

Two Fully Leased NNN Office Buildings for Sale | 6,100 SF

13630 & 13640 Bowman Road
Auburn, CA 95603

Shana Lennon

First Vice President

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Lic. 01446203



13630 Bowman Road

3,100 SF



Aegis Treatment Center is a specialized outpatient healthcare facility providing substance abuse and behavioral health services, with a focus on medication-assisted treatment (MAT) for individuals recovering from opioid dependence. The facility offers medical treatment, counseling, and recovery support services and operates as part of the Aegis/Pinnacle Treatment Centers network. The property serves the greater Auburn market and functions as a community-based healthcare use with recurring patient visitation.

13640 Bowman Road

3,000 SF

Stifel Nicolaus & Company is a full-service financial services and investment banking firm providing wealth management, investment advisory, securities brokerage, capital markets, and corporate finance services. The company serves individual investors, businesses, institutions, and government entities through a network of financial advisors and investment professionals. As a professional office user, Stifel operates from Class A office environments and generates consistent daytime business traffic associated with financial advisory and corporate services. The office offers a stunning view of the Sierras where you can see the mountains and spectacular sunrises.



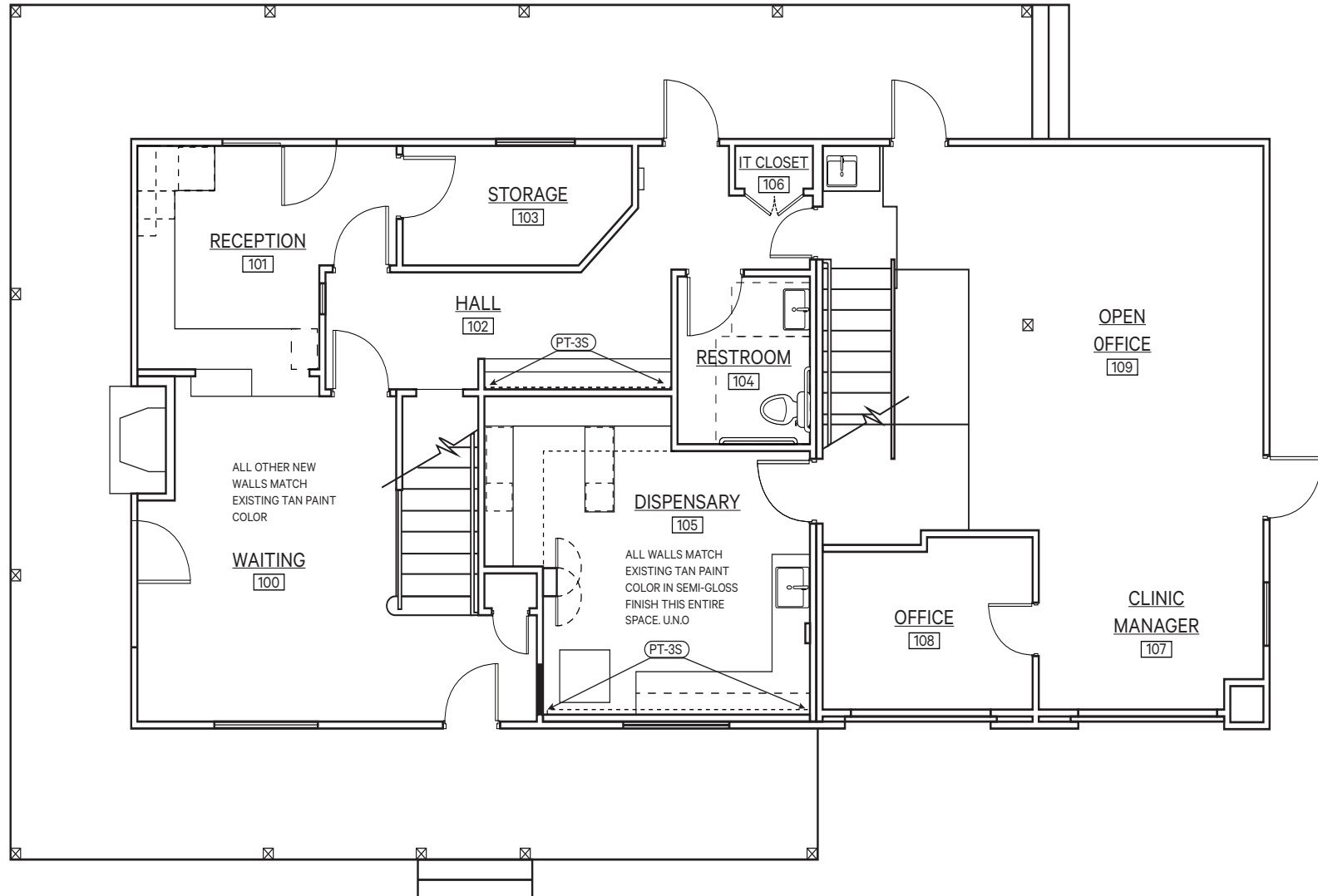
Rent Roll & Analysis

Sale Price \$2,529,288 - 6% Cap

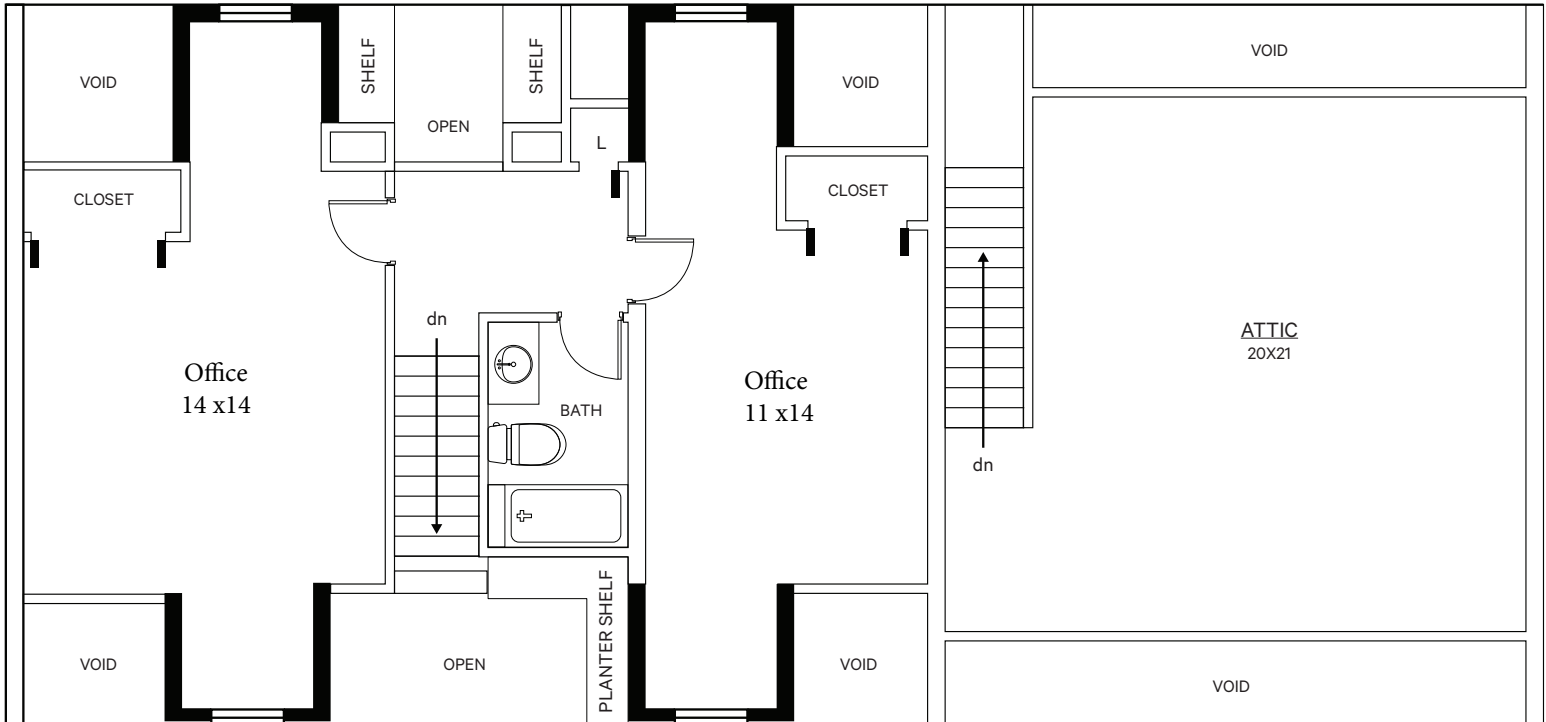
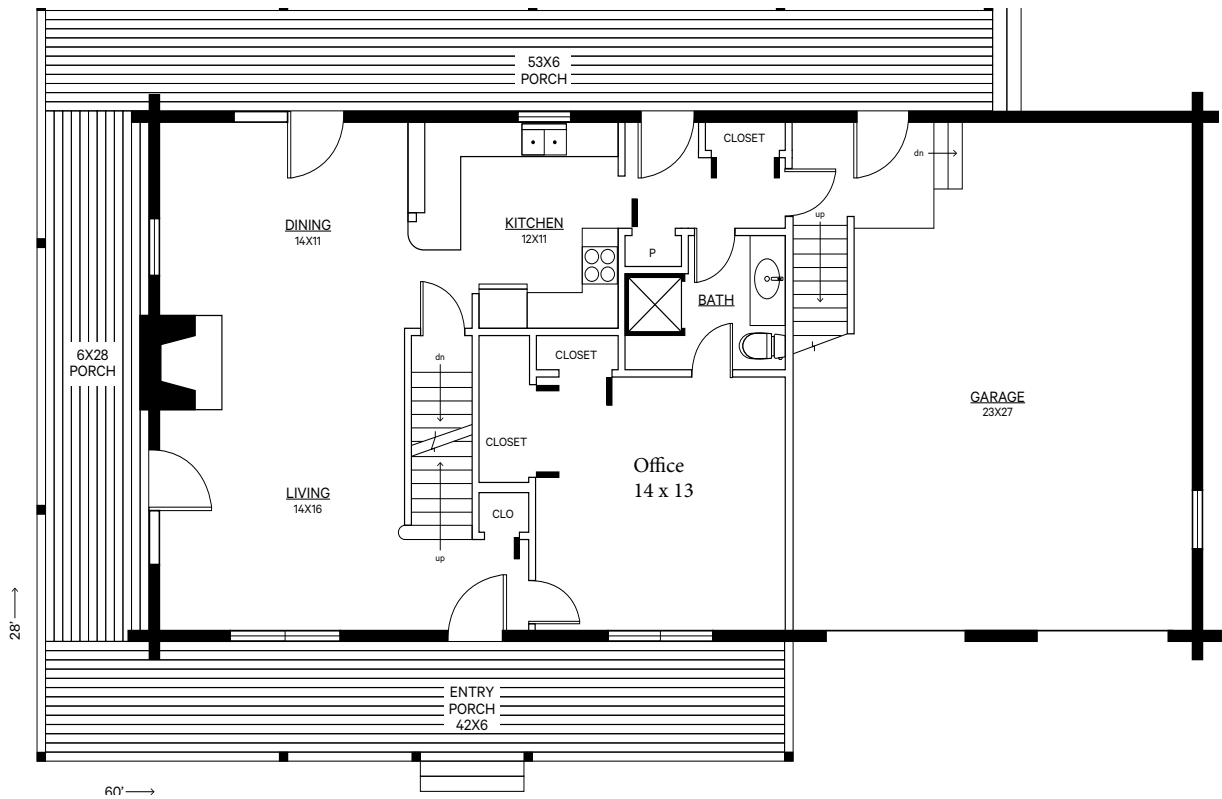
Address	Tenant	Rentable Sq. Ft.	% of Total	Begin	End	Rent / Mo.	Annual
13630 Bowman Road	Aegis Treatment Center	3,100	50.8%	03/2021	02/2033	\$3,750	\$45,000
13640 Bowman Road	Stifel Nicolaus and Company	3,000	49.2%	10/2009	09/2029	\$8,896.44	\$106,757

Expenses per 6,100 Sq. Ft	Monthly	Annual
Insurance	\$600.33	\$7,204.00
Landscape Maintence	\$600.00	\$7,200.00
Taxes (based on 1.059% of the purchase price)	\$2,206.25	\$26,475.00
Water	\$125.00	\$1,500.00
Total	\$3,531.58	\$42,379.00

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Aerial Map





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