

419 Main Street
in Historic
Downtown
Placerville
FOR LEASE



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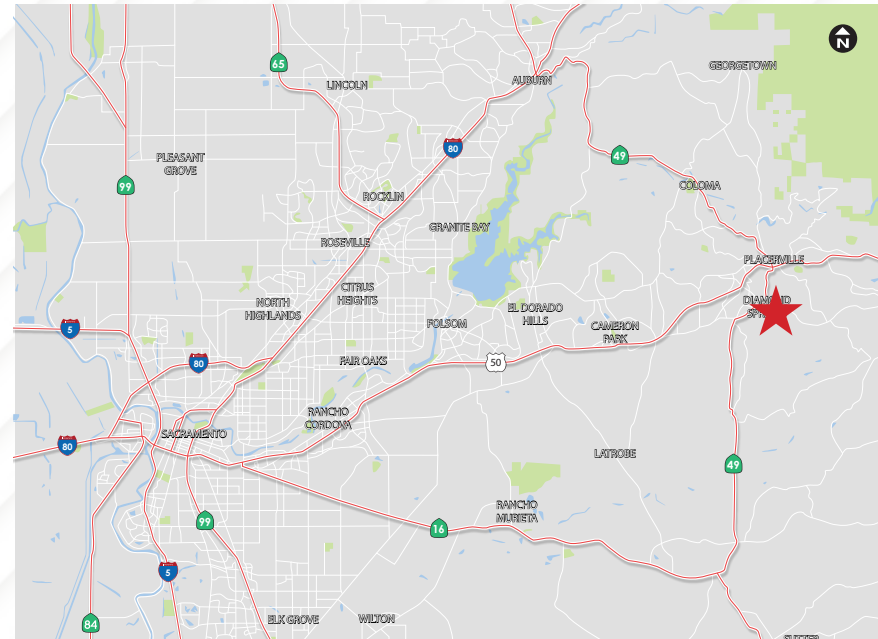
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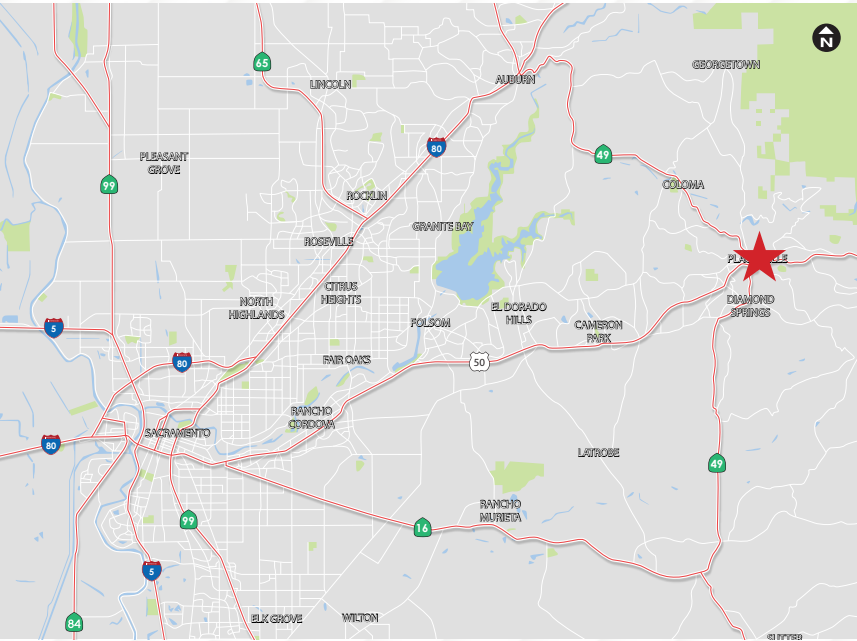
Highlights

419 Main Street “The Free Mason Building” is a 3-story ±15,757 square foot building built in 1890 and now has office space available for immediate occupancy

- Offered at \$1.65 PSF Fully Serviced (except for janitorial)
- On site elevator
- Under new Property Management
- Short walking distance to the City parking garage
- Located in the heart of Main Street
- Suite 316 ±193 RSF
- Suite 320 ±200 RSF



Area Overview



Placerville

Placerville Main Street has seen strong activity since its Gold Rush days dating back to the 1850's. Several well known entrepreneurs came from Main Street Placerville such as Mark Hopkins- Rail Road Financier, John Studebaker- auto maker, and Snowshoe Thompson the mail carrier though the Sierras. The vibrant Main Street Corridor is home to many fine retailers and professional Medical and Office users such as Placerville Hardware, El Dorado County Courthouse, Antique Stores, Jack Russell Brewery, Buttercup Pantry, and Art Studios. Fine restaurants call Main Street Placerville their home, Bricks Restaurant, Amore Mio Italian Bistro, Heyday, Let's Poke, Hangtown Cantina, and the well-known Sweetie Pies. 419 Main Street is situated in the heart of all this action and very close proximity (minutes away) to Bedford Avenue which takes you to Highway 50. A very short 20 minute drive from El Dorado Hills/Folsom will take you to 419 Main Street.

Situated above the fog line and below the snow line, Placerville boasts an ideal climate with four distinct seasons. Accessibility to Placerville is via State Highway 49 and U.S. Highway 50, along one of the most traveled corridors in California. Placerville's treasured heritage is reflected in the historical, nineteenth-century architecture of its downtown core. In addition, Placerville is the County seat and the center of financial, commercial, civic, and Government activity.



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