

# 345 CROWN POINT CIRCLE

GRASS VALLEY, CA 95945 · WHISPERING PINES BUSINESS PARK

AVAILABLE

**±1,047–3,610 SF**

RATE

**\$1.50/SF/MO MG**

TYPE

**Class A Office**

SUITES

**3 Available**

Class A office suites in prestigious Whispering Pines Business Park. Lease individually or combine up to ±3,610 SF. Attractive modified gross lease structure — no NNNs. Floor-to-ceiling glass, abundant natural light, flexible SP1A zoning.

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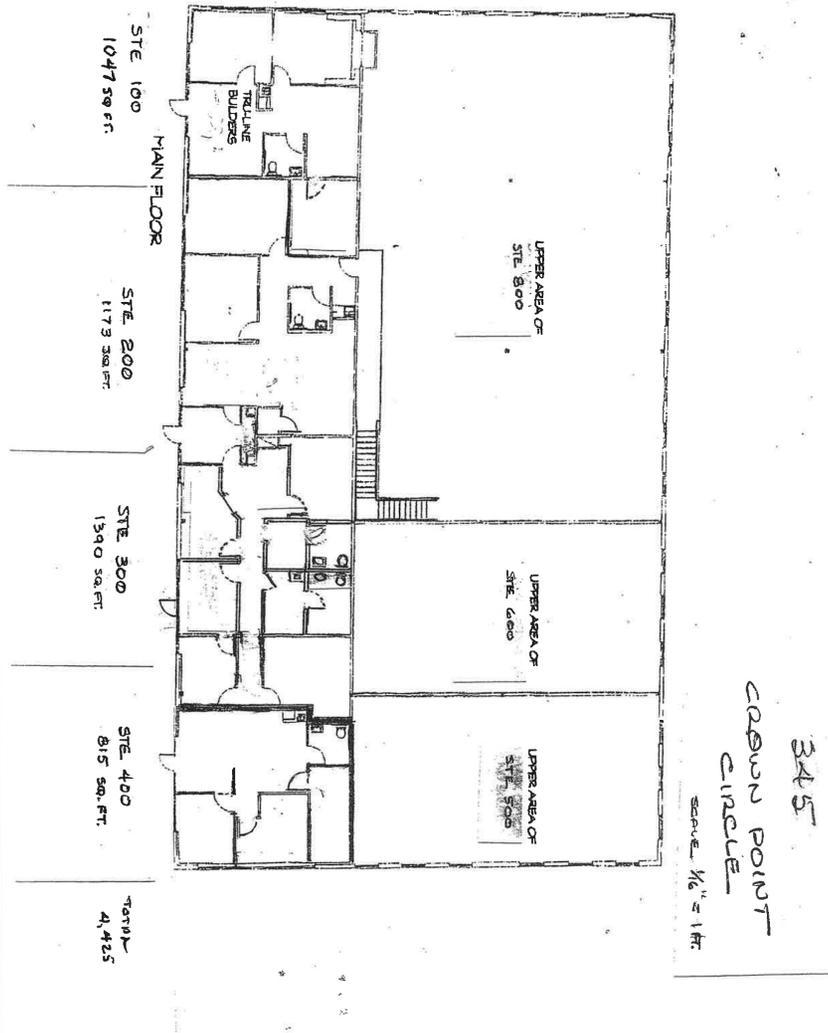
Grass Valley, CA 95945 · Whispering Pines Business Park

Available Space	±1,047–3,610 SF
Lease Rate	\$1.50/SF/MO MG
Lease Type	Modified Gross (No NNNs)
Property Type	Class A Office
Suite 100	±1,047 SF
Suite 200	±1,173 SF
Suite 300	±1,390 SF
Contiguous	Up to ±3,610 SF
Building Size	±16,460 SF
Zoning	SP1A
Parking	On-Site
Available	Immediately

## HIGHLIGHTS

- Whispering Pines Business Park location
- Multiple suite sizes — lease one or combine all
- Attractive modified gross lease — no NNN charges
- Floor-to-ceiling glass & abundant natural light
- Mix of open workspace and private offices
- Suitable for professional, tech, or medical users
- Flexible SP1A zoning
- Built-in cabinetry and kitchenette





**Suite 100 ±1,047 SF**

Traditional office build-out with reception area, large conference room, and private office.

**\$1.50/SF/MO MG**

**Suite 200 ±1,173 SF**

Open layout with one private office, storage room, and strong window line providing excellent natural light.

**\$1.50/SF/MO MG**

**Suite 300 ±1,390 SF**

Traditional office layout with five private offices and a server room.

**\$1.50/SF/MO MG**

**CONTIGUOUS: Up to ±3,610 SF**

