

MEDICAL, DENTAL OR GENERAL OFFICE SUITE FOR LEASE

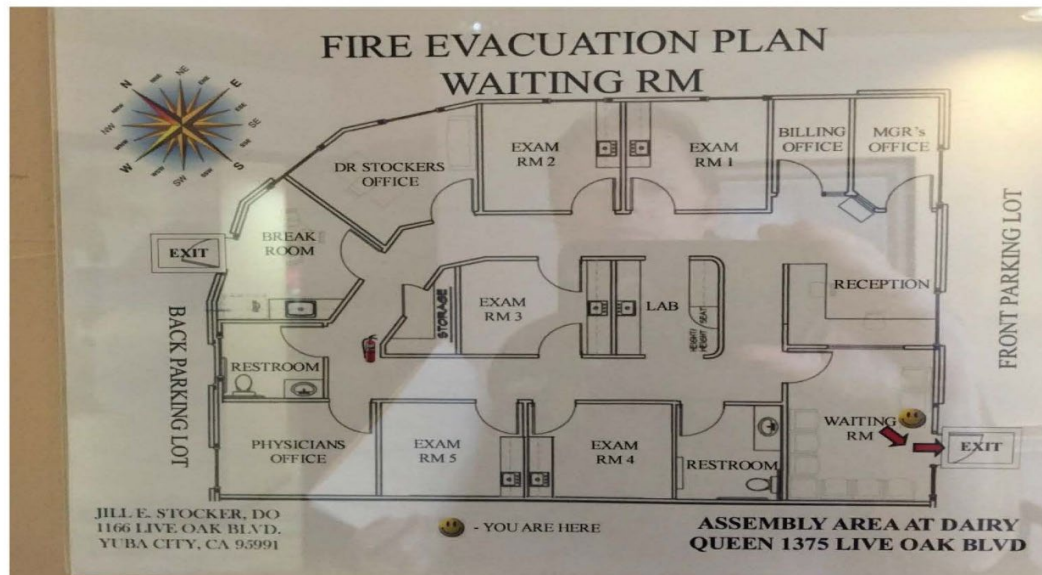
CAMELOT BUSINESS PLAZA

1166 LIVE OAK BLVD. YUBA CITY, CA

The property is located in a 12-unit condominium complex managed by a professional association of mixed medical, dental and general office use. The suite consists of 1803 square feet and is formerly the site of Berman Skin Care Institute and was used as a medical office. The property can be adapted as a dental office or general office use for professional business.

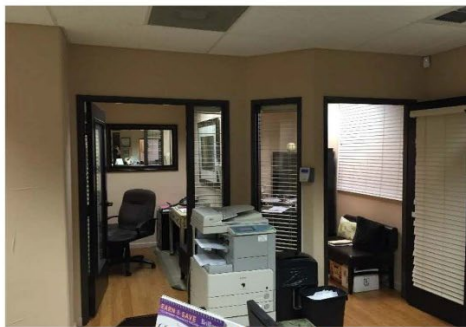
- Modern facility built in 2009.
- Landlord pays property taxes and maintains roof and exterior of premises.
- Private electronic key entrance in rear.
- 5 exam rooms, turnkey medical office with two restrooms.
- Large parking lot with plenty of overflow spaces.
- Offered for minimum 3 -5 year lease at \$1.85 sq. ft with 3% annual increases. Options to renew negotiable. Available on February 1, 2026.

FLOORPLAN – UNIT #1166





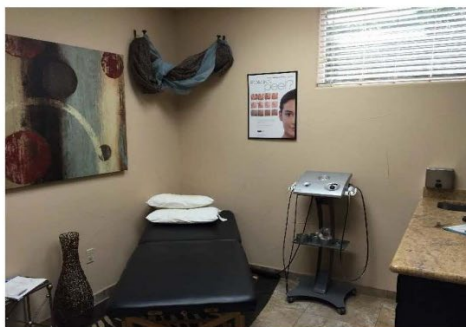
#1166 Building Front Exterior



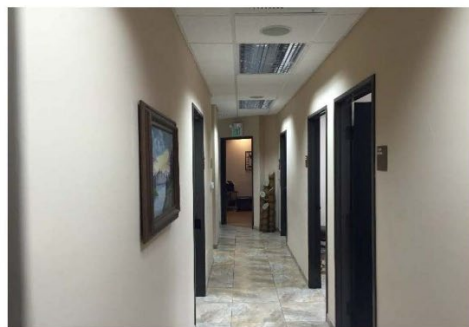
ADMIN OFFICES - #1166



PRIVATE OFFICE - #1166



EXAM ROOM - #1166



HALLWAY - #1166



Waiting Room



Full Building Exterior #1166 and #1168

For more information contact Michael R. Barrette, Attorney at Law, 1168 Live Oak Blvd, Yuba city, CA 95991 (530)674-5996 mbarrettelaw@yahoo.com