436 SF
 - Suite C: ± 2,369 SF
 - Suite G-1: ± 1,336 SF
 - Suite H: ± 1,460 SF
 - Suite I: ± 950
- Professional office building in the heart of Placerville business district
- The building enjoys a secured gated entrance to serene courtyard setting
- Newly painted exterior, new landscaping and updated interiors
- Located in Historic Downtown Placerville with easy walking distance to shopping and restaurants amenities
- Two off-street parking lots available
- Asking Rate: \$1.60 SF Full Service



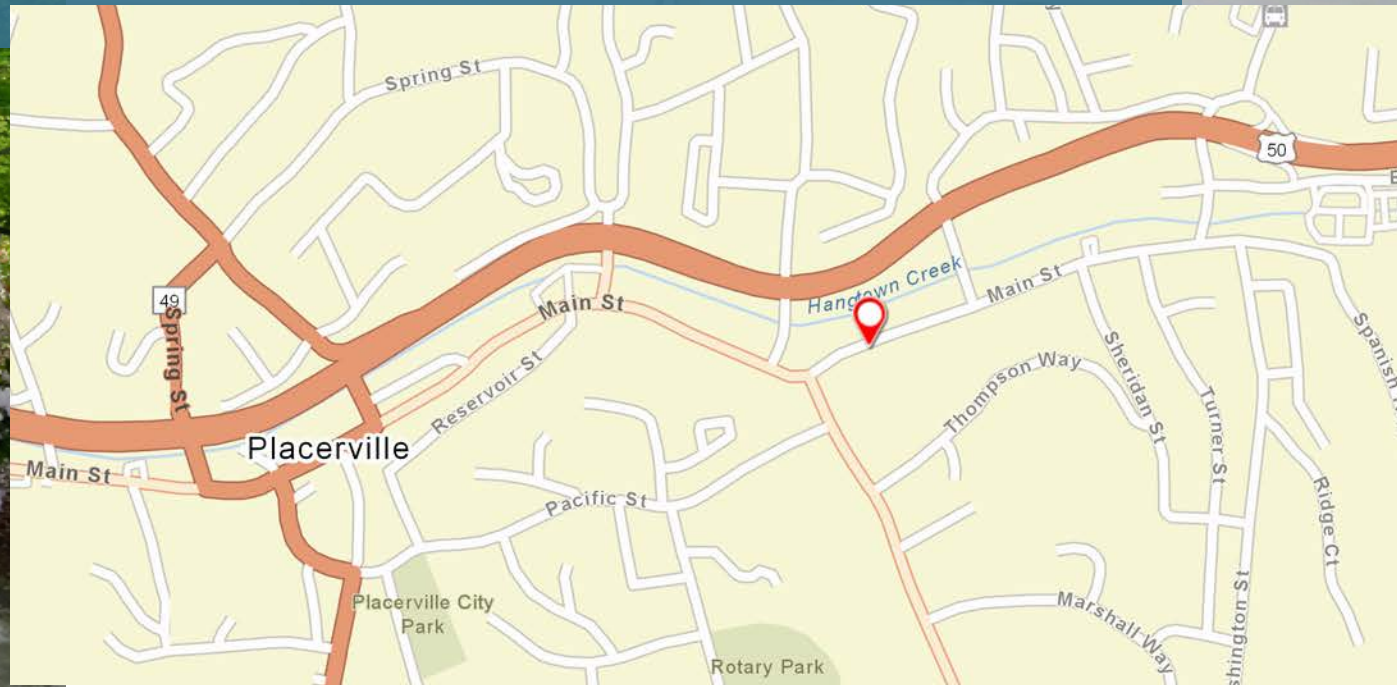
PROPERTY OVERVIEW

550
The Courtyard
Professional Office Suites

The Courtyard at 550 Main Street is a gated professional office building in Historic Downtown Placerville, California. Located approximately 40 miles east of Downtown Sacramento and 50 miles west of South Lake Tahoe.

The Courtyard at 550 Main Street is centrally located in Historic Downtown Placerville. Neighbors include the Town Hall, the El Dorado County Chamber of Commerce and the County Courthouse, just to name a few.

The Courtyard Owner-Operators have been meeting the needs of their professional tenants since 1998. Tenants include an array of legal, insurance and tax professionals, counseling services, corporate employee offices as well as county and state mandated offices. Tenants have often said the Courtyard has "a very pleasant and professional working environment."



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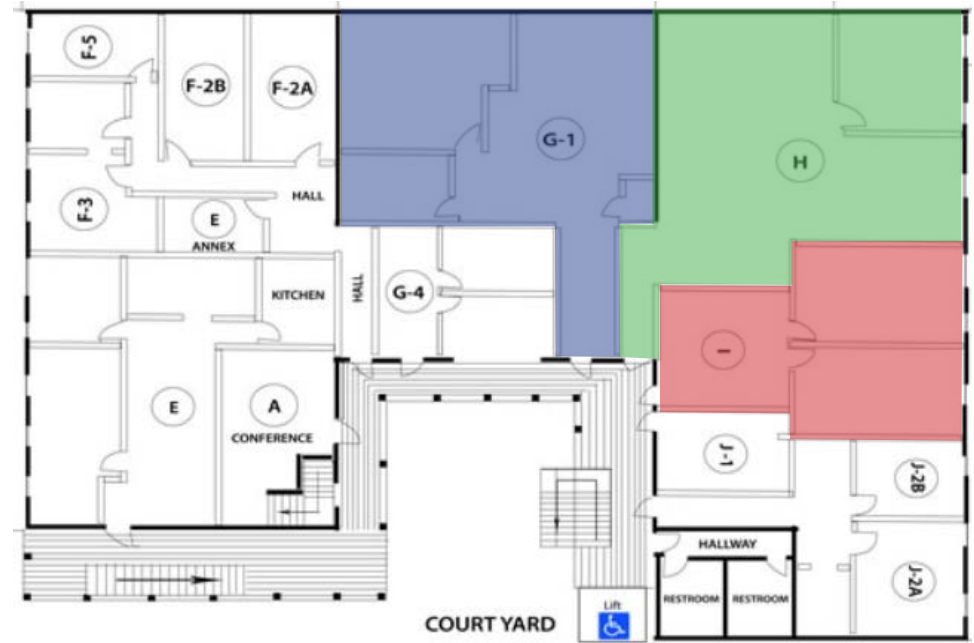
FLOOR PLAN

FIRST FLOOR



Suite	Square Feet Available
B2	± 2,436
C	± 2,369

SECOND FLOOR



Suite	Square Feet Available
G-1	± 1,336
H	± 1,460
I	± 950

PROPERTY IMAGES



CENTRALLY LOCATED IN HISTORIC DOWNTOWN PLACERVILLE

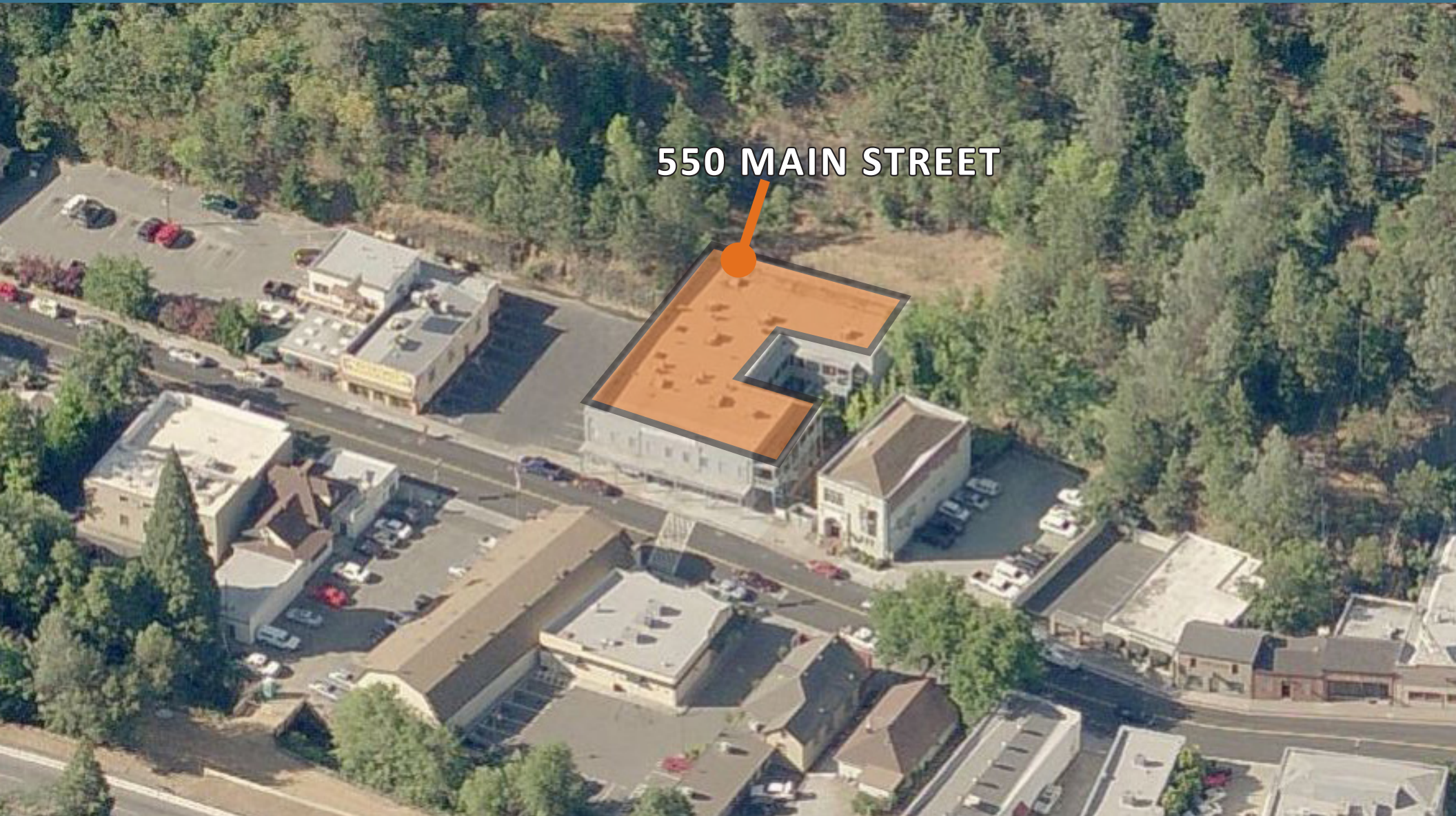




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550 MAIN STREET

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