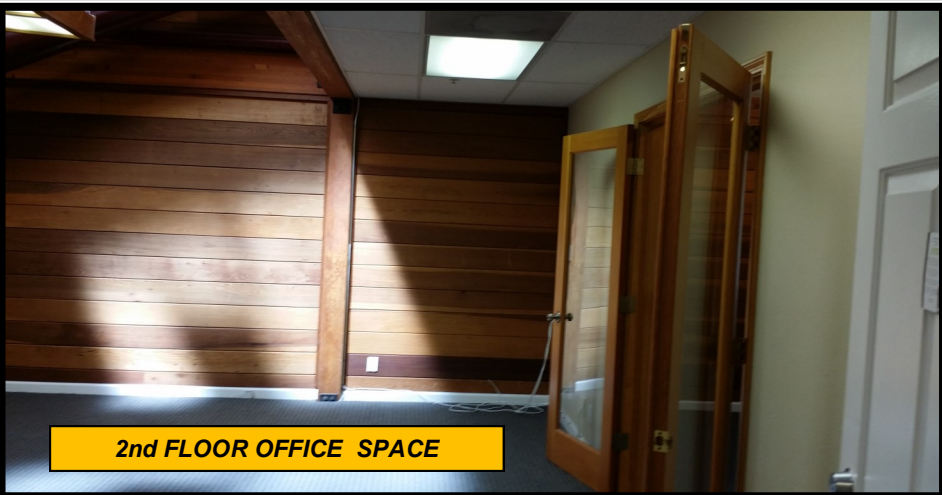


**600 SF OFFICE SPACE AVAILABLE- FOR LEASE**

**1035 SUTTON WAY, STE E & F, GRASS VALLEY, CA**



**2nd FLOOR OFFICE SPACE**

**SHAWN SINGLETERRY**  
**ASSOCIATE DIRECTOR**  
Direct: 916-899-6591  
Cell: 916-865-7532  
ssqrdproperties@gmail.com  
BRE# 01930442

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**300 HARDING BLVD, STE 206**  
**ROSEVILLE, CA 95678**



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**“GREAT LOCATION OFF BRUNSWICK ROAD”**

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### PROPERTY FEATURES:

- ✦ 600 sf — Very nice 2nd Floor Office Space, end units, vaulted ceilings, clean, carpeted.
- ✦ Two rooms separated by double glass doors, storage closet.
- ✦ Men & Women bathrooms across the hall, rear exit. Ample parking.
- ✦ Located near Hwy 49, off Brunswick Rd, in Southeast Grass Valley, near Nevada City.
- ✦ Near shopping and businesses.
- ✦ In Safeway shopping center with Starbucks, CVS, Fresh Garden Bakery, Valentino's Bistro, Chase Bank
- ✦ Other Tenants:  
1st Floor Retail — Fresh Image, Sam's Beauty & Supply, Restaurant.  
2nd Floor Offices— Property Associates Management Co., Bookkeeping Services

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