

GATEWAY CENTER
10138 COMMERCIAL AVE
PENN VALLEY, CA

FOR LEASE
210 SF - 567 SF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Excellent access to Hwy 20
- 2nd floor executive suites
- Located near high-end homes at Lake Wildwood Golf Course & Gated Community
- Strong residential demographics made up of professionals, business people and retirees

PROPERTY DETAILS:

Prime retail and office location that services the gated community of Lake Wildwood, which has nearly 3,000 private homes and is located in a lush, wooded setting on a large and beautiful lake.

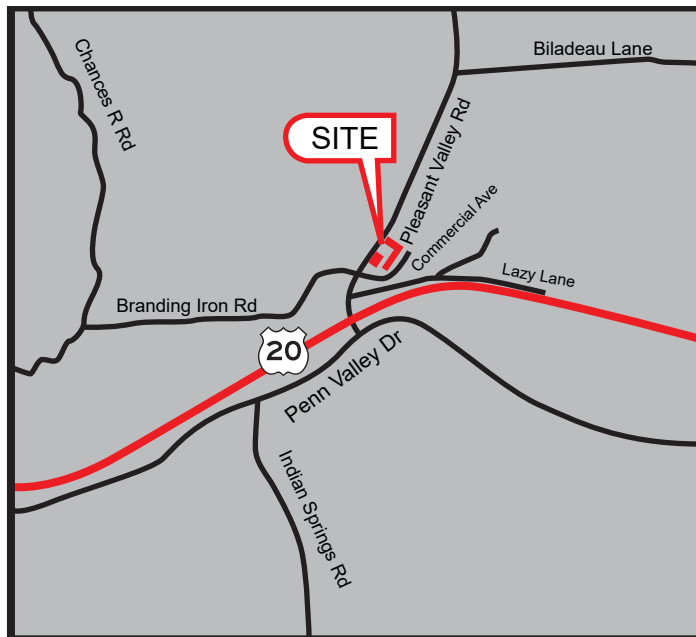
Adjacent to the future 30,000 SF Holiday Market site.

LEASE RATES:

2nd Floor:

102	210 SF	\$397.00 (\$1.89 PSF, Full Service)
104	357 SF	\$675.00 (\$1.89 PSF, Full Service)
110	306 SF	\$578.00 (\$1.89 PSF, Full Service)

Janitorial not included.



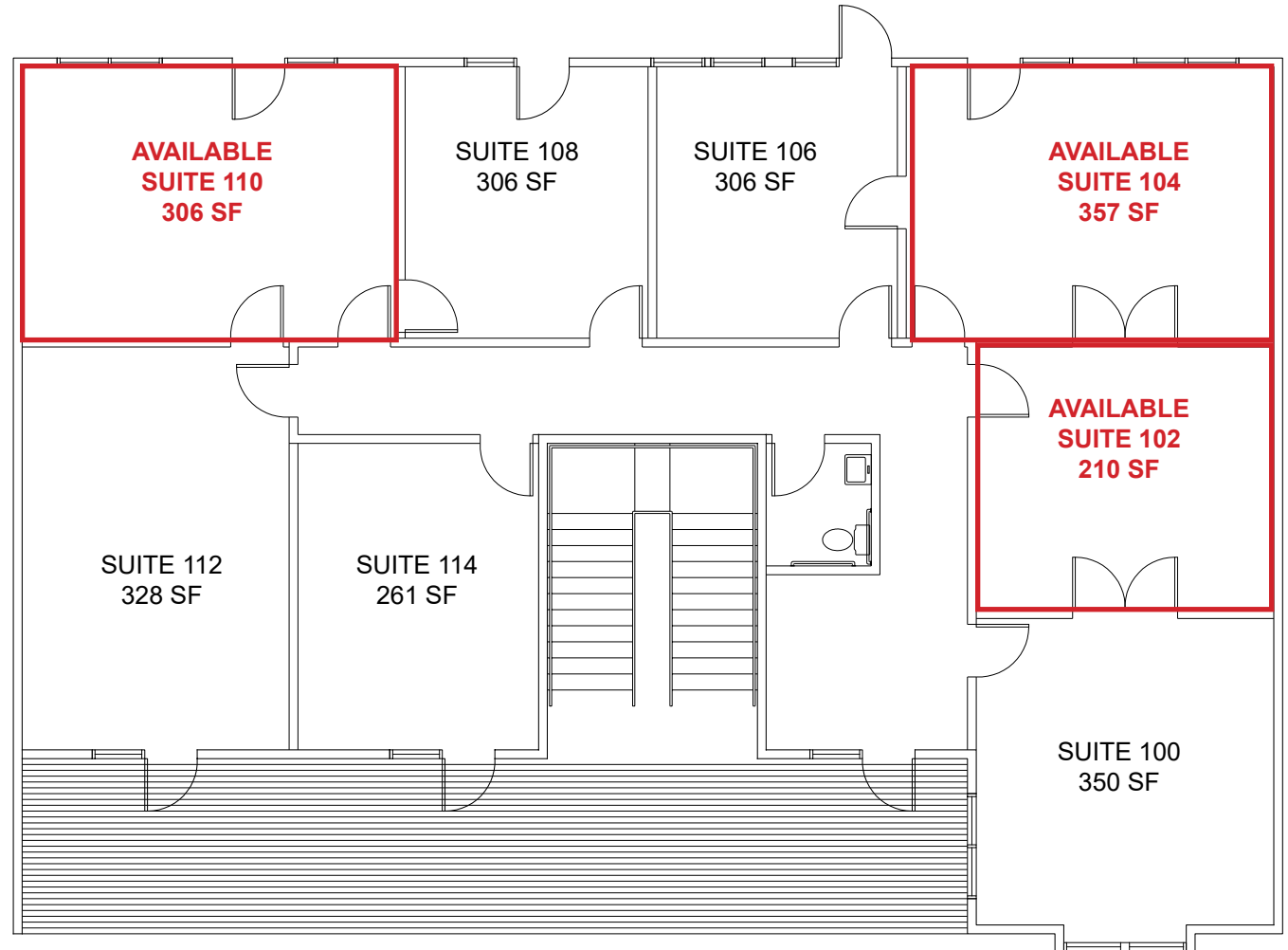
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2ND FLOOR PLAN



Suite	SF	Lease Rate	Rent
102	210	\$1.89, PSF, FS	\$397.00
104	357	\$1.89, PSF, FS	\$675.00
110	306	\$1.89, PSF, FS	\$578.00

Janitorial not included.

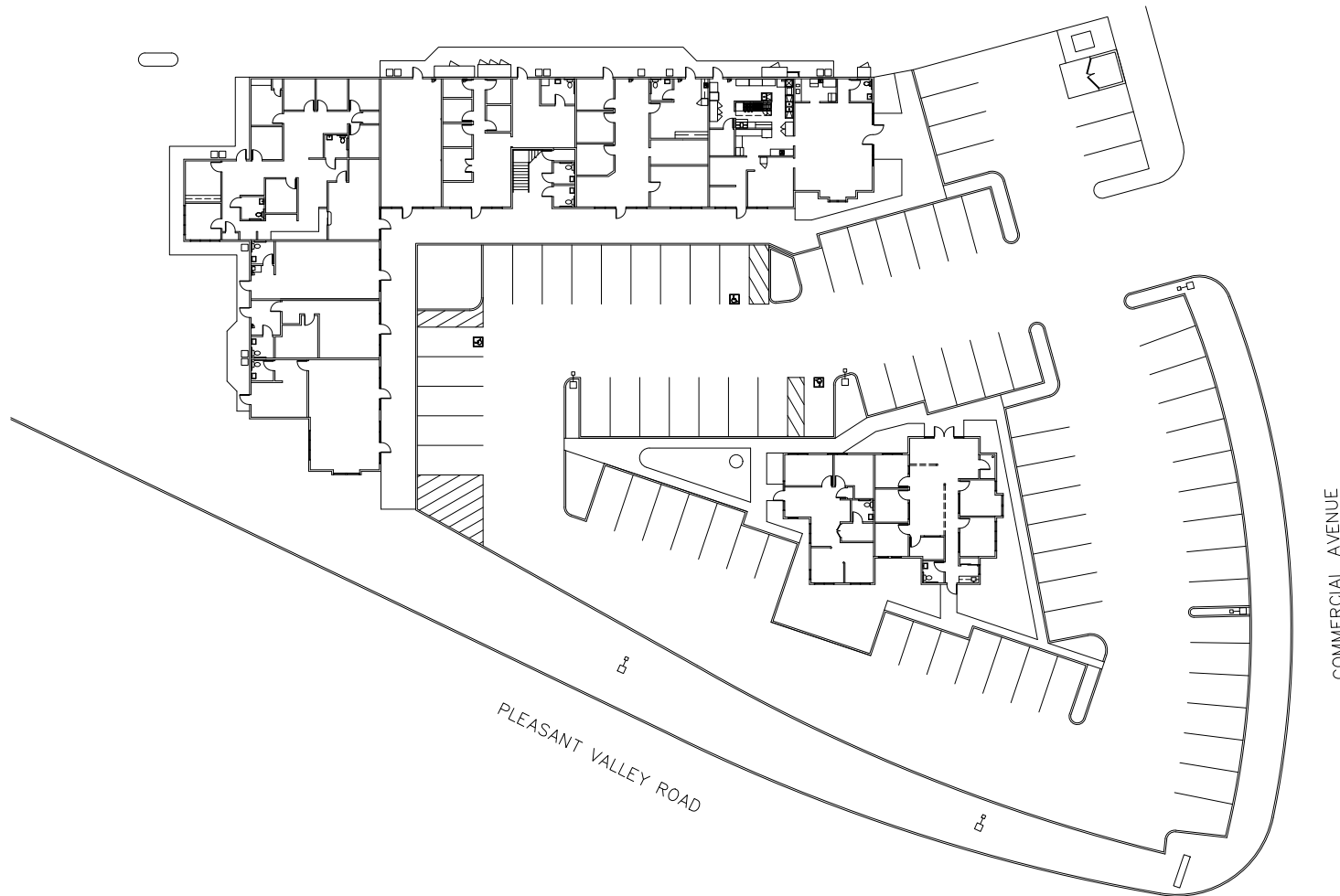
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SITE PLAN



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