

# FOR LEASE

**5,775+/- Sq. Ft. Office (Former Counseling Offices)**



**Downtown Business Center—414 4th St., Suite D, Woodland, CA**

Main Street Visibility

85 Private Parking Spaces (lighted/fenced/gated)

**Includes Utilities: (Water, Sewer, Garbage and PG&E (Gas & Electricity)**

Walking Distance to fine dining, Courthouse, County Administration, City Hall

**Lease Rate: \$9,800/Month**

**NDP COMMERCIAL & AG REALTY**

Neal D. Peart, Broker

414 Fourth Street, Suite A-3  
Woodland, CA 95695  
Cell # 530-383-5351  
nealdpeart@gmail.com  
BRE #01497006

# Downtown Business Center—414 4th St.-Suite D, Woodland, CA

## Property Information:

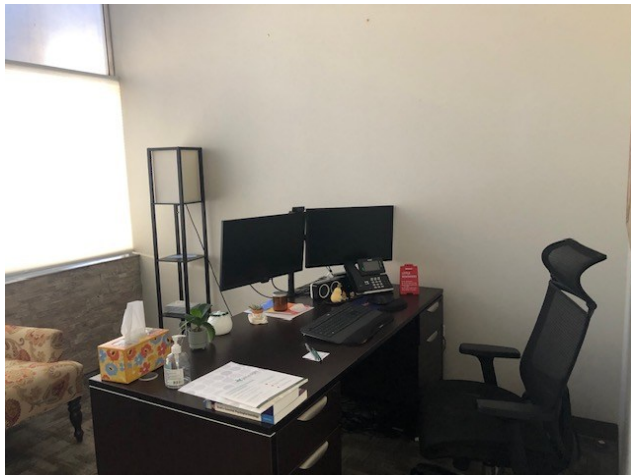
1. Newly constructed with all State of California Title 24 features (2012)
2. All walls sound-treated
3. Ten foot (10') ceiling height for open space
4. New 2'x2' carpet squares
5. LED light fixtures
6. (85) Exclusive gated, lighted and landscaped parking spaces
7. One block to new Yolo County Courthouse, many local eateries, and shopping.
8. Three blocks to City of Woodland City Hall and Yolo County Administration Building
9. One block to bus stop (Woodland, Davis, Sacramento and Sacramento International Airport
10. Drive time to: Sacramento International Airport (15 min); Sacramento, CA (21 min); University of CA Davis (13 min).
11. 24-hour access to building
12. All suites have exterior entrance to parking lots
13. Property Management/Maintenance on-site
14. Monument signage provided
15. Fiber optics communication in building (AT&T & Astound)
16. (4) ADA Parking Spaces
17. Energy efficient HVAC units



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## Suite D Information:

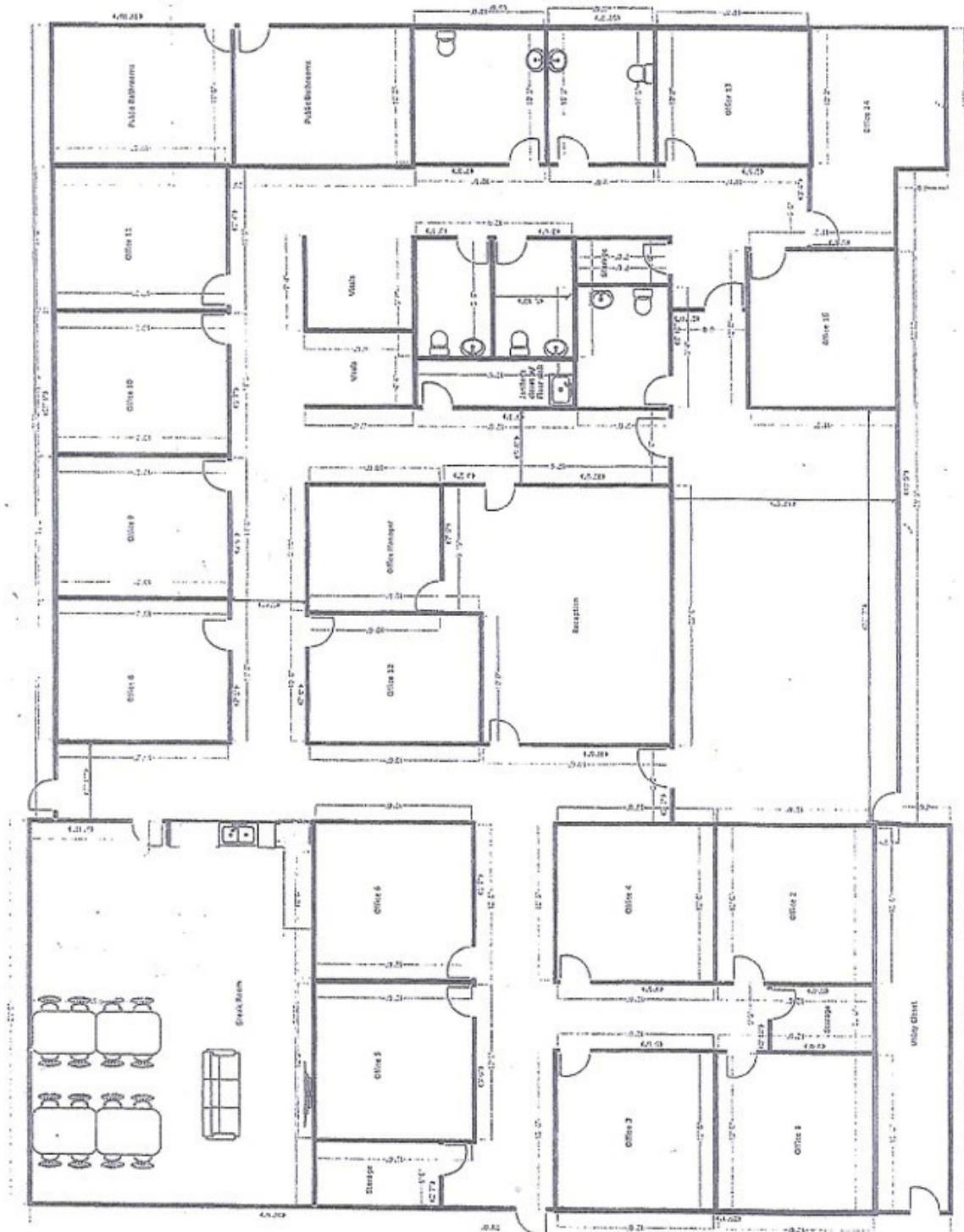
1. 590+/- Sq. Ft. open space with front window lobby area
2. 400+/- Sq. Ft. Reception Office
3. (15) 130-140+/- Sq. Ft. sound treated private offices
4. (2) 50+/- Sq. Ft. individual work stations
5. 240+/- Sq. Ft. Conference Room
6. 340+/- Sq. Ft. Breakroom
7. 50+/- Sq. Ft. Supply/Janitorial Room
8. (2) Private (Men/Women) Handicapped Restrooms
9. (3) Handicapped Restrooms
10. 1,550+/- Sq. Ft. Hallway space
11. Communication Room
12. Communication cables to offices installed
13. 4'x6' Rock Monument Sign available for tenant signage
14. Utilities Included:: PG&E (gas/electric), water, sewer and garbage



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