

For Lease or For Sale: 11879 Kemper Road Suite 12b, Auburn, CA.

This office property is nestled in a picturesque setting that combines tranquility with accessibility. This property features modern amenities, and a beautiful outdoor space, perfect for a tenant or owner. The interior showcases an inviting layout with abundant natural light, offering scenic views of the surrounding landscape. It offers ample and level parking, same level access and the building is well maintained.

The property is ideally located near a variety of amenities, making it a convenient choice for tenants, their employees, and their customers. Just a short drive away, you'll find shopping centers, restaurant options, a few fitness centers, and other businesses. The building is located mid-way up from I-80-- directly off of Grass Valley Hwy (Hwy 49). It is mid-way on Hwy 49 from the direction of Grass Valley as well. The intersection has its own stop light and dedicated turn lane and is approx. 200 yards off of Hwy 49 which makes driving to the building easy and safe. There is ample and level parking for employees and customers.

The unit is to be used as professional shared office space. The lobby is to be a shared client waiting room (although a portion of the lobby could be staffed with a receptionist). The current co-tenant who is an estate

planning attorney is using the front private office (but is willing to move to the rear private office if requested). The "work area" (as shown in the attached floor plan) is to be used as a shared conference room, where use is scheduled is only expected to be occasional, and scheduled in advance. Rent is negotiable based upon total space used by any new co-tenant and length of commitment.



Ground level access to unit



Entry to shared lobby



Office with view



Blue sky view



Interior office with natural light and landscape views



Shared lobby



Front of building



Walkway from parking lot

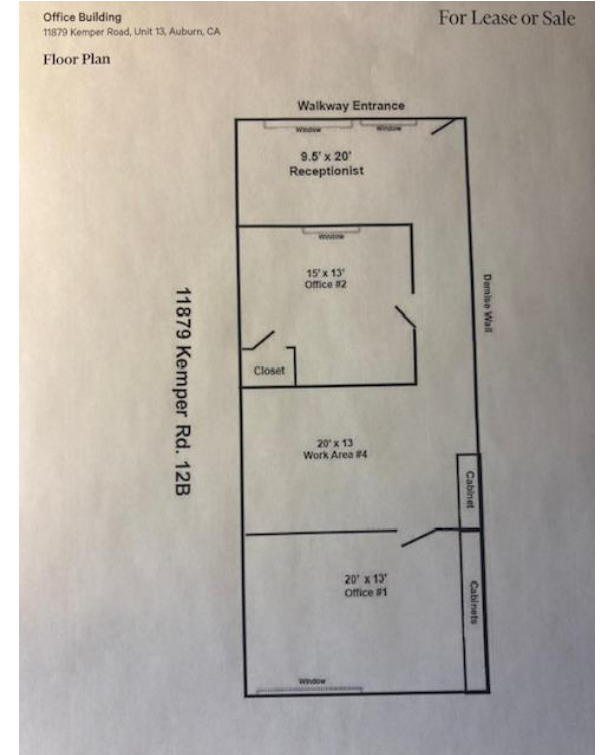


Nicely landscaped: (viewed from office)

Property Description:

**11879 Kemper Rd, Suite 12b (aka 13)
Auburn, California.**

- +/- 1,000 sq ft.
- Asking Lease Price \$1.40 PSF, MG (\$16.80 sf/yr)
- Asking Sales Price: \$250,000.



Floor Plan:

- Shared lobby (receptionist area too)
- Office #1 (has natural light and view)
- Conference room (work area)
- Office #2 (with skyline view)

Note for buyers: CAMS are minimal due to considerable cell phone tower revenue. The Associations' Reserve fund is robust.

Contact Owner: Andrew Edwards @ 530 852-2878 or email @ romans1twenty@gmail.com

Commissions offered to Licensed Real Estate Professionals involved in any lease/sale arrangement.