

4180 Douglas Blvd.,
Granite Bay, CA 95746

AVAILABLE FOR SALE OR LEASE

Excellent
Owner-User
Opportunity!



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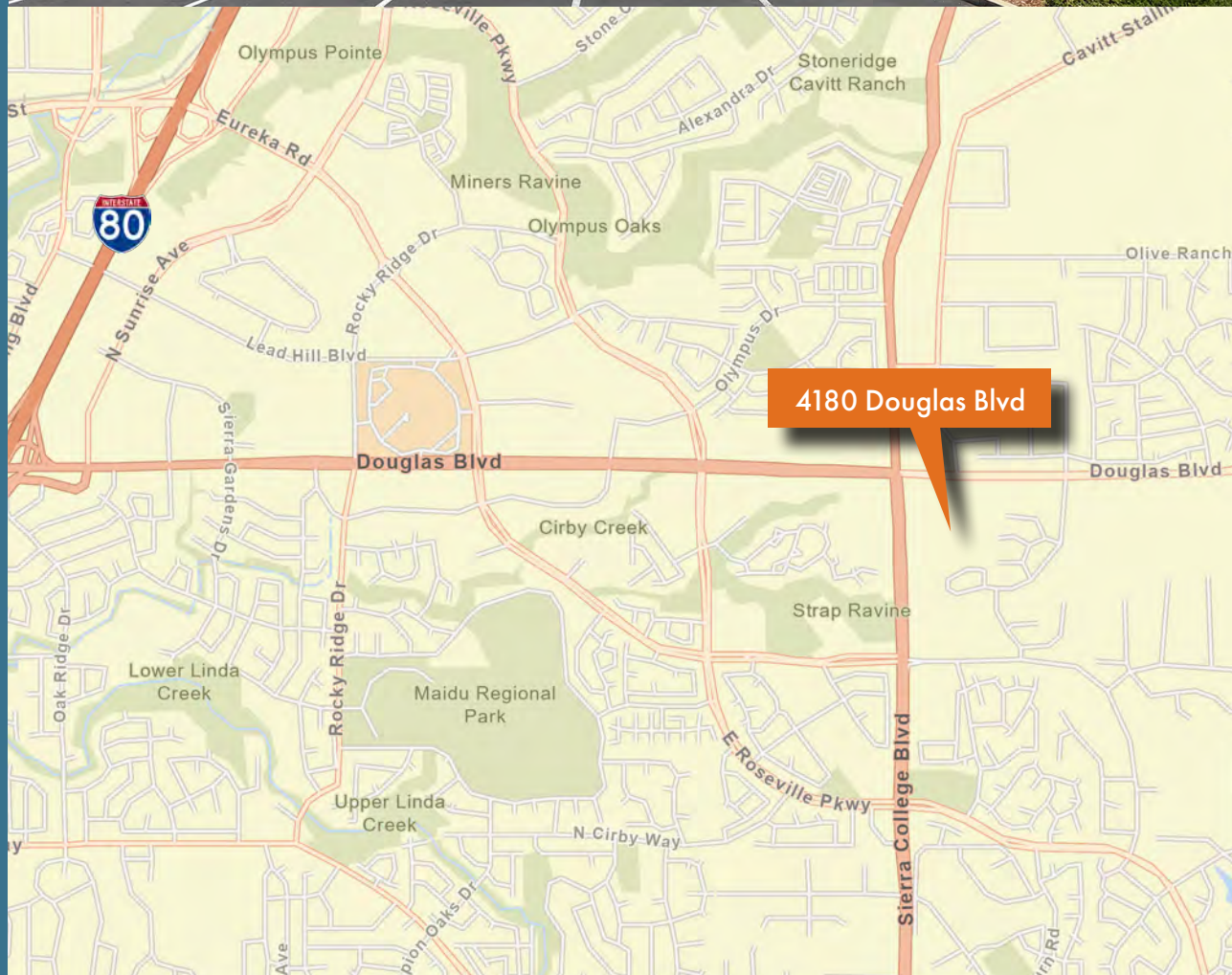
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PROPERTY HIGHLIGHTS

- $\pm 7,829$ /SF total building size
- $\pm 3,993$ /RSF available (divisible)
- Class A Office Space
- Building is Solar Powered
- Ideal location at intersection of Douglas Blvd and Sierra College Blvd with high daily traffic counts (46,730 ADT)
- Built in 2001, this project is situated in a high concentration of restaurants, banks, shopping and entertainment options
- Granite Bay Business Park enjoys a prestigious title synonymous with the surrounding high-end residential neighborhoods.
- Zoning: OP-UP-DL0-Dc, Business Professional
- APN: 078-440-014
- Location with good access to I-80

Purchase Price: \$2,309,555 (\$295/SF)

Lease Rate: \$2.15/SF Full Service

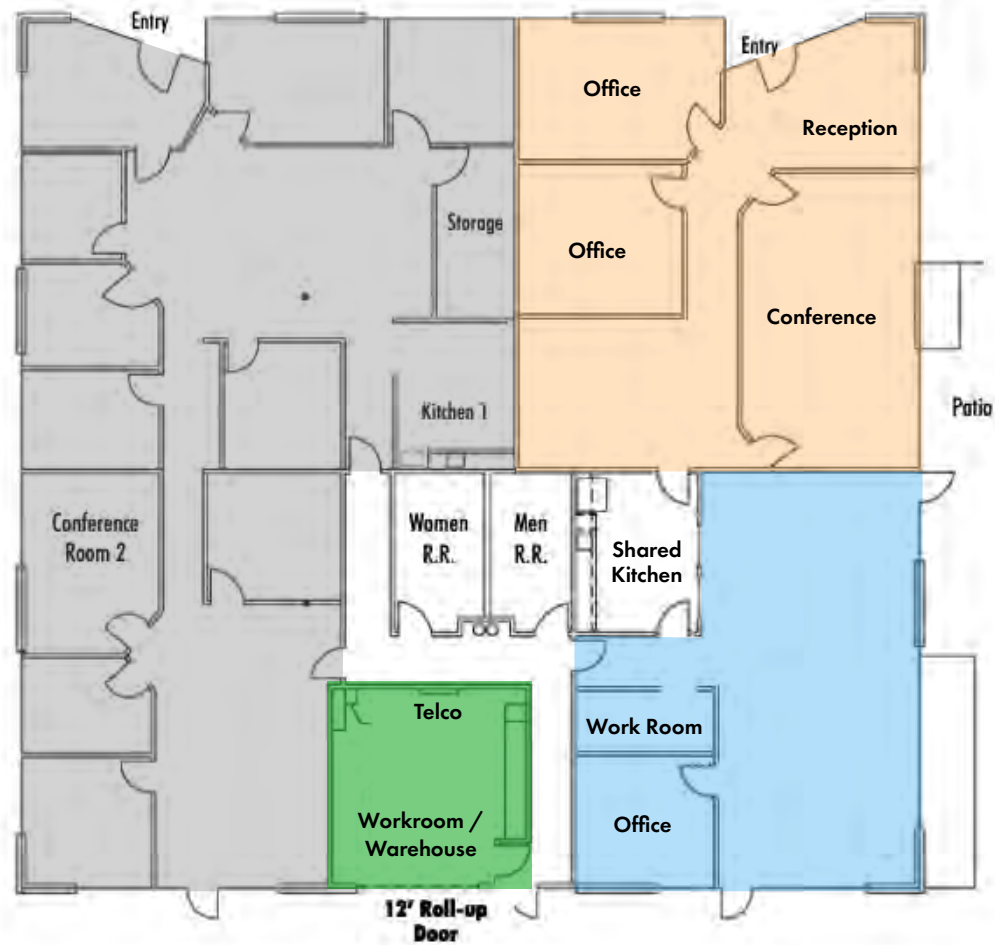


FLOOR PLAN

Entire Suite: $\pm 3,993$ RSF



Divisible: Suite 200 - $\pm 2,064$ RSF / Suite 300 - $\pm 1,326$ RSF
(Warehouse - ± 400 RSF, \$350 monthly)



BUILDING IMAGES



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AERIAL LOCATION

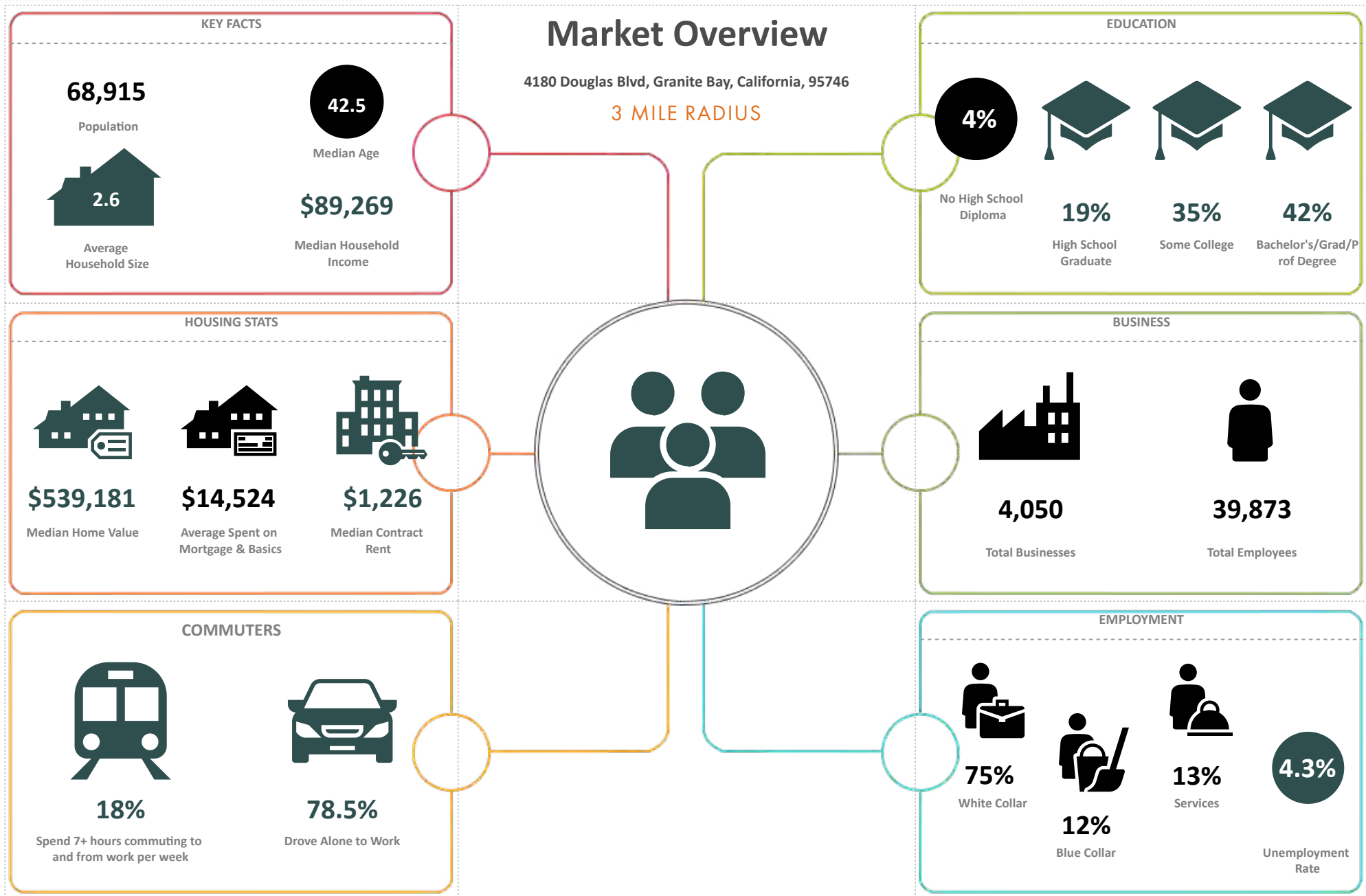


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DEMOGRAPHICS



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