



17308 Northwoods Blvd  
TRUCKEE, CALIFORNIA  
Commercial Development Opportunity

Sierra

Sotheby's  
INTERNATIONAL REALTY

BRE #002018110

# The Tahoe Donner Business Campus

TRUCKEE, CA

- State of the art office project
- Submitted and fully approved by the Town Truckee and Tahoe Donner
- Plans for 9,975 SF Class-A commercial building
- Mountain modern architecture with beautifully landscaped grounds
- Located in the popular community of Tahoe Donner

Mountain modern design featuring expansive window walls, abundant natural lighting and forest views. The interior spaces of the three floors surround and are connected to a shared central circulation lobby. Flexible floor plan layout can accommodate a single tenant, multiple tenants, or executive suites. The third floor sky-lounge with south-facing roof deck.

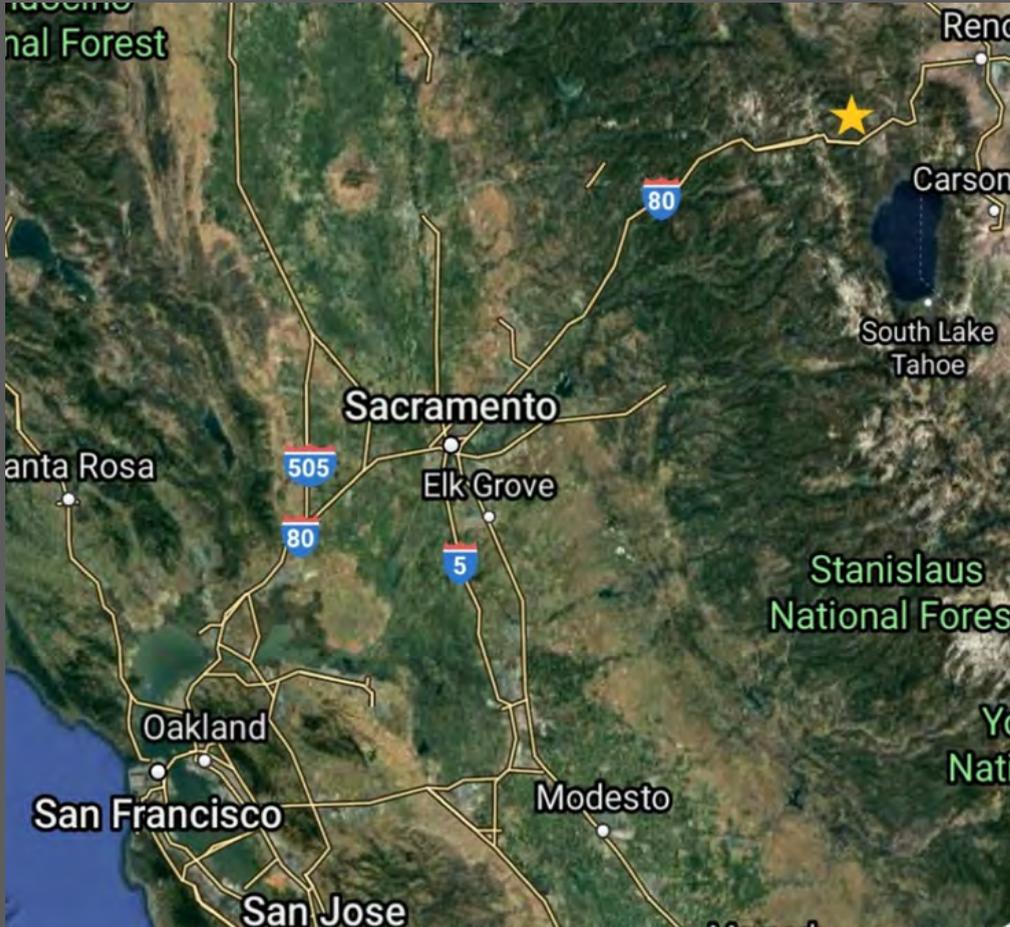
- Flexible design options
- Shared reception area or separate office entrances
- 3rd floor sky-lounge with south-facing roof deck



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## PROJECT HIGHLIGHTS

- Class A commercial building with approx 9,975 SF featuring mountain modern architecture
- State-of-the-art design by award winning MWA Architects
- Forested ridge top views, maximum street appeal
- Designed with tenant flexibility in mind with options for individual exterior entrances or shared lobby reception
- 1.18 AC
- APN# 045-200-005

## LOCATION

- Located in Truckee, a booming ski resort town recently recognized as a “Zoom Community”
- Corner site in the heart of Tahoe Donner, a popular 6,000 residence mountain recreation region with easy access to Interstate-80
- 15,000,000+ population living within five hours or less to the site
- 45 minute flight from major Bay Area airports
- Close to nationally acclaimed ski resorts, golf courses and alpine lakes offering year 'round recreation opportunities



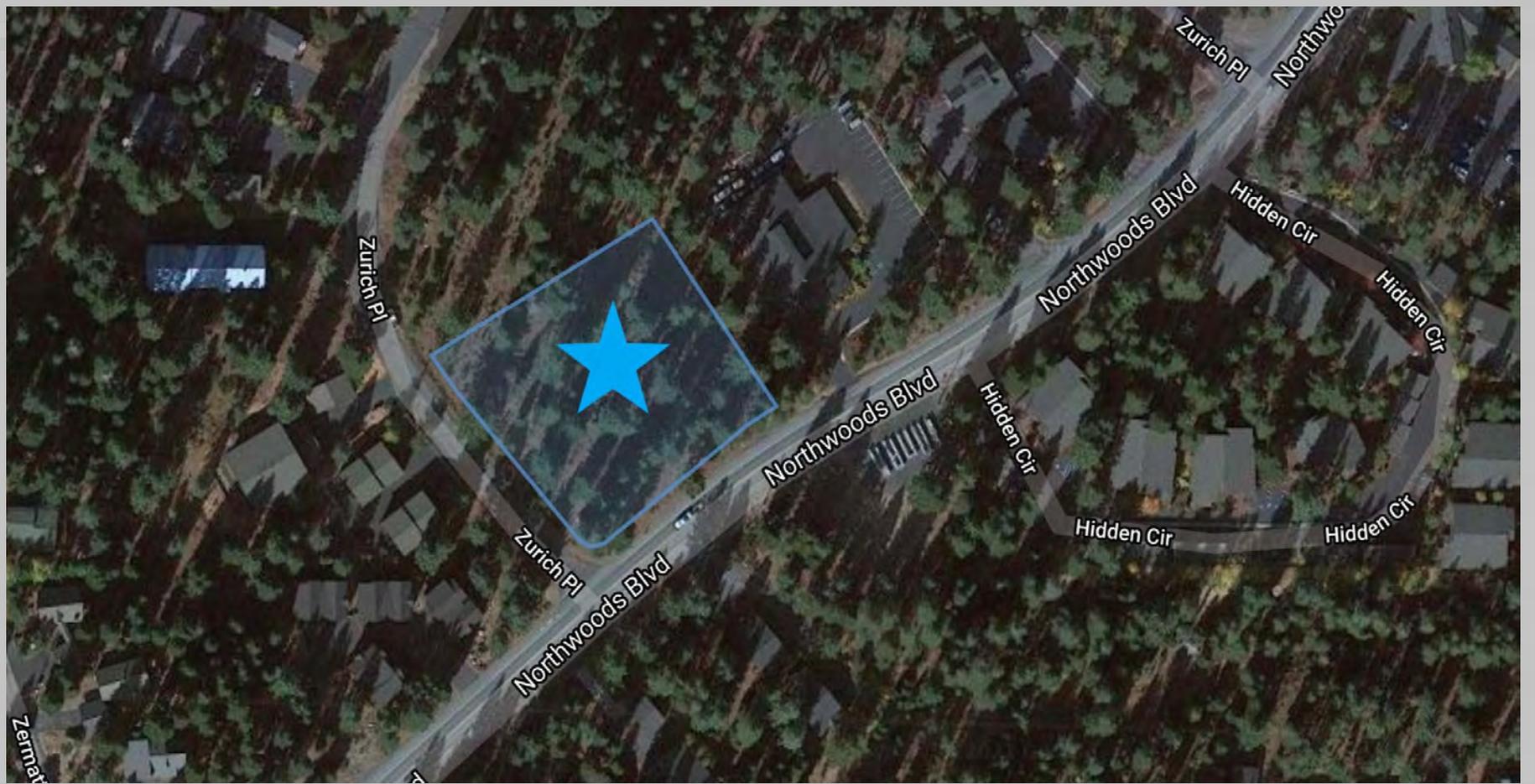
TAHOE DONNER BUSINESS CAMPUS

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# Truckee Lifestyle



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Parcel location

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NO.	DIST.	AMOUNT	NO.	DIST.	AMOUNT
1	OUT	286.75	11	OUT	85.00
2	FILL	47.00	12	FILL	29.00
3	OUT	38.00	13	OUT	38.00
4	OUT	90.00	14	OUT	38.00
5	OUT	87.00	15	OUT	87.00
6	FILL	38.00	16	OUT	4.00
7	OUT	85.00	17	OUT	38.00
8	FILL	112.00	18	OUT	81.00
9	OUT	15.00	19	FILL	88.00
10	OUT	22.00	20	OUT	81.00
TOTAL: 250.00		TOTAL: 250.00			

- ### GENERAL SHEET NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF TRUCKEE ORDINANCES AND THE CALIFORNIA CIVIL CODE.
  2. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF TRUCKEE ORDINANCES AND THE CALIFORNIA CIVIL CODE.
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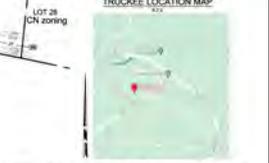
NO.	AREA	PERCENT	NO.	AREA	PERCENT
1	PERMITS	1.1%	11	PERMITS	1.1%
2	PERMITS	1.1%	12	PERMITS	1.1%
3	PERMITS	1.1%	13	PERMITS	1.1%
4	PERMITS	1.1%	14	PERMITS	1.1%
5	PERMITS	1.1%	15	PERMITS	1.1%
6	PERMITS	1.1%	16	PERMITS	1.1%
7	PERMITS	1.1%	17	PERMITS	1.1%
8	PERMITS	1.1%	18	PERMITS	1.1%
9	PERMITS	1.1%	19	PERMITS	1.1%
10	PERMITS	1.1%	20	PERMITS	1.1%

- ### GENERAL LEGEND
- 1. RECORDING LINE TO REMAIN
  - 2. OLD CONTOUR LINE
  - 3. PROPOSED CONTOUR LINE
  - 4. LINE OF ADJACENT PROPERTY
  - 5. FUTURE PAVEMENT
  - 6. TREE TO BE REMOVED
  - 7. NEW CONCRETE FINISHING
  - 8. SNOW STORAGE AREA
  - 9. PUBLIC UTILITY EASEMENT
  - 10. SNOW STORAGE EASEMENT
  - 11. EXTERIOR MECHANICAL
  - 12. EXTERIOR SODDING
  - 13. 18" DEEP VIBRO DRAIN
  - 14. 18" DEEP VIBRO DRAIN
  - 15. 18" DEEP VIBRO DRAIN
  - 16. 18" DEEP VIBRO DRAIN
  - 17. 18" DEEP VIBRO DRAIN
  - 18. 18" DEEP VIBRO DRAIN
  - 19. 18" DEEP VIBRO DRAIN
  - 20. 18" DEEP VIBRO DRAIN

- ### LANDSCAPING NOTES
1. THE LANDSCAPING AREA IS DEFINED BY THE BOUNDARIES OF THE PROPOSED COMMERCIAL OFFICE BUILDING AND THE AC PARKING LOT.
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- ### LANDSCAPE LEGEND
- 1. TREES: BUREAU PALM, JUNIPER
  - 2. TREES: BUREAU PALM, JUNIPER
  - 3. TREES: BUREAU PALM, JUNIPER
  - 4. TREES: BUREAU PALM, JUNIPER
  - 5. TREES: BUREAU PALM, JUNIPER
  - 6. TREES: BUREAU PALM, JUNIPER
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  - 12. TREES: BUREAU PALM, JUNIPER
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  - 14. TREES: BUREAU PALM, JUNIPER
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  - 20. TREES: BUREAU PALM, JUNIPER

TOTAL PROJECT LANDSCAPED AREA (SQ FT)	WATER PERCENT OF TOTAL LANDSCAPED AREA	PLANT TYPE	PERCENT OF TOTAL LANDSCAPED AREA
1,180,000	10%	LOW WATER USE	80%
118,000	10%	MEDIUM WATER USE	10%
118,000	10%	HIGH WATER USE	10%
118,000	10%	VERY HIGH WATER USE	10%



SITE / GRADING PLAN  
SCALE: 1"=100'



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Represented by:

**Ron Hemig**

Sierra Sotheby's International Realty

BRE #01157345

(530) 318-8158

ronhemig@gmail.com

**LIST PRICE \$ 680,000**

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