

**BRUNSWICK PLAZA**  
**471 SUTTON WAY**  
**GRASS VALLEY, CA**

FOR LEASE

658 RSF - 1,402 RSF 2ND FLOOR  
OFFICE SUITES WITH PRIVATE  
DECK AREA

**ETHAN CONRAD**  
PROPERTIES INC.

**NOW REMODELED!**

**VIEW VIRTUAL TOUR**



BRUNSWICK PLAZA  
IncrediblePets  
WELLS FARGO  
Sutton Cinemas  
1 INDIANA JONES PG13  
AND THE DIAL OF DESTINY  
2  
TUSCANY GARDENS

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

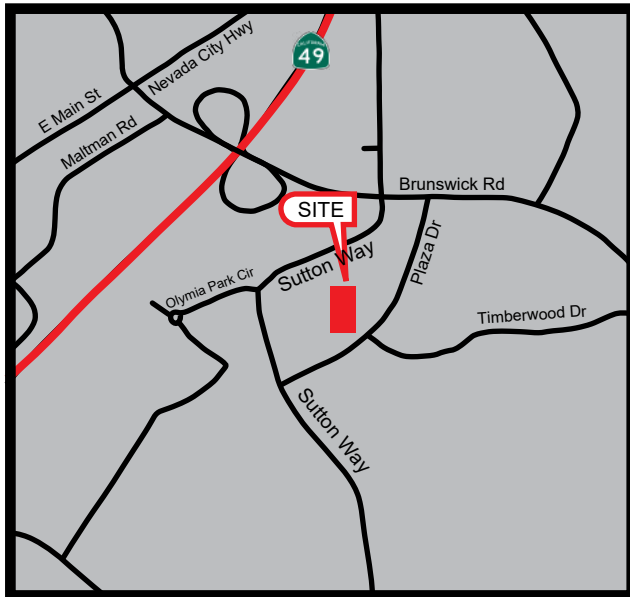
**FEATURES:**

- Located in the heart of the busiest and most desirable retail area in the county
- Excellent freeway access to Hwy 49 at Brunswick Rd
- Professional office environment
- Coveted above-standard parking
- Suite includes 1,645 RSF private deck area

**PROPERTY DETAILS:**

Brunswick Plaza is +/-38,230 RSF multi-tenant strip center located in the coveted "Brunswick Basin" retail hub amongst various national retailers.

The area contains three anchored centers with tenants including Safeway, SaveMart, Bank of America, Rite-Aid, Walgreens, Staples, CVS and various national fast food eateries.



**LEASE RATES:**

Suite 204:	1,402 RSF	\$1,930.00 (\$1.40 PSF, less janitorial)
Suite 209*:	658 RSF	\$ 954.00 (\$1.45 PSF, less janitorial)

\*Available with 30 days' notice.

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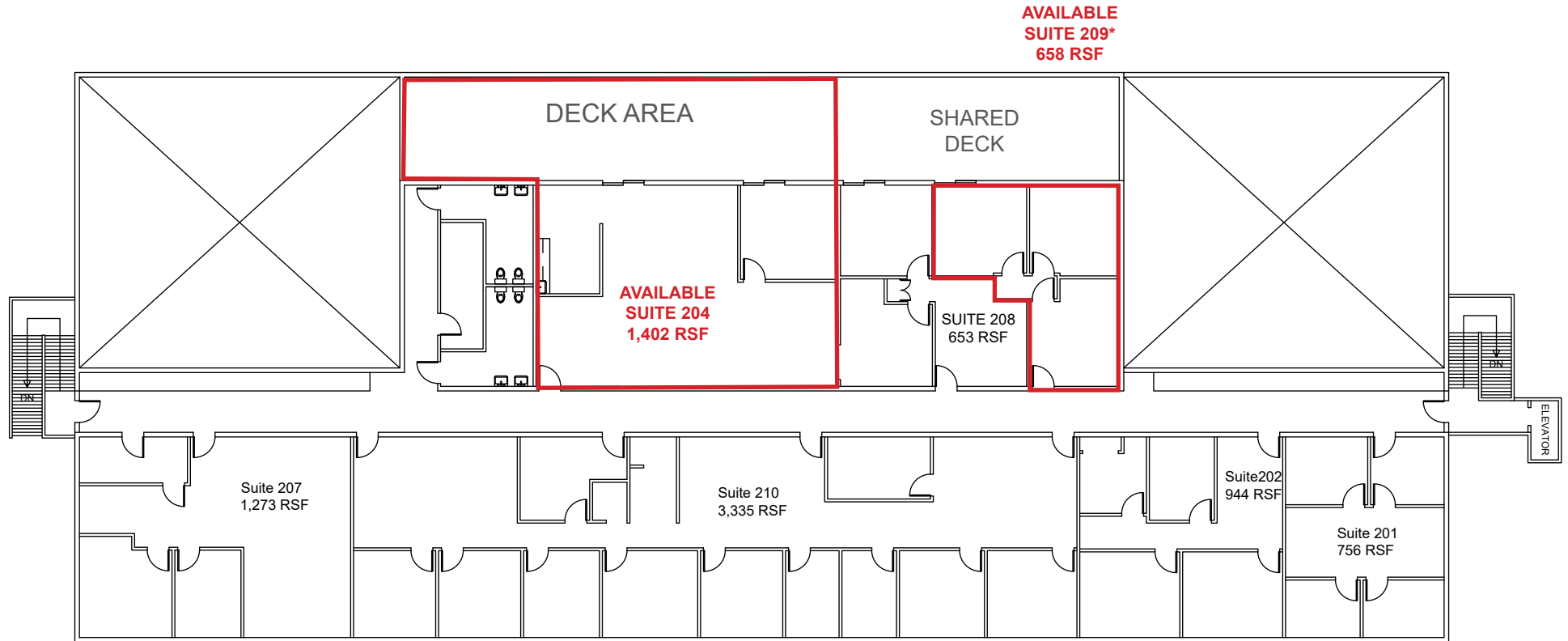
**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



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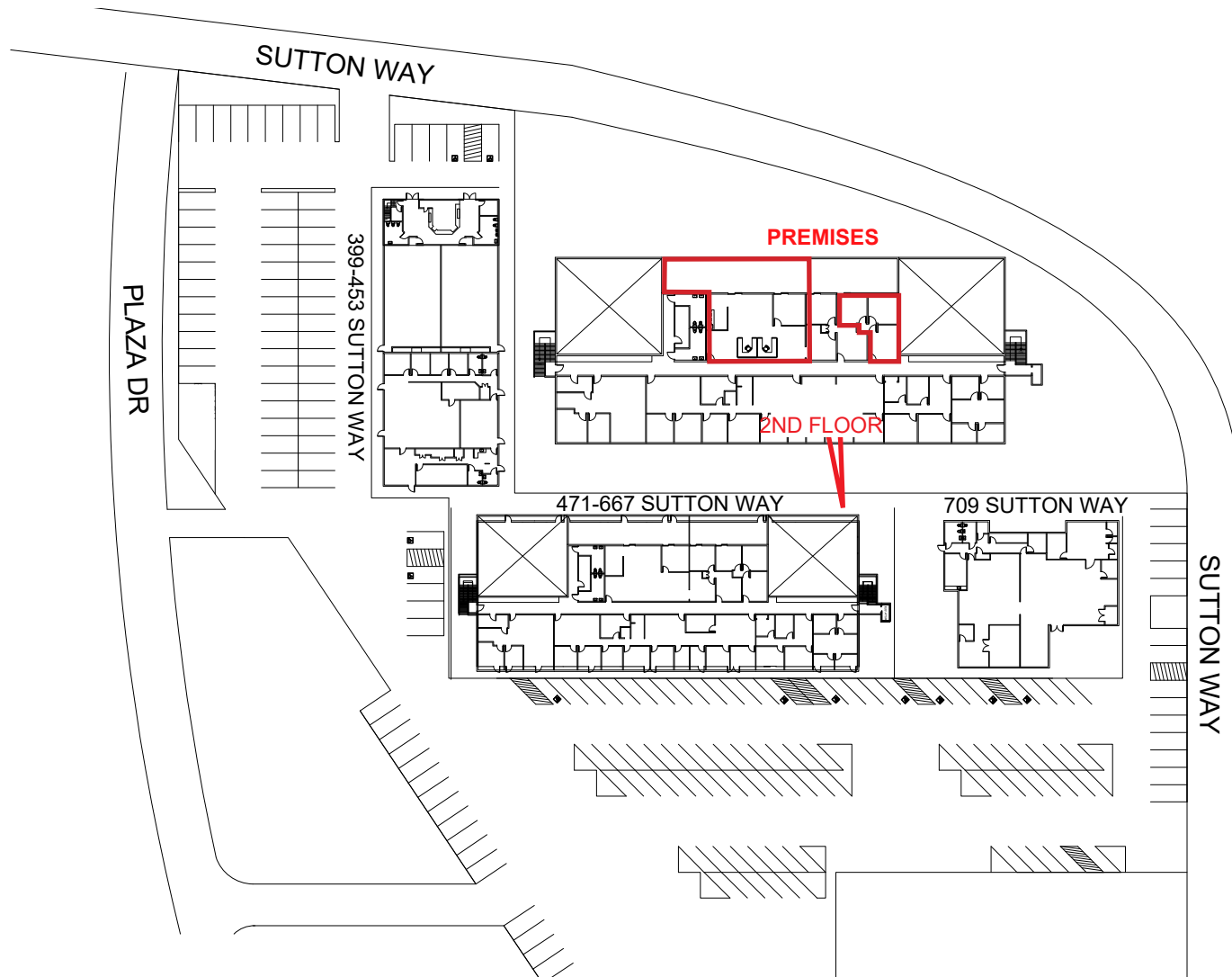
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**SITE PLAN**



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