



EXECUTIVE OFFICE CENTER

The Phoenix Building

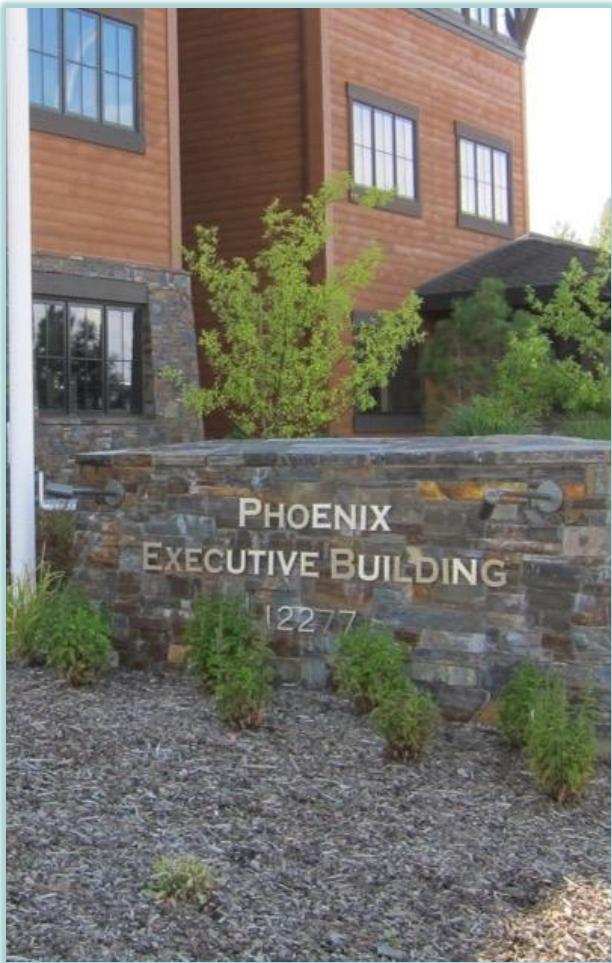
THE PHOENIX

20,500 SF executive office building. Unique mountain modern construction with high-end finishes. Ample surface parking and strong tenant mix of compatible professionals.

Truckee, California

Prominent office location in East Truckee. Easy access to SR-267 & I-80. Close proximity to historic downtown, the Truckee airport, Soaring Ranch, Lahontan, Martis Camp & Northstar.

OVERVIEW: *Phoenix Executive Building*



The Phoenix Building is Truckee's premiere executive office center. A highly acclaimed, LEED certified green, multi-tenant complex where every office suite enjoys stunning views of Martis Valley, this one-of-a-kind property embodies quality, class, and tenant compatibility. With award-winning architecture, unique mountain modern craftsmanship and top of the line, custom finishes, The Phoenix offers the finest professional office space in the greater Tahoe-Truckee region. Home to high-caliber tenants like Martis Camp, Lahontan Community Foundation, New Leaders Ventures, and Marsden Architects, The Phoenix Executive is the ideal location for Truckee's most successful professionals.

THE PHOENIX

FIRST FLOOR
•
SUITE 103B



Ste. 103B - Professional Office

831 RSF - \$2.20 NNN

Desirable ground floor space with shared entrance and waiting area. Easily accessible location on a quiet shared hallway with common area restrooms.

Currently built out as a modern, professional office with dry kitchenette and open concept workspace to accommodate 2-4 people.

Estimated CAM for 2025 is \$0.99/SF/Mo. Subsequent year's CAM may vary.

North Tahoe Commercial
John Jones

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THE PHOENIX

FIRST FLOOR
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SUITE 103B

Open-concept office suite with finished concrete floors and exposed ceiling for a modern, minimalist feel.

