



Premium
Class A Office Space
FOR LEASE

LEASE NOW

OFFICE FEATURES:



3 Executive Offices



4 Management Offices



2 Guest Bathrooms



1 Private Bathroom



1 Shared Conference Room



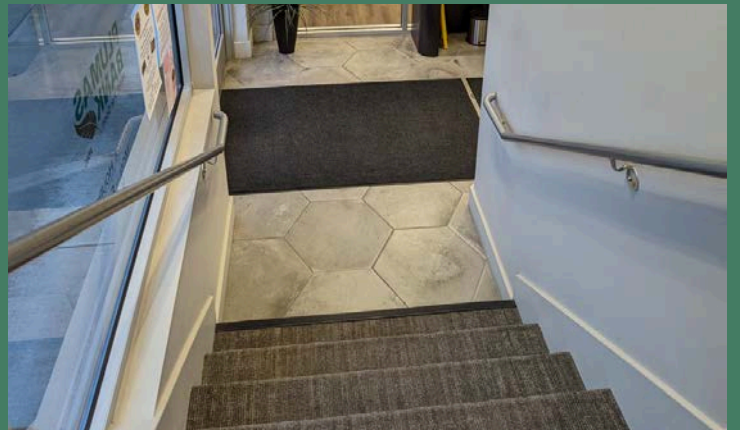
1 Shared Kitchen

PLUMAS BANK FEATURES

Located on the second floor of Plumas Bank the office space fully furnished. While Plumas Bank occupies the first floor you will have 4,836 sq. ft. to use. Located right off Highway 99 and Bridge Street, you are within minutes of Highway 20. You also have the luxury of several restaurants within walking or driving distance. Including several shopping centers.

PLUMAS BANK AMENITIES

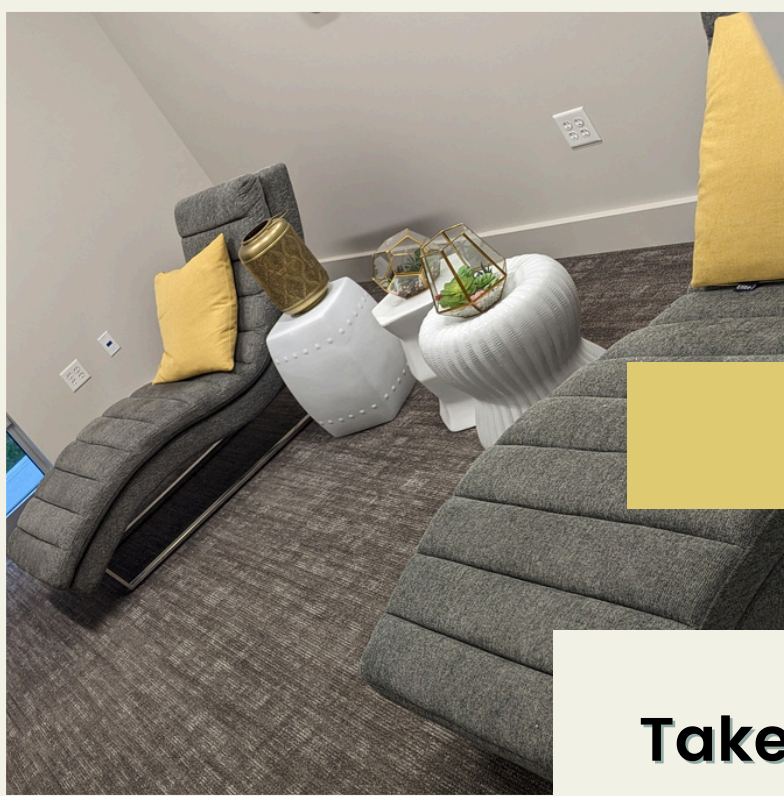
Enjoy drinking the water, the whole bank is set up with a reverse osmosis water filtration system. Being on the second floor provides you with a view of the Sutter Buttes from your conference room and executive offices. Built in 2019 the building has numerous designer upgrades, including distinctive flooring and rich wall fabric. You have three executive offices facing the Sutter Buttes and an additional four management-sized offices facing the shopping center. Next to the receptionist's desk are two beautifully decorated shared bathrooms. Behind the locked doors, you will find a beautiful private bathroom. Need to take a breather? We've got you covered, a fully furnished "Zen Room" evokes relaxation or is the perfect place for nursing mothers.



RECEPTIONIST AREA WITH TWO GUEST BATHROOMS

FEATURE WALL / BRANDING OPPORTUNITY

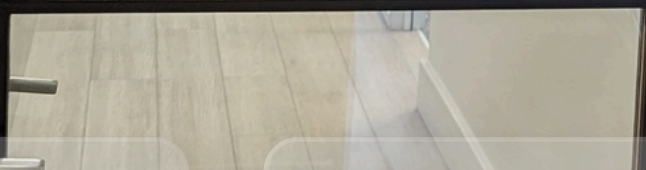




ZEN ROOM

Take a breather and relax in the “Zen Room” located in the back of the office. An added bonus, it makes a great place for nursing mothers to feel relaxed.

Private Bathroom
located behind
locked doors,
down the
Executive Hallway





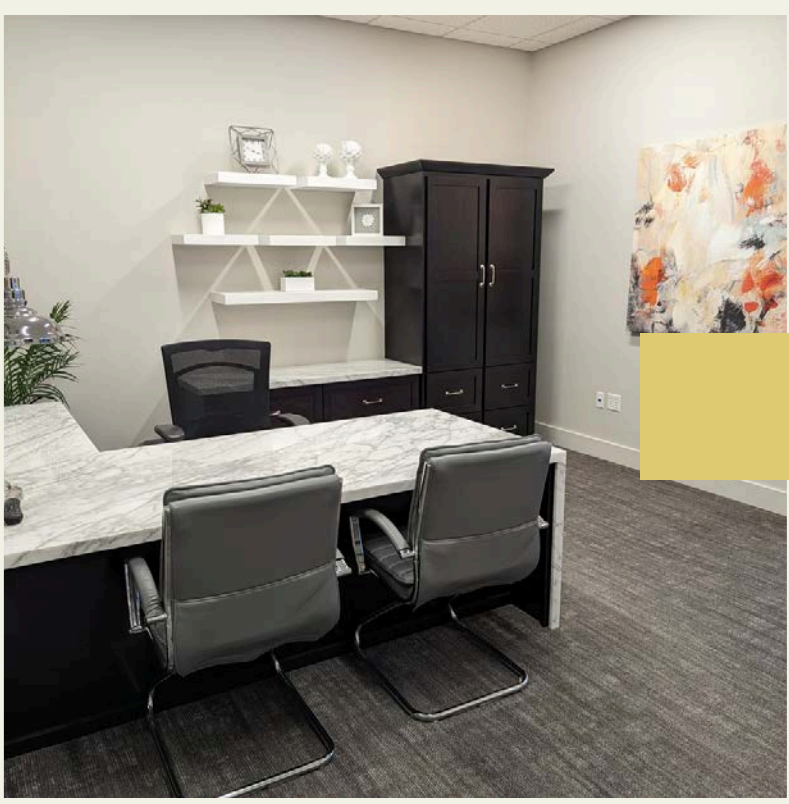
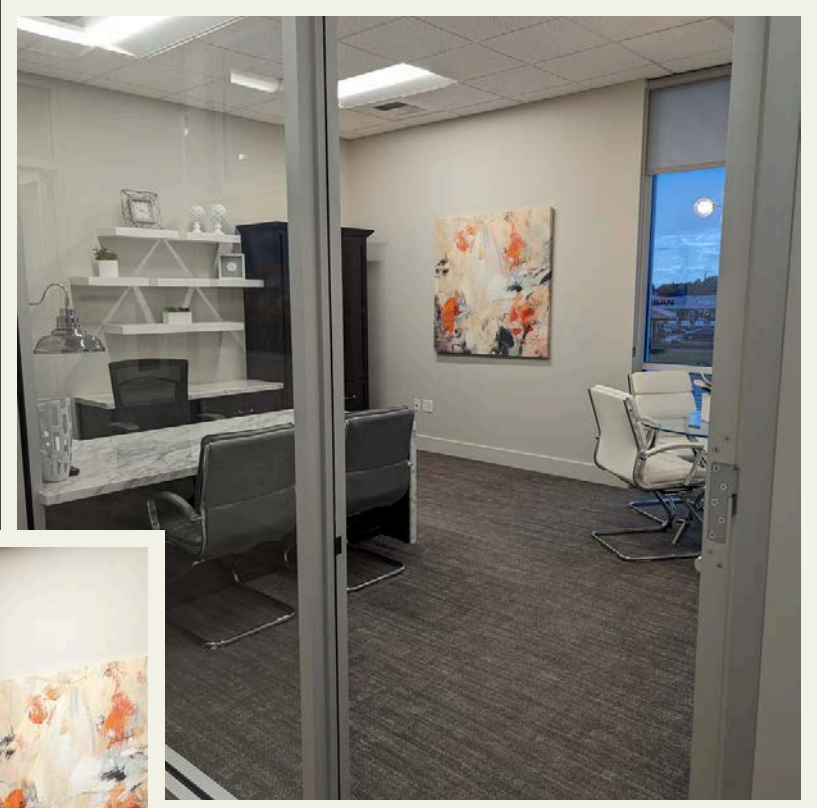
EXECUTIVE HALLWAY



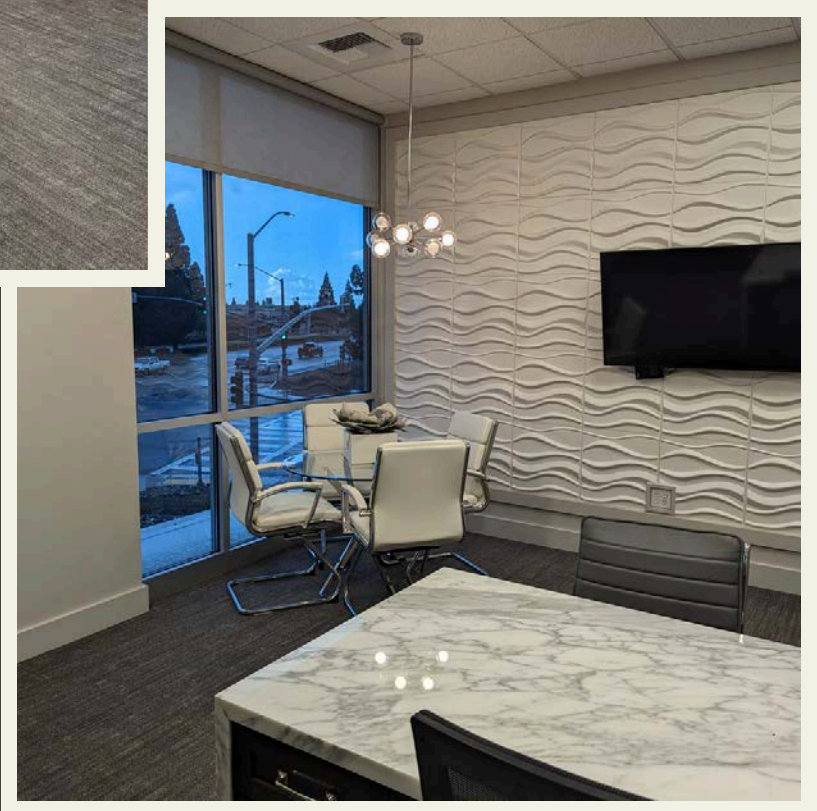


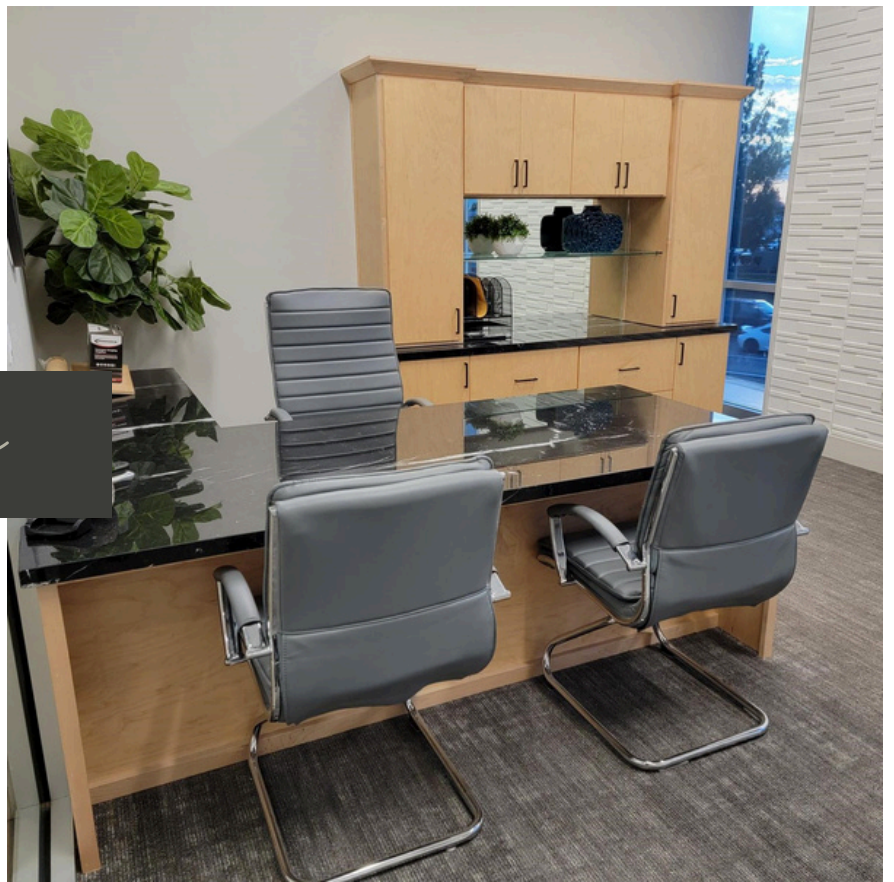
Corner Office





CENTER OFFICE





End Office



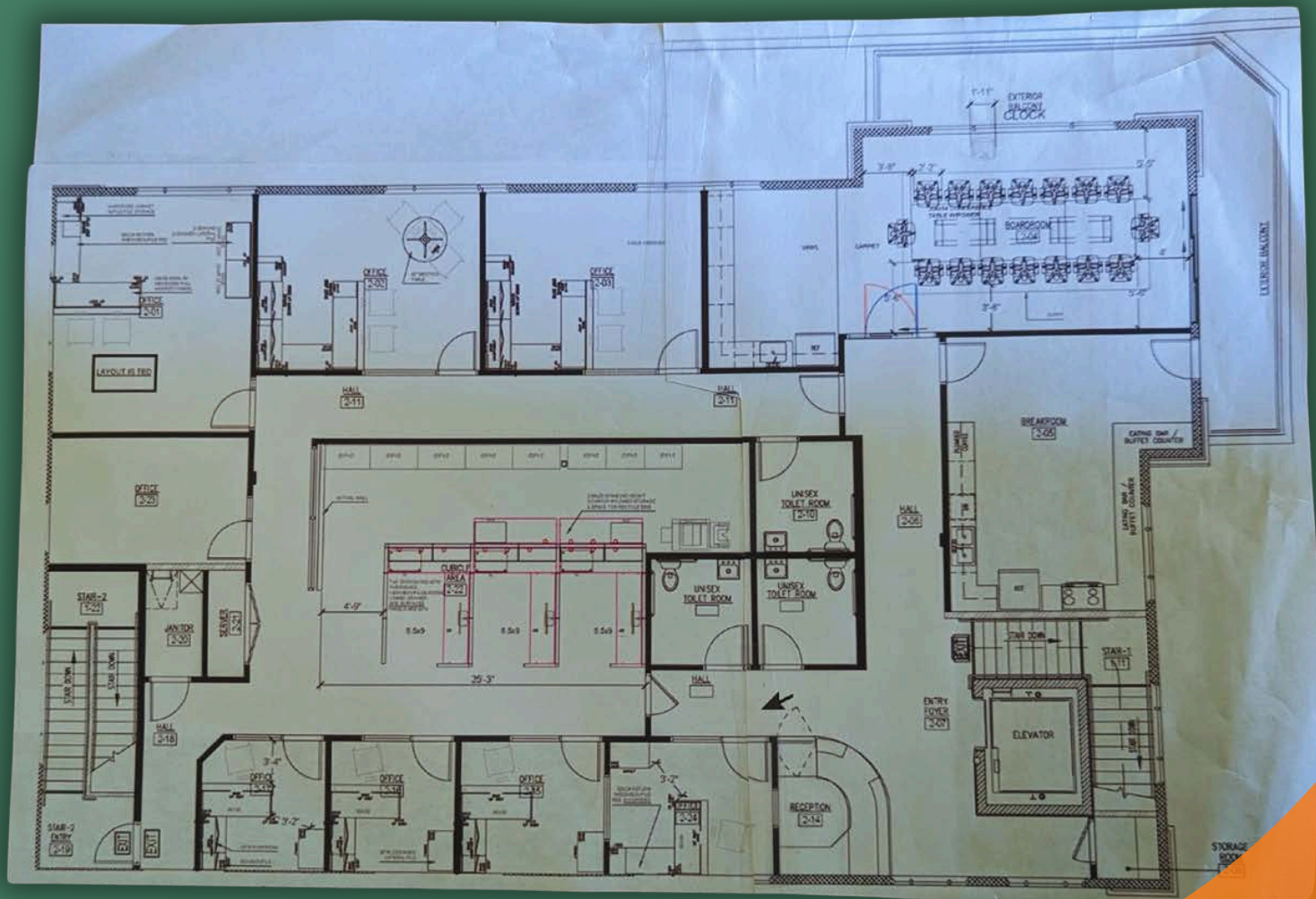


**SHARED
CONFERENCE
ROOM
FEATURES
RETRACTABLE
DISPLAY**



SHARED KITCHEN SPACE





OFFERING SUMMARY

Lease Rate:	\$1.45 SF/month (Full Service)		
Number of Units:	2		
Available SF:	4,836 SF		
Lot Size:	27,443 SF		
Building Size:	9,672 SF		
Zoning:	commercial		
APN:	052-130-043		

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,778	26,114	37,517
Total Population	17,005	78,455	113,784
Average HH Income	\$72,809	\$87,627	\$86,820



WELCOME TO YOUR OFFICE SPACE