

**PROFESSIONAL OFFICE SPACE FOR LEASE**  
**1275 Tharp Road; Yuba City, CA**



- Space Available: 1548sf second floor (elevator & stairs)
- Lease Rate: \$1.50/sf/month modified gross
- APN/Zoning: 59-131-014/ CM, Commercial Industrial
- Building/Lot Size: Building 13,410sf+/-, Lot 0.8 Acres (34848sf±)
- Tenants: Chapman University, 9274sf, Term 11/01/08-10/31/13.  
Thomas Gibson, D.D.S., 1598sf, Term 5/01/09-4/30/12.
- Comments: This newer building is well located and easily accessible. The building contains 12,420sf rentable (1548sf currently available). Very attractive design and an excellent primary tenant in Chapman University.

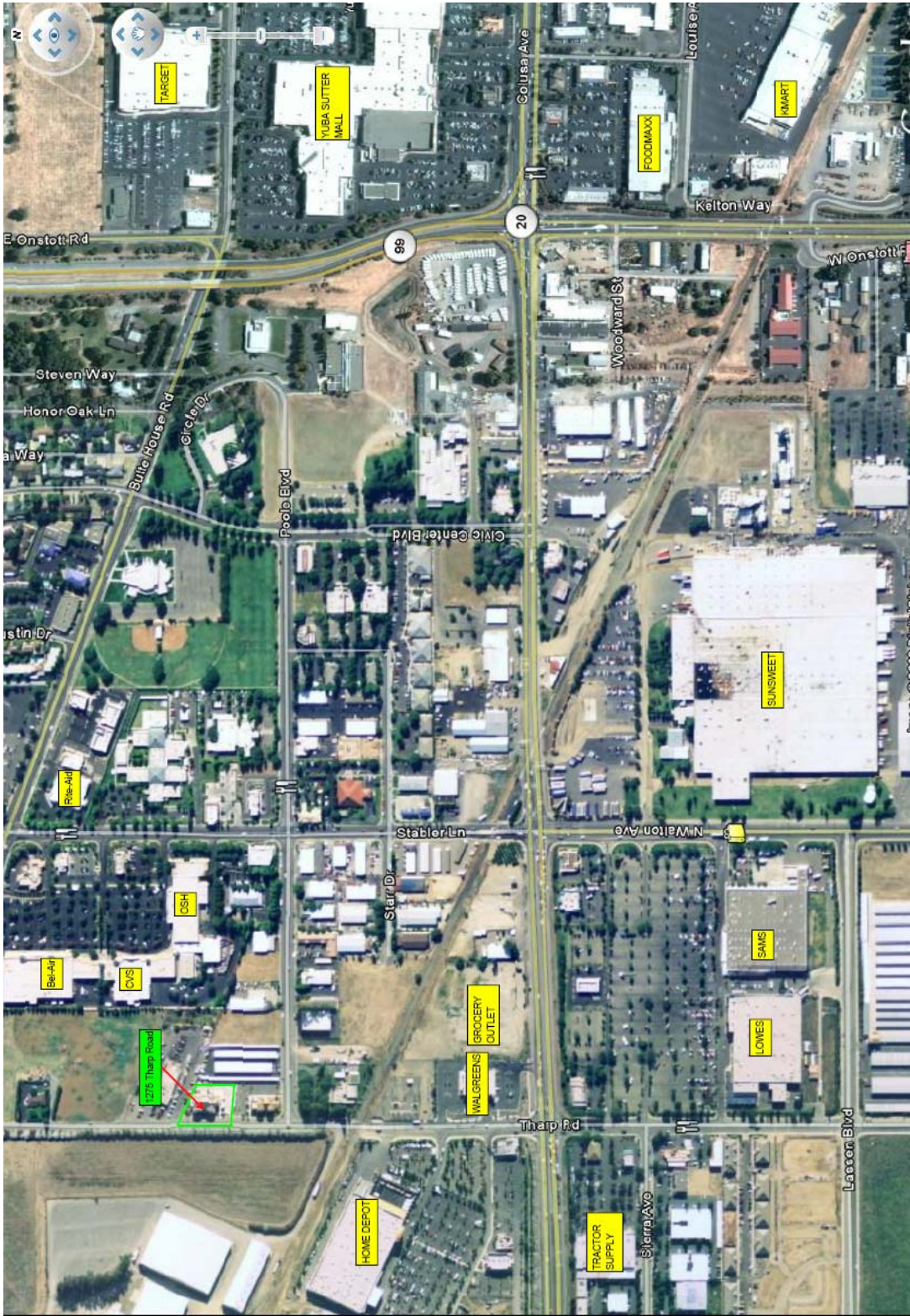
FOR FURTHER INFORMATION CONTACT

**Fred Northern**  
**(530) 671-0000**  
CA RE LIC.#01075027

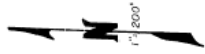
The above information was furnished by the owner and/or from public records and is believed to be reliable. However, this information is not warranted or guaranteed accurate or correct, and no warranty or guarantee is expressed or implied. All information is subject to independent verification by prospective Tenant's to determine to Tenant's satisfaction the suitability of the property for their intended use.

COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT

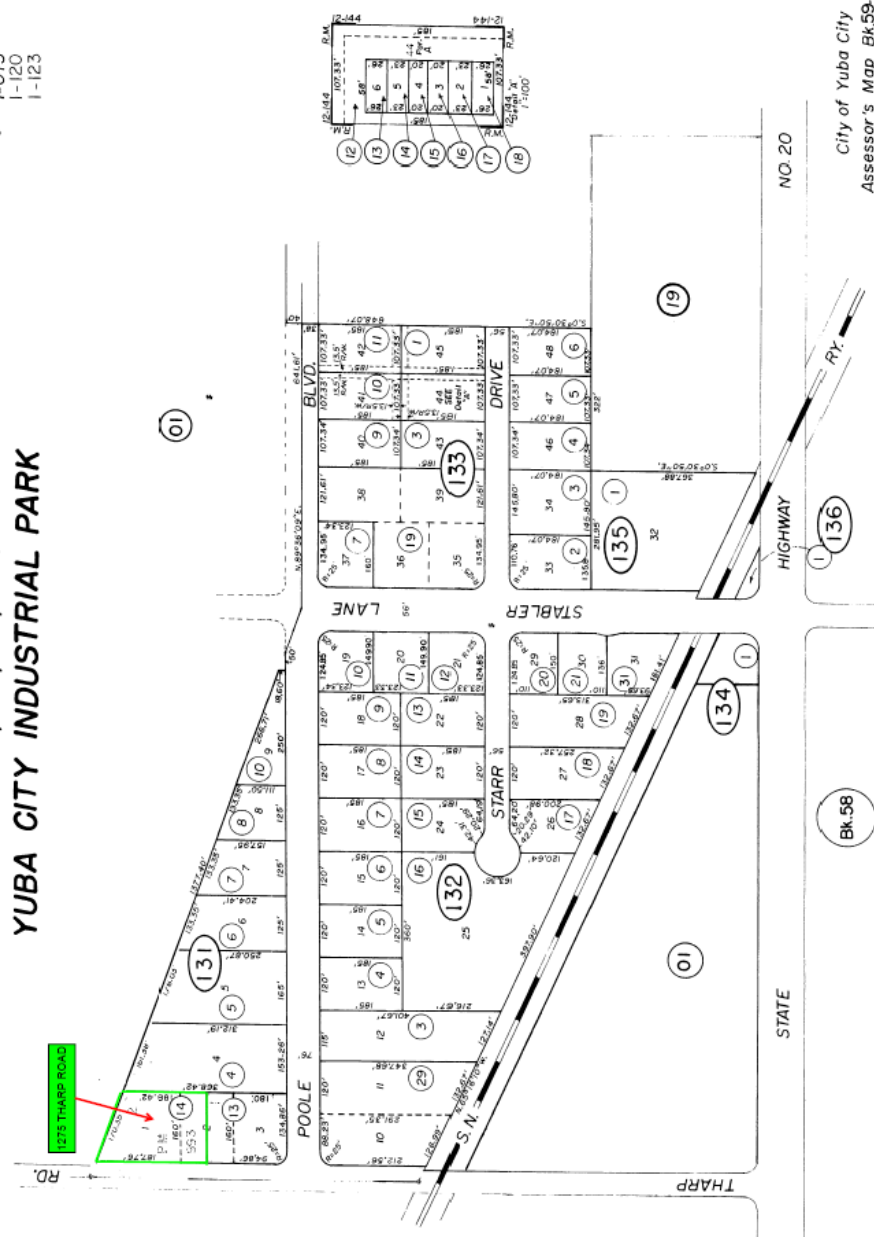
---



59-13  
 Tax Area Code I-011  
 I-015  
 I-120  
 I-123



POR. SEC. 16, T.15N., R.3E., M.D.B.&M.  
**YUBA CITY INDUSTRIAL PARK**



City of Yuba City  
 Assessor's Map Bk.59-Pg.13  
 County of Sutter, Calif.  
 2002-1

NOTE - ASSESSOR'S BLOCK  
 & LOT NUMBERS  
 SHOWN IN CIRCLES

Yuba City Industrial Park, R.M. Bk.12 - Pg.83  
 Civic Center Plaza No.2, R.M. Bk.12 - Pg.144