

Available For Lease
±689 SF - ±2,960 SF



11985 Heritage Oak Place
Auburn, CA

CBRE



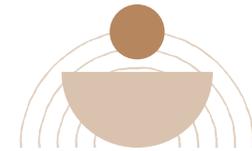
Property Overview

11985 Heritage Oak Place is a **±18,702 SF Class B office/medical building** featuring a professional two-story design and flexible multi-tenant configuration. Built in **1989** and situated on approximately **1.5 acres**, the property offers an efficient layout ideal for a variety of office and medical users within a well-established business setting. **Suites 200, 210, and 230** are currently available with **±689 SF - ±2,960 SF** to offer.

Property Details

11985 Heritage Oak Place, Auburn, CA

- **Class B, 3-Star Office/Medical Building** | A versatile and professionally maintained property ideal for medical, office, or hybrid users.
- **Two-Story Multi-Tenant Layout** | Flexible floorplans designed to accommodate a variety of tenant types.
- **Built in 1989** | Solid construction with long-term reliability and timeless design.
- **Situated on ±1.5 Acres** | Ample site size offering space, comfort, and an attractive campus feel.
- **One Elevator** | Easy second-floor access for staff, guests, and patients.
Functional Multi-Tenant Design | Designed to support a variety of professional and medical uses.
- **Ample Parking on a Spacious Lot** | Accommodates busy workplaces with ease (optional detail if needed).
- **Just Off Highway 49 (Grass Valley Highway)** | Provides exceptional visibility and seamless access for employees, clients, and patients.
- **Steps from Major Dining & Retail Options** | Tenants can enjoy a wide range of nearby amenities, including: Panda Express, Starbucks, Target, Chipotle, Panera Bread, Chick-fil-a, and many more retail and fast-casual favorites
- **Ideal for Employee Breaks & Client Visits**
Boosts day-to-day convenience and workplace satisfaction.



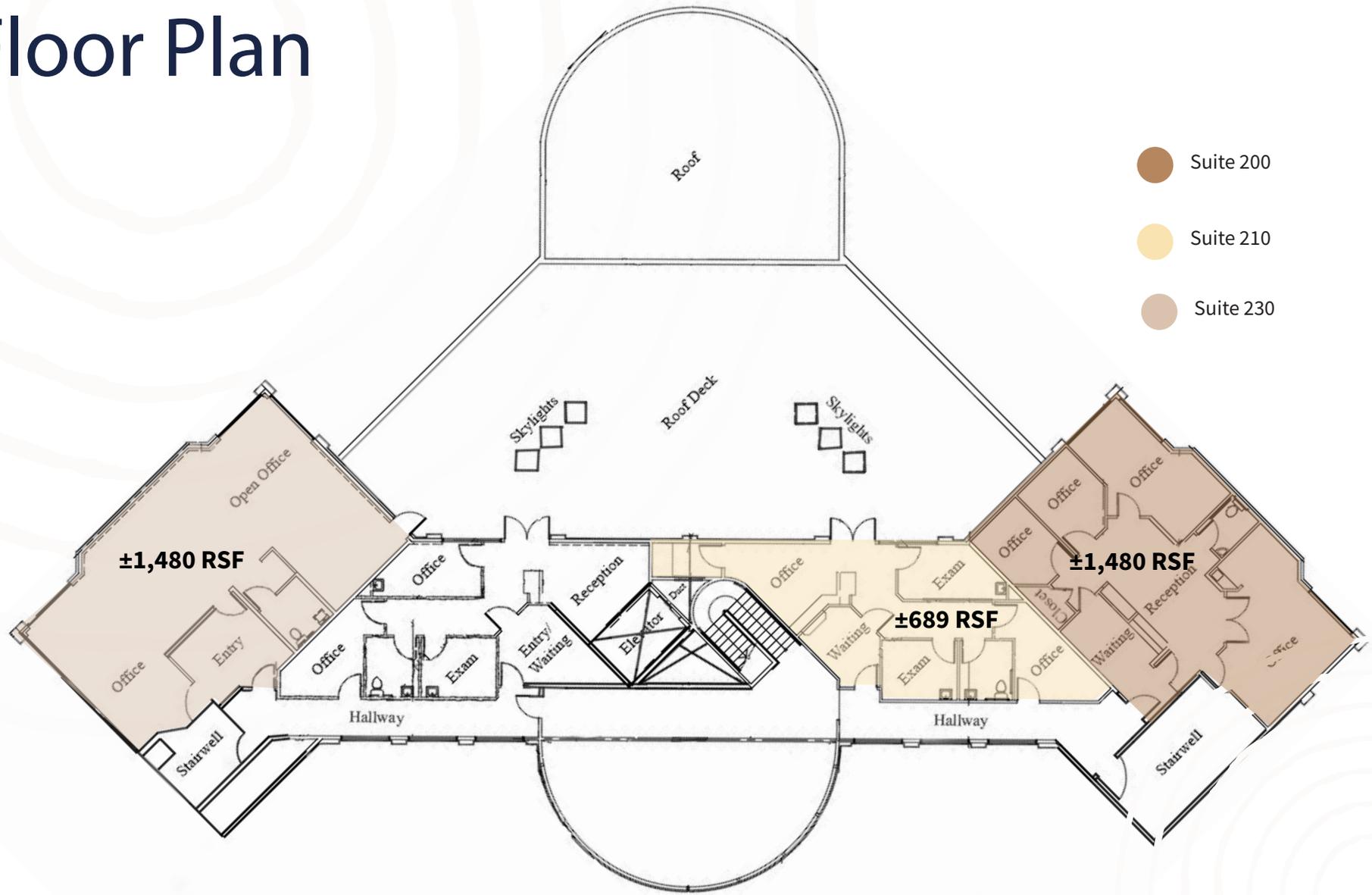
Suite 200 | ±1,480 SF

Suite 210 | ±689 SF

Suite 230 | ±1,480 SF

\$1.95 PSF | FSG + Janitorial
Available Now

Floor Plan

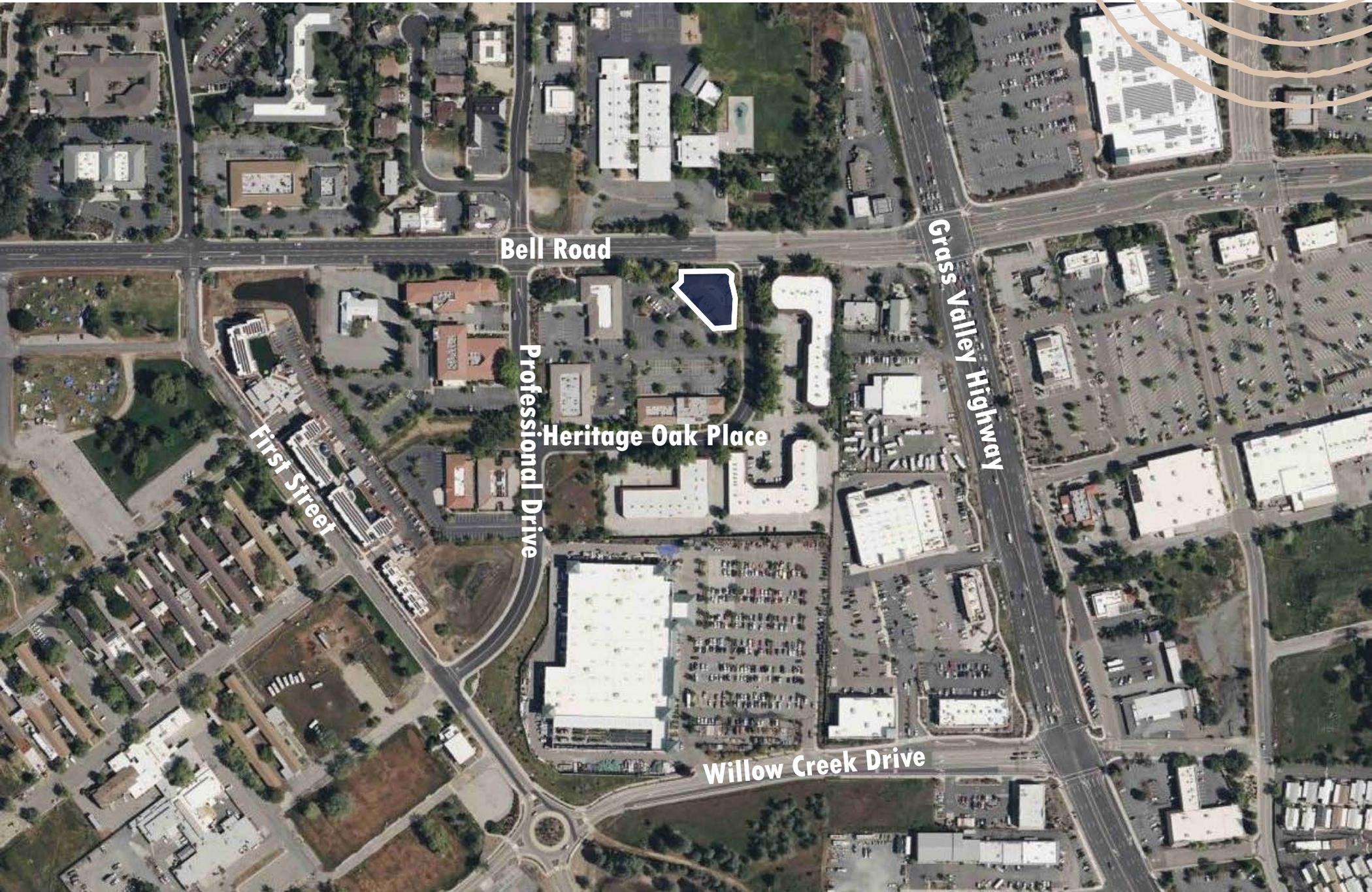
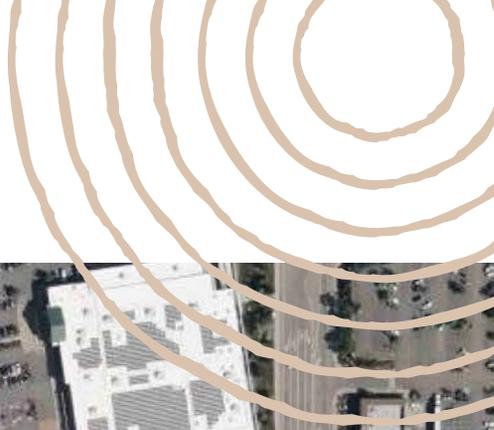


Suites 200, 210, and 230 | \$1.95 PSF | FSG + Janitorial
 ± 689 RSF - $\pm 2,960$ RSF



Property Pictures

Aerial View



Bell Road

Grass Valley Highway

Professional Drive

Heritage Oak Place

Willow Creek Drive

First Street



11985 Heritage Oak Place

Available for Lease

CONTACTS

Kevin Larscheid

Executive Vice President

+1 916 768 9329

kevin.larscheid@cbre.com

Lic. 00816790

Scott Rush

First Vice President

+1 916 412 6170

scott.rush@cbre.com

Lic. 01228497

Shana Lennon

First Vice President

+1 916 781 4868

shana.lennon@cbre.com

Lic. 01446203

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