

380 SIERRA COLLEGE DRIVE

SUITE 110

GRASS VALLEY, CA 95945

Turn-Key Class A Office Suite in Western Nevada County's Premier Professional Corridor

AVAILABLE

±980 SF

LEASE RATE

\$1.65/SF/MO NNN

NNN (CAM)

\$0.40/SF/MO

AVAILABLE DATE

Immediately

The Opportunity

Tucker Commercial is pleased to present Suite 110 at 380 Sierra College Drive for lease — a premier Class A office building totaling ±11,232 square feet in the heart of the Sierra College Drive corridor, widely regarded as Western Nevada County's most prestigious medical and professional office district. The two-story building offers exceptional accessibility with parking serving both levels at a ratio of approximately 5.07 spaces per 1,000 SF. Current tenants include Placer Title Company, Mountain View Rehabilitation, and the Northern Sierra Air Quality Management District — a strong professional tenant mix within a professionally managed, high-quality building.

Ideally situated just minutes from Highway 49 and downtown Grass Valley, the Property is within walking distance of Sierra College, Nevada Union High School, BriarPatch Food Co-op, and numerous restaurants, retail services, and neighborhood amenities. The building backs directly onto the Litton Trail, offering tenants convenient access to outdoor recreation and a pleasant, walkable environment.

Suite 110 — ±980 SF

Suite 110 features a modern, efficient, turn-key layout well-suited for a variety of professional users. The suite includes an open bullpen/work area, a large conference room or private executive office, a storage/IT room, kitchenette, and private restroom. The flexible floor plan accommodates traditional office operations, creative workspace concepts, consulting practices, and a range of professional service uses — a rare smaller footprint without sacrificing quality or location.



Property Details

Available Suite	Suite 110
Available SF	±980 SF
Lease Rate	\$1.65/SF/MO NNN
NNN (CAM) Est.	\$0.40/SF/MO
Building Size	±11,232 SF · 2 Stories
Lot Size	1.5 Acres · ±65,340 SF
Parking	57 Spaces · 5.07 / 1,000 SF
Year Built	2006
Zoning	CBP — Corporate Business Park
Building Class	Class A Office / Medical
Park	Litton Business Park
APN	035-530-010
Available	Immediately

Highlights

- Prestigious Sierra College Dr address
- Turn-key build-out — move-in ready
- Open bullpen, conference room, kitchenette & private restroom
- Ample parking — 5.07 spaces / 1,000 SF
- Strong professional tenant mix; walk to Litton Trail & BriarPatch





380 SIERRA COLLEGE DRIVE, SUITE 110 · GRASS VALLEY, CA

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