

Brighton Greens Business Park | For Lease | Grass Valley, CA

Premier Multi-Tenant Office Campus with availabilities ranging from fully furnished turn-key executive offices to +/- 2,000 SF



TJ TUCKER
COMMERCIAL
TJTCRE.COM

Executive Summary:

Brighton Greens Business Park is a ±48,336 square foot multi-tenant office campus located directly off the McCourtney Road exit at the prominent intersection of Highways 20 and 49 in Grass Valley, CA. The project offers a range of professionally managed, turn-key office suites — from fully furnished executive offices to larger private office suites — with flexible layouts that include open-concept and private office configurations, catering to a wide variety of office users.

The property is served by both Comcast and AT&T high-speed internet and is supported by on-site professional management. The park features mature landscaping, abundant parking, and excellent regional access, making it an ideal location for businesses serving Western Nevada County and beyond.

Notable tenants include Nevada County, Brighton Greens Veterinary Clinic, PRIDE Industries, and Stanford Sierra Youth & Family Services, contributing to a diverse and vibrant professional environment.

Leasing incentives available for qualified tenants





Property Highlights -

- **Turn-key office suites available** — from fully furnished executive offices to $\pm 2,000$ SF
- **Flexible layouts:** open concept floor plans, private offices, or a combination of both
- **High-speed internet** from Comcast and AT&T
- **Professionally managed** with responsive on site management
- **Ample on-site parking** for employees and visitors
- **Lush, mature landscaping** in a quiet campus environment
- **Convenient location** at the Hwy 20/49 interchange in Grass Valley
- **Easy access to downtown** Grass Valley, Nevada City, and surrounding areas
- **Join a professional tenant mix** including Nevada County, PRIDE Industries, and Stanford Sierra Youth & Family Services

Summary of Available Suites

			Rate/SF (NNN)	
1	944 McCourtney, Suite E	366	\$1.25	Leased
2	944 McCourtney, Suite F	512	\$1	
3	944 McCourtney, Suite G	677	\$1	
4	944 McCourtney, Suite H	791	\$1	
5	960 McCourtney, Suite A	1,025	\$1.25	
6	960 McCourtney, Suite C	1,793	\$1.15	
7	960 McCourtney, Suite F #2	120	\$400/MO - Flat Rate	
8	960 McCourtney, Suite F #3	120	\$400/MO - Flat Rate	
9	960 McCourtney, Suite G	814	\$1	
10	996 McCourtney, Suite C	555	\$1.45	
11	1020 McCourtney, Suite E	1,635	\$1.40	

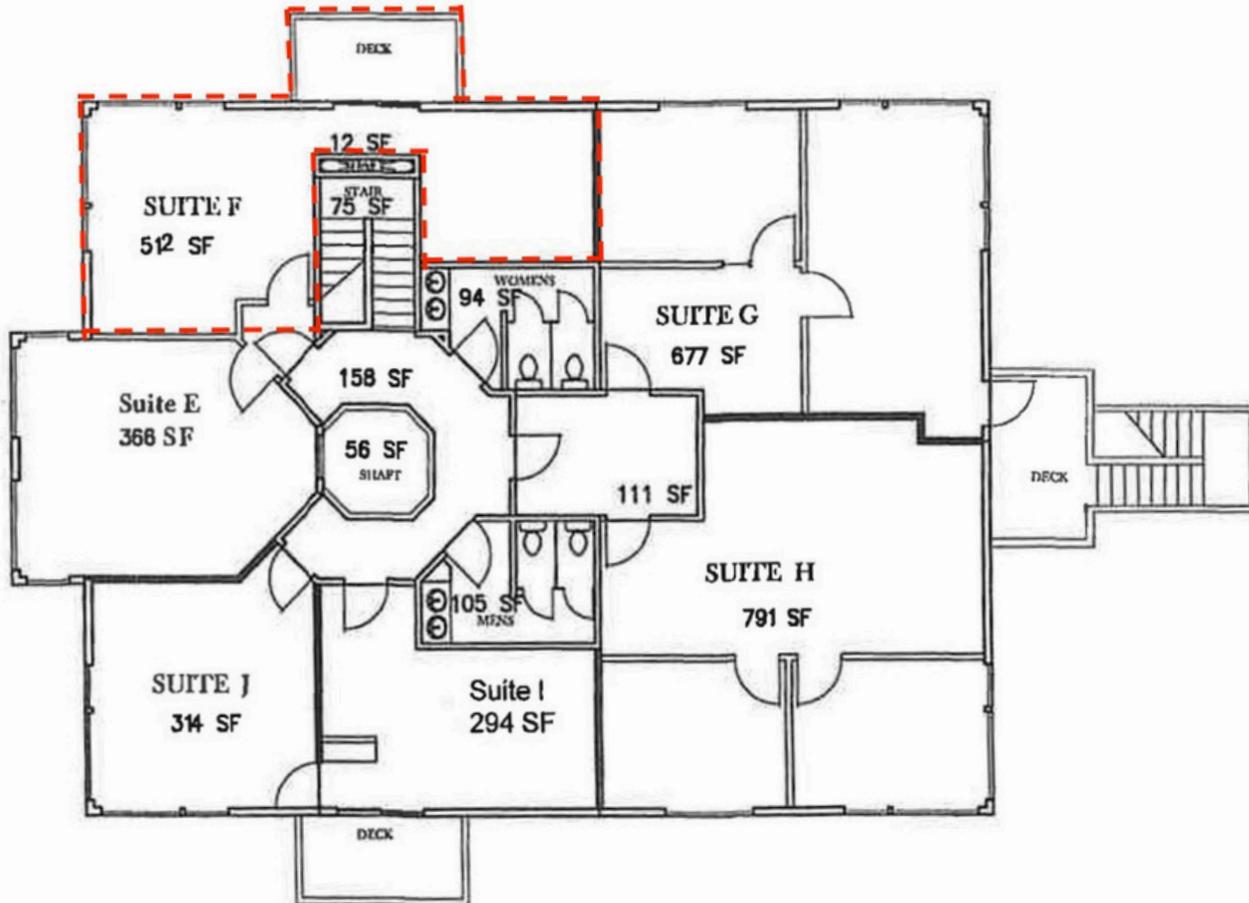


Suite Details

944 McCourtney, Suite F

2nd floor, bright and spacious 512 sq ft office with built-in desks and plenty of natural light. Includes a private deck for quick breaks or casual meetings, and a dedicated in-suite break room for added convenience. Estimated NNN charges are \$0.46/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. Estimated monthly utility costs are \$0.34/SFMO.

512 SF
\$1/SF/MO NNN



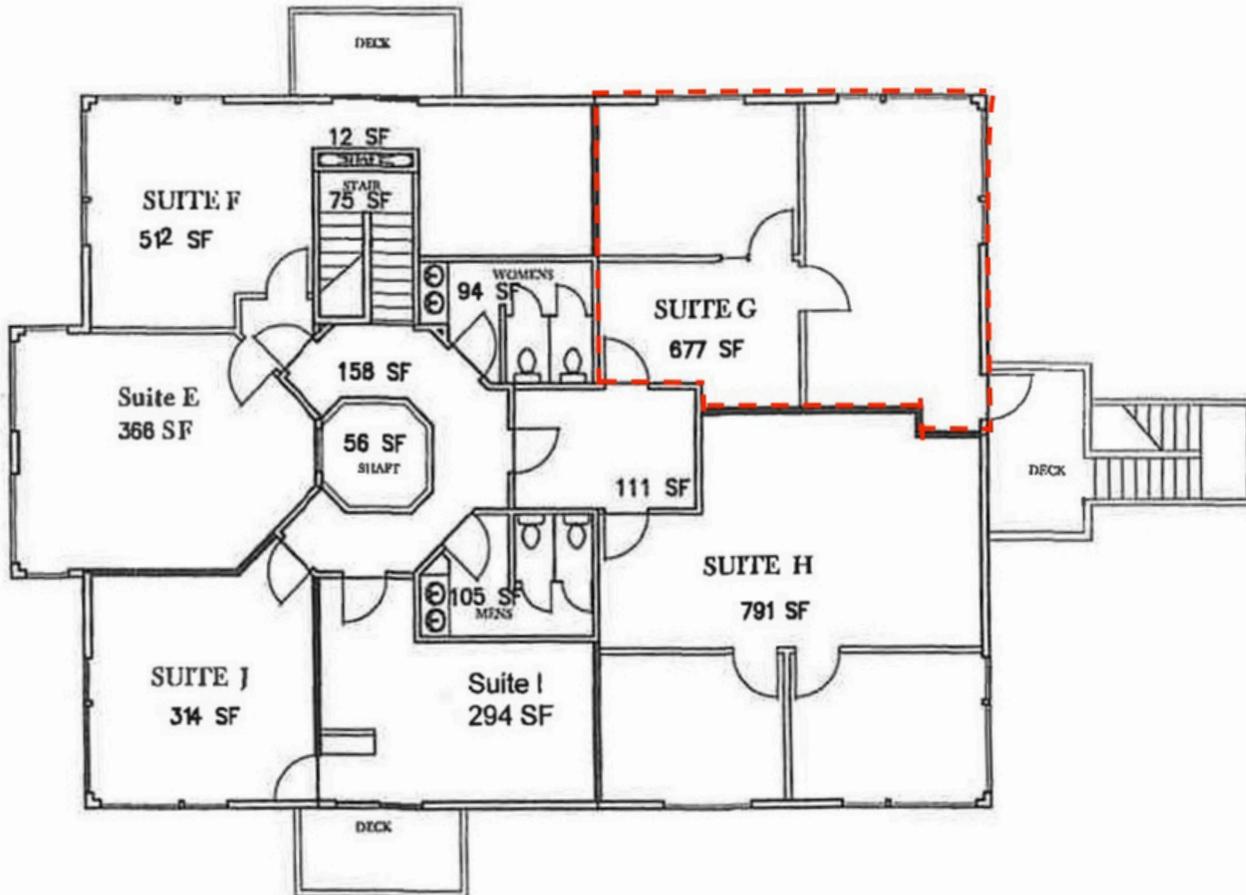
Suite Details

944 McCourtney, Suite G

2nd floor 677 SF Office. Functional layout featuring a designated waiting area, a central work space, and two private rooms that can be used as office/conference rooms. Estimated NNN charges are \$0.46/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. Estimated monthly utility costs are \$0.34/SFMO.

677 SF

\$1/SF/MO NNN



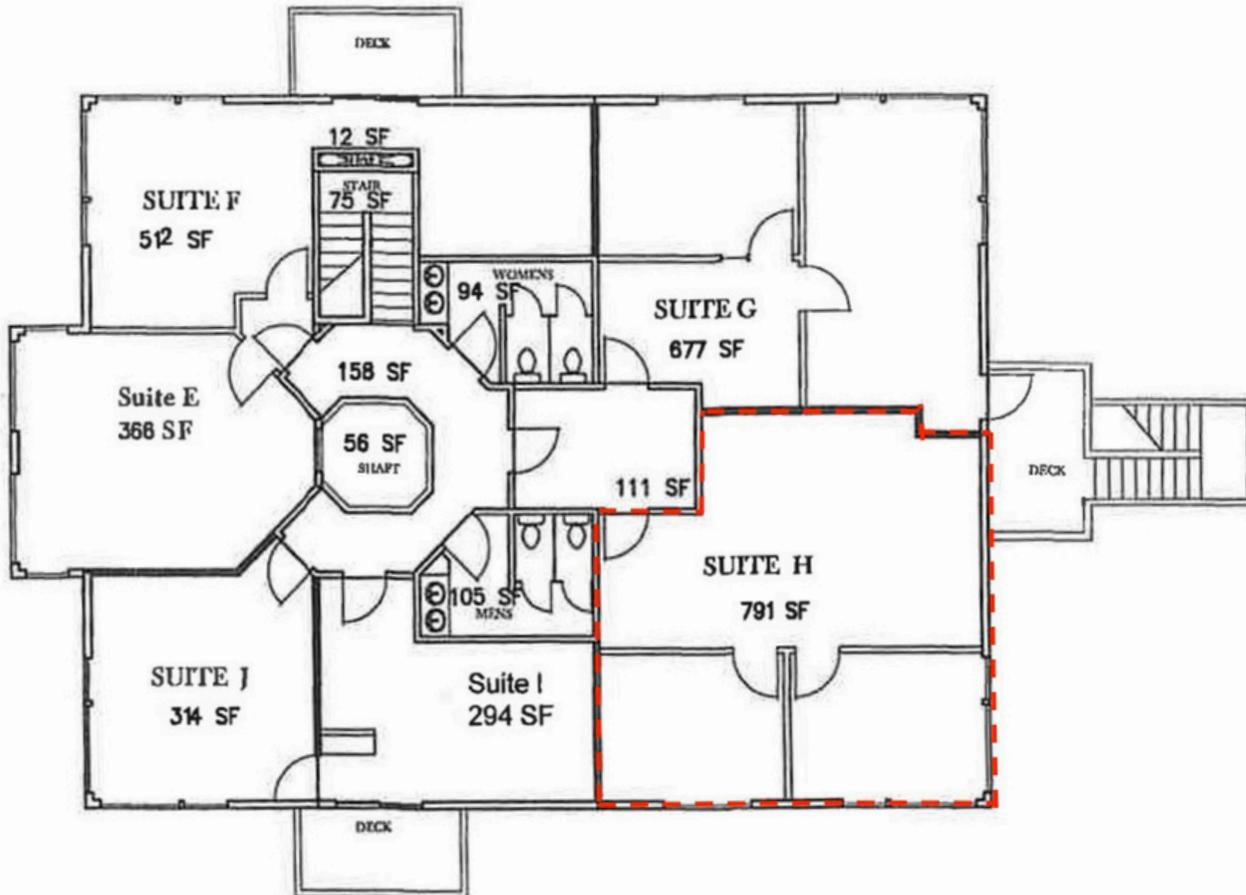
Suite Details

944 McCourtney, Suite H

2nd floor 791 SF Office. Well-appointed space with two private offices, a designated waiting area, and an open work area. Ideal layout for professionals needing multiple offices or flexible work areas. Estimated NNN charges are \$0.46/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. Estimated monthly utility costs are \$0.34/SFMO.

791 SF

\$1/SF/MO NNN



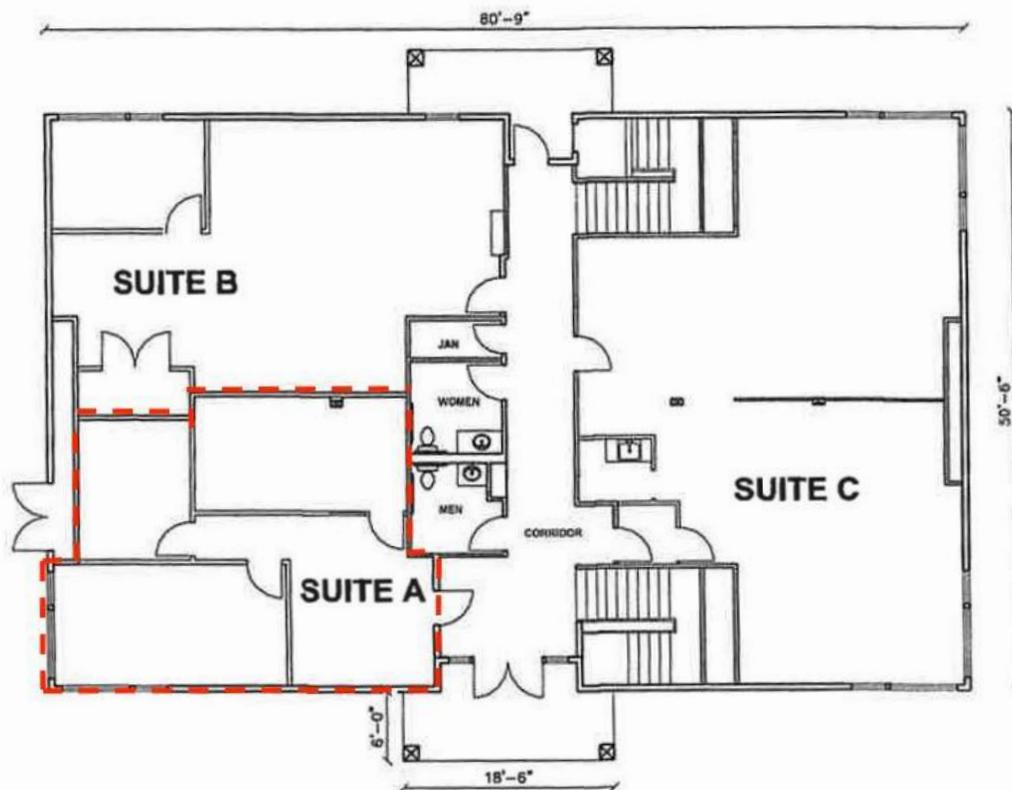
Suite Details

960 McCourtney, Suite A

Ground floor 1,025 SF office suite. Estimated NNN charges are \$0.46/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. Estimated monthly utility costs are \$0.34/SFMO.

1,025 SF

\$1.40/SF/MO NNN

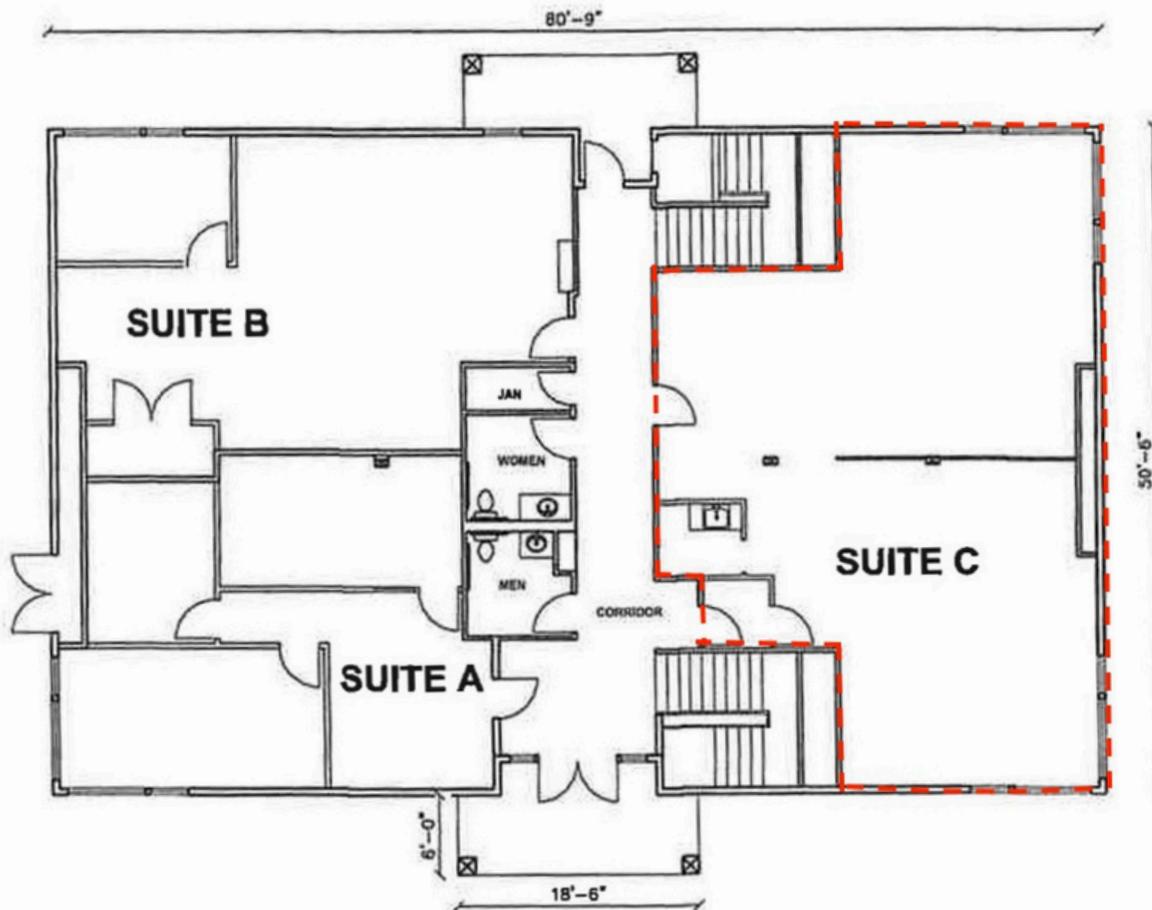


Suite Details

960 McCourtney, Suite C

Ground floor 1,793 SF office suite featuring an open floor plan with upgraded lighting, flooring, a fantastic window line, and kitchenette—ideal for a variety of business uses. This suite can be divided into two separate suites. Estimated NNN charges are \$0.46/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. Estimated monthly utility costs are \$0.34/SFMO.

1,793 SF
\$1.25/SF/MO NNN



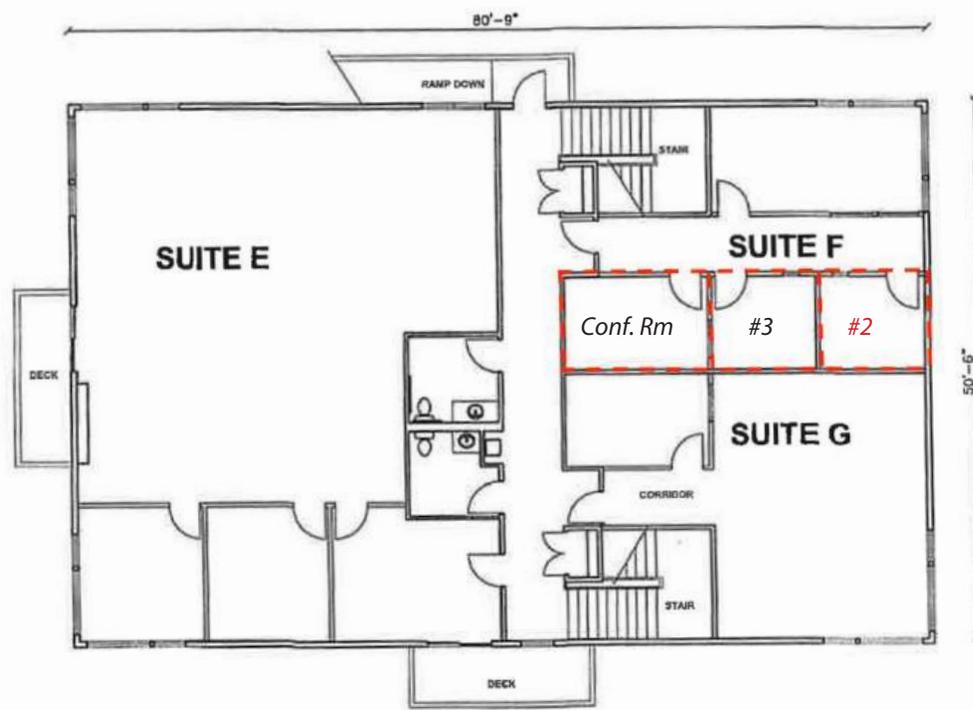
Suite Details

960 McCourtney, Suite F #2

Furnished 2nd floor private office available for rent within a three-office suite, including access to a shared conference room and common area bathrooms. Rate includes high speed internet and all utilities.

120 SF

Flat Rate \$400/MO



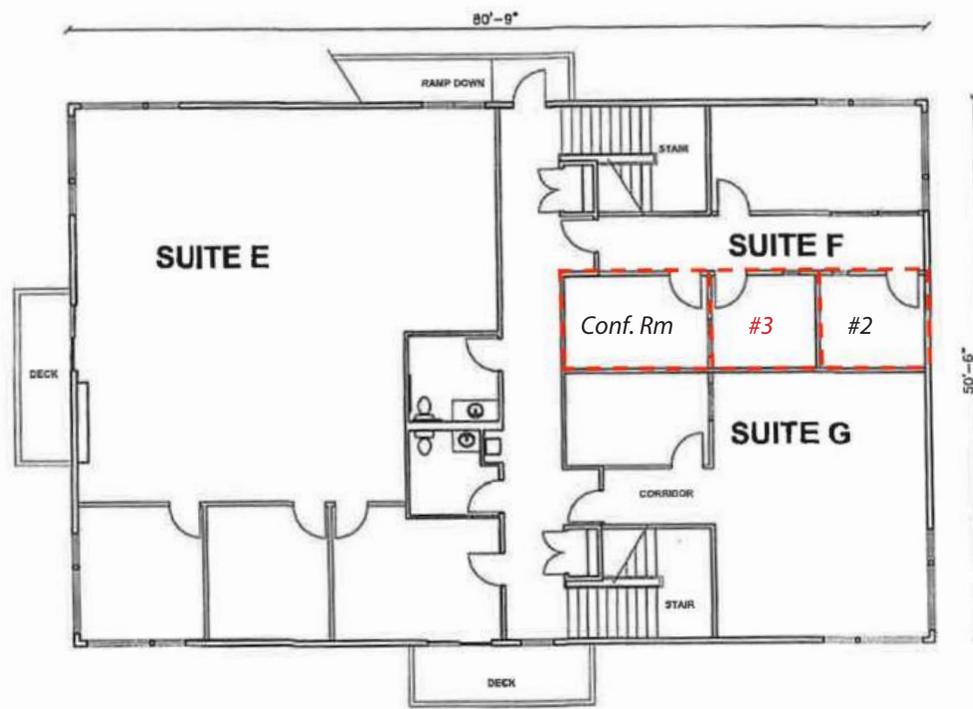
Suite Details

960 McCourtney, Suite F #3

Furnished 2nd floor private office available for rent within a three-office suite, including access to a shared conference room and common area bathrooms. Rate includes high speed internet and all utilities.

120 SF

Flat Rate \$400/MO



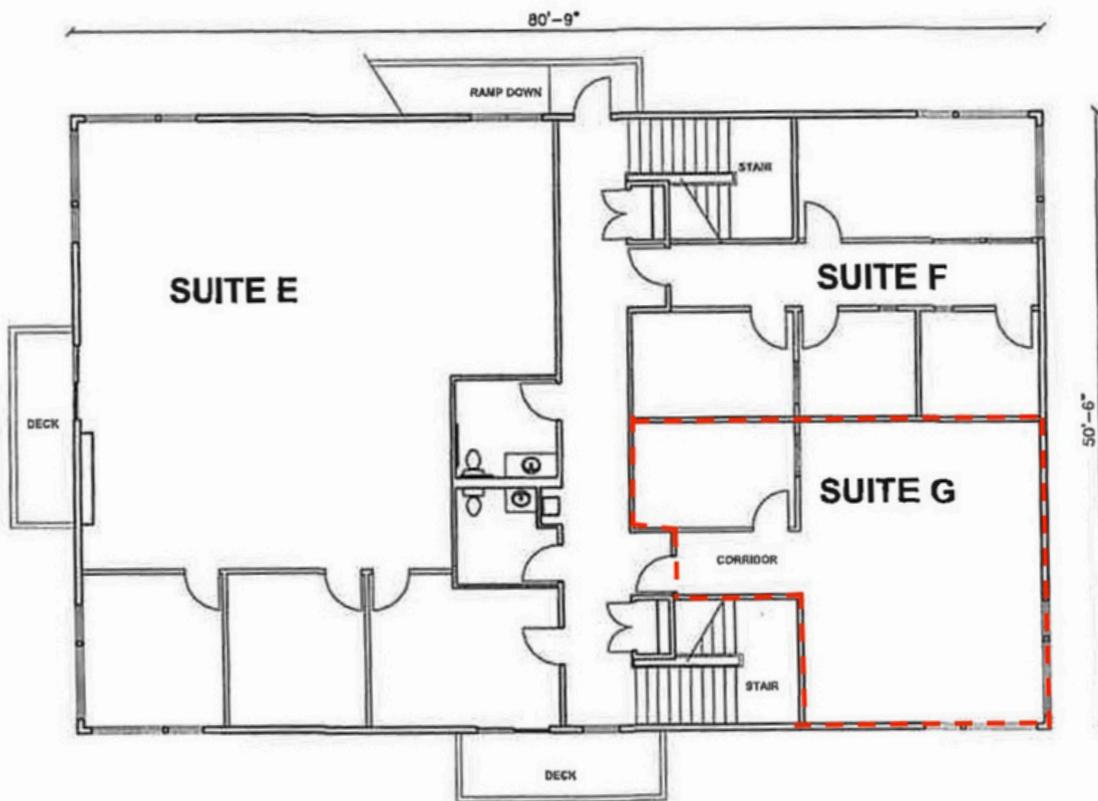
Suite Details

960 McCourtney, Suite G

Well-appointed 814 SF unit on the 2nd floor. The suite has one private offices, and a central bull pen office. Ideal for professionals seeking an open layout. Estimated NNN charges are \$0.46/SF/ month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. Estimated monthly utility costs are \$0.34/SFMO.

814 SF

\$1/SF/MO NNN



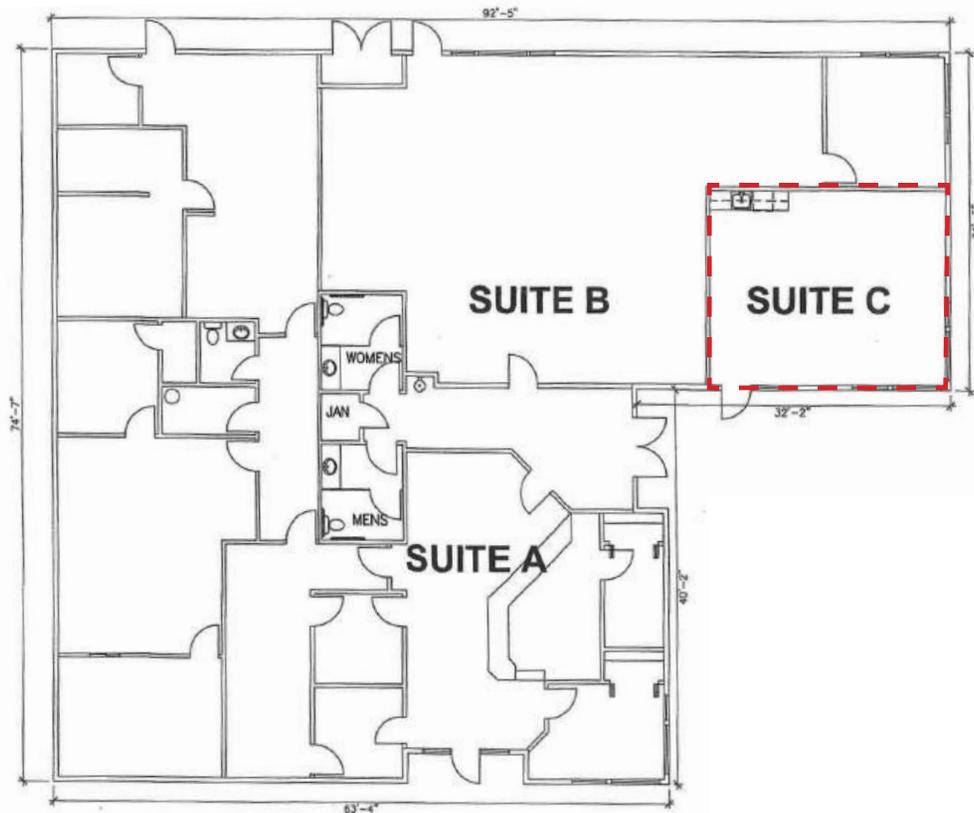
Suite Details

996 McCourtney, Suite C

Ground floor lease with easy access to the parking lot—555 SF of open office space available for your business or retail space. Ideal for an onsite cafe or for a professionals looking for a small, open layout concept. Estimated NNN charges are \$0.46/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. Estimated monthly utility costs are \$0.34/SFMO.

555 SF

\$1.45/SF/MO NNN



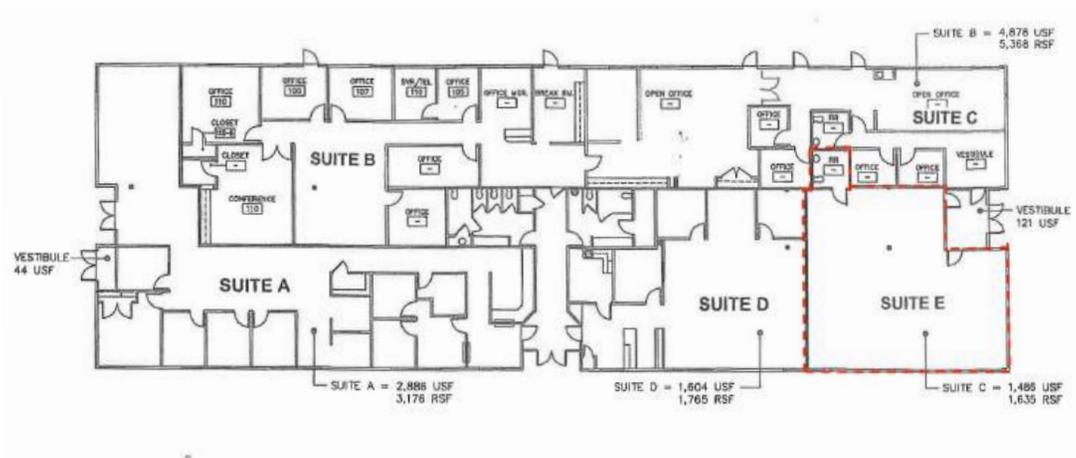
Suite Details

1020 McCourtney, Suite E

Spacious 1,635 SF open layout office on ground-floor with private restroom. Estimated NNN charges are \$0.46/SF/month. Utilities, including electricity, are paid by the landlord and reimbursed by the tenant. Estimated monthly utility costs are \$0.34/SFMO.

1,635 SF

\$1.40/SF/MO NNN





About Grass Valley

Grass Valley is a charming historic town located in the heart of the Sierra Nevada foothills, known for its rich Gold Rush history, well-preserved Victorian architecture. As the largest town in Nevada County, Grass Valley has become a vibrant center for commerce, arts, and outdoor recreation. Its accessible location and proximity to major metro areas make it a popular destination for visitors from cities like Sacramento, Reno, and the San Francisco Bay Area.

Distances to Major Metro Areas:

- **Sacramento, CA: 55 miles**
(approximately 1 hour)
- **Lake Tahoe, CA: 75 miles**
(approximately 1.5 hours)
- **San Francisco, CA: 140 miles**
(approximately 2.5 hours)
- **Reno, NV: 80 miles**
(approximately 1.5 hours)
- **San Jose, CA: 170 miles**
(approximately 3 hours)

A Historic Hub for Video Technology

Grass Valley has a unique and storied connection to the video technology industry. It is home to Grass Valley Group, a pioneering company in broadcast video equipment that was founded in 1959. The company played a crucial role in the development of broadcast video production tools and became synonymous with innovation in the field. Grass Valley Group's video switchers, signal processors, and other equipment have been used by major television networks worldwide, making the town's name known globally in the video tech space. Grass Valley attracted a deep pool of engineering talent and spawned numerous successful companies in the video technology space.

This legacy of innovation continues today, with AJA Video Systems and Teletstream, both of which are headquartered in Nevada County. These companies are at the forefront of video production and broadcasting technology, supplying products used in live television production, post-production, and digital media workflows. Nevada County's strong heritage in video technology has attracted skilled professionals and tech talent to the area, transforming the town into a small but significant hub for cutting-edge broadcast and video solutions. The video tech industry has contributed to the local economy for decades, fostering a thriving employment base and solidifying Grass Valley's reputation as an innovation-driven community.



New Mill Street Renovations

Grass Valley has recently revitalized its historic Mill Street, transforming the heart of downtown into a pedestrian-friendly plaza that enhances the town's charm while encouraging greater foot traffic and community engagement. The renovations include expanded outdoor dining areas, new landscaping, public art installations, and improved infrastructure to support local businesses and events.

A Gateway to World-Class Outdoor Recreation

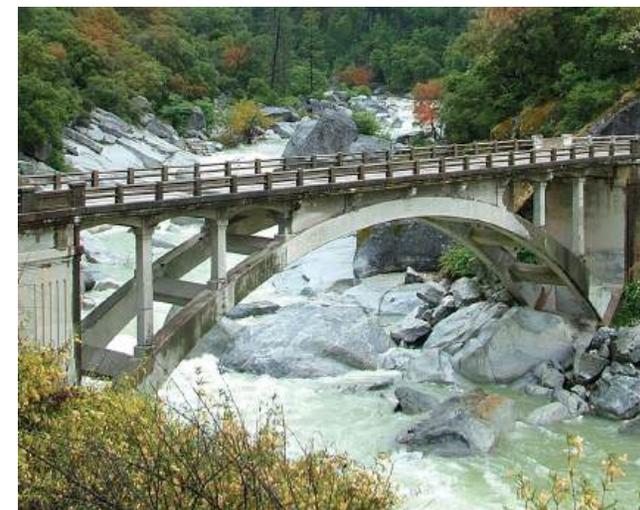
Grass Valley is a year-round destination for outdoor enthusiasts who seek adventure in a breathtaking natural setting. The town is surrounded by scenic forests, lakes, and rivers, making it an ideal base for hiking, fishing, boating, and camping. Grass Valley is also home to several renowned mountain biking trails that attract riders from across the country, with easy access to the extensive trail networks in nearby Nevada City and Tahoe National Forest.

The Yuba River & Beyond

Just a short drive from Grass Valley, the Yuba River is a crown jewel of Nevada County, known for its crystal-clear waters and spectacular granite outcroppings. Visitors flock to the South Yuba River State Park for swimming, hiking, and gold panning, while others seek out its world-class whitewater kayaking and fishing opportunities.

Arts, Culture & Community

Grass Valley is a cultural hub in Nevada County, offering a rich tapestry of arts, live performances, and annual events. The town's Center for the Arts hosts a variety of music concerts, theater performances, and visual art exhibitions throughout the year. Grass Valley is also home to beloved local events like the Cornish Christmas, which celebrates the town's mining heritage with traditional music, food, and crafts, and the Bluegrass Festival, which draws thousands of music lovers annually. These events highlight the town's strong sense of community and its ability to blend tradition with modern culture.





Tyson Tucker

Managing Director

LIC 01804034

MOBILE

(530) 518-6426

OFFICE

(530) 466-6171

EMAIL

tyson@tjtcre.com

