



# THE COURTYARD

*Multiple office spaces for lease in two-story office building located in the heart of historic downtown Placerville*

550 MAIN ST, PLACERVILLE, CA

*±177 - ±4,805 SF*  
AVAILABLE SPACE



## BUILDING HIGHLIGHTS

Two-story multi-tenant building

Beautiful courtyard

Secure gated entrance to the courtyard

Handicap-accessible elevator

Located in the heart of historic downtown Placerville

Chamber of Commerce directly next door

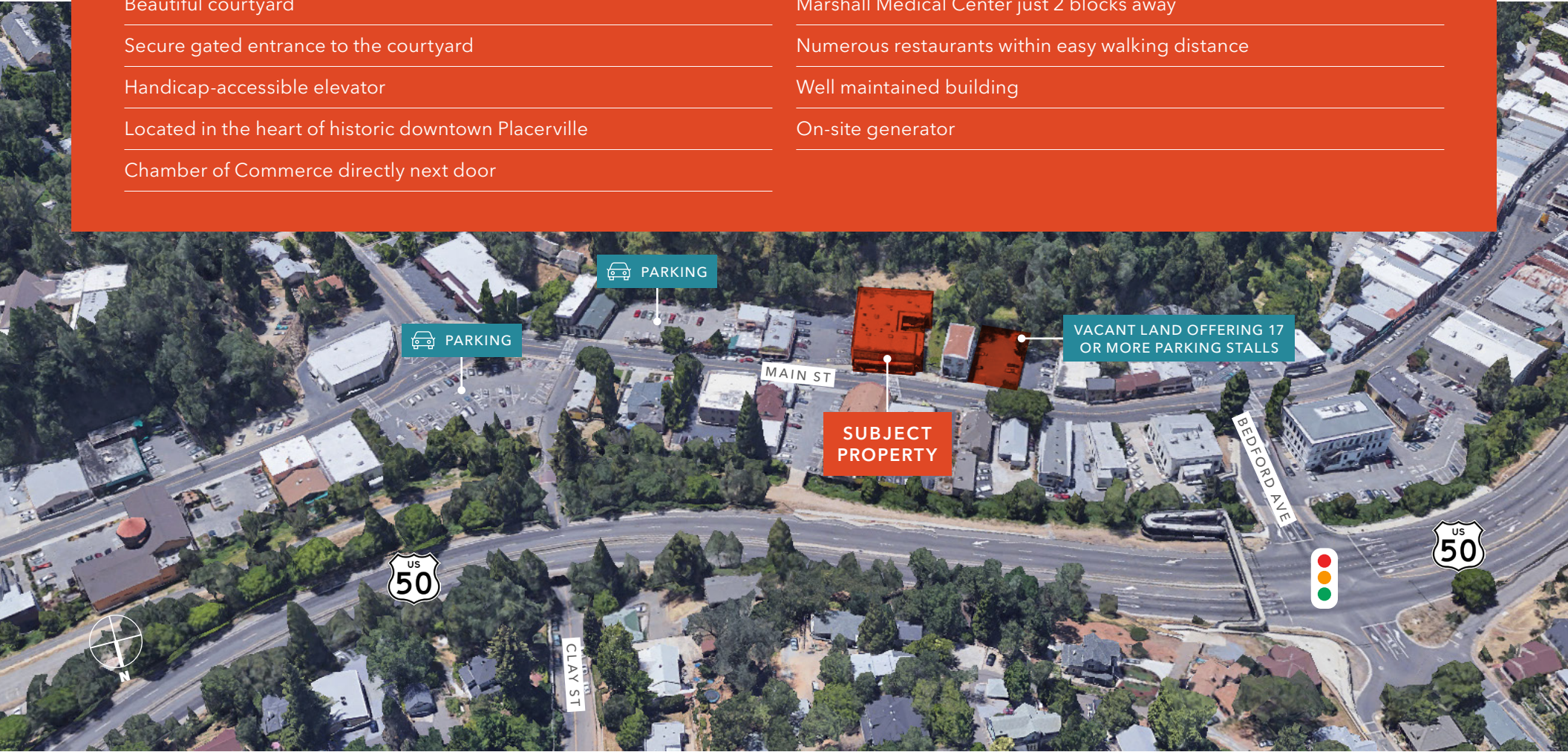
El Dorado County Courthouse directly across the street

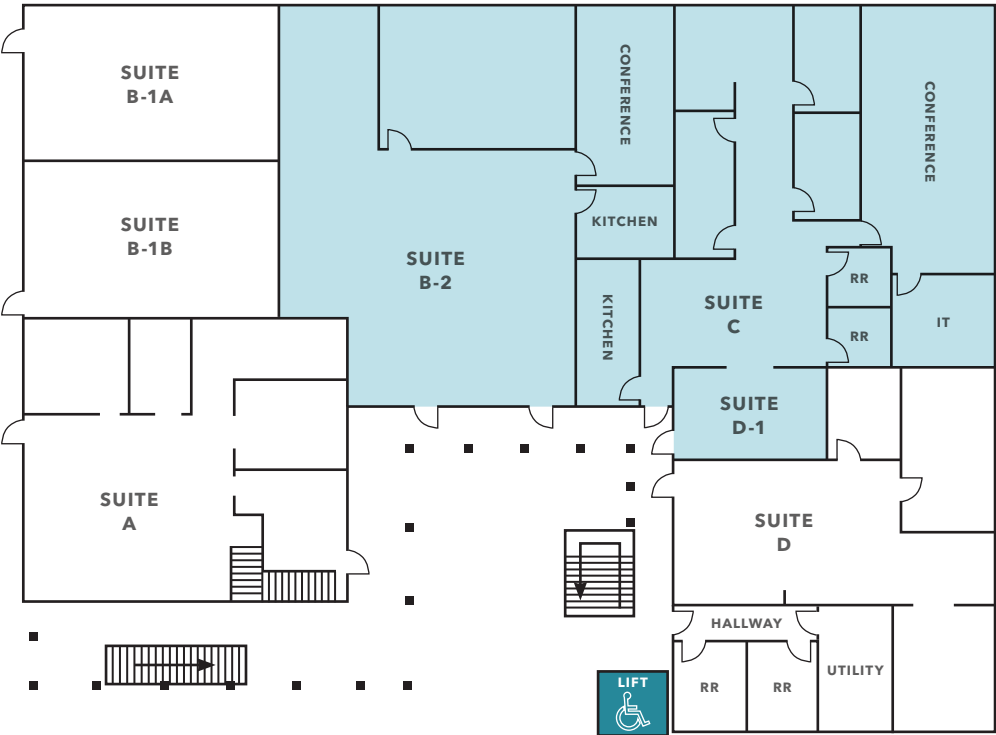
Marshall Medical Center just 2 blocks away

Numerous restaurants within easy walking distance

Well maintained building

On-site generator





# FIRST FLOOR PLAN

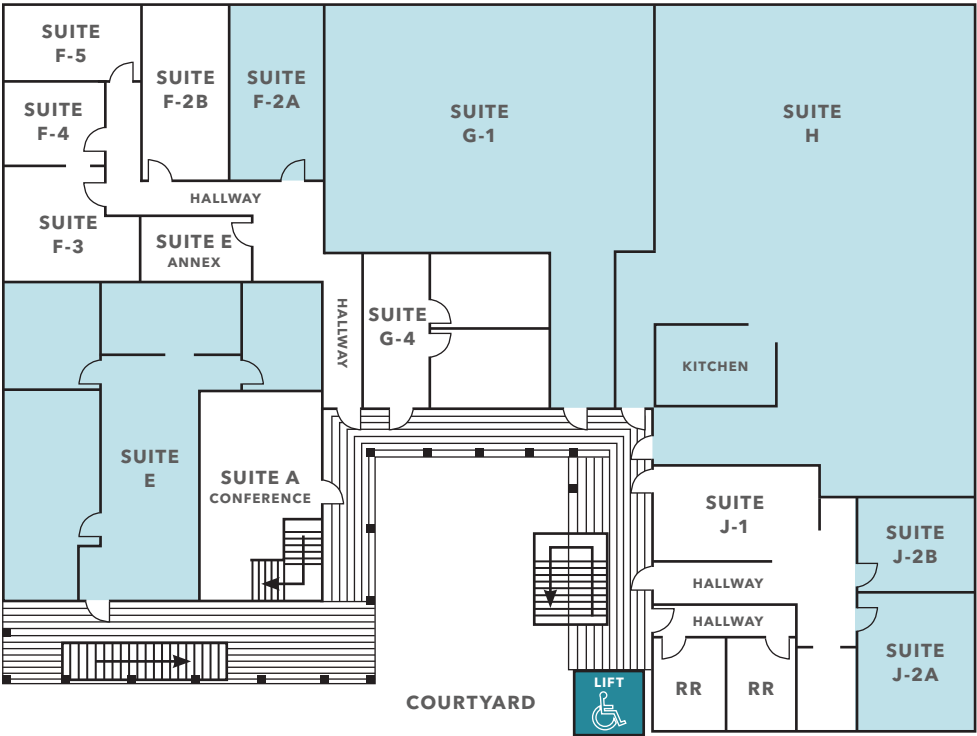
Suite	Size	Lease Rate (SF)	Notes
Suite B2	±2,436 SF	Call	Ready for occupancy
Suite C & D-1	±2,369 SF	Call	Ready for occupancy
Combined	±4,805 SF	Call	Ready for occupancy





## FIRST FLOOR PHOTOS





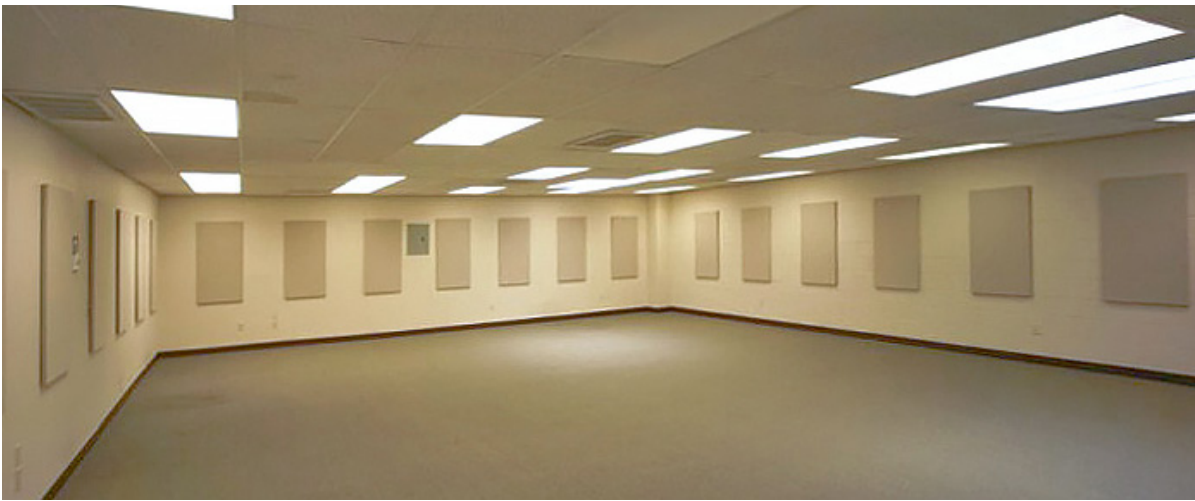
SECOND FLOOR PLAN

Suite	Size	Lease Rate (SF)	Notes
Suite E	±1,236 SF	Call	Ready for occupancy
Suite F2A	±240 SF	Call	Ready for occupancy
Suite G1	±1,336 SF	Call	Ready for occupancy
Suite H	±1,460 SF	Call	Ready for occupancy
Suite J-2A	±350 SF	Call	Ready for occupancy
Suite J-2B	±177 SF	Call	Fully furnished & ready for occupancy
Combined G1, H & J-2A&B	±3,323 SF	Call	Ready for occupancy





## SECOND FLOOR PHOTOS





# SURROUNDING AMENITIES







*For more information, contact*

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