

## OFFICE SPACE FOR SALE OR LEASE

**720 Yuba Street  
Marysville, California**



- Location:** This property is located on the northwest corner of Yuba and 7<sup>th</sup> Streets in central Marysville.
- Available Space:** The available space consists of over 55,400 square feet over two floors upon about 3.00 acres.
- Parking:** 200 onsite with 45 of those available for secured parking.
- Construction:** Concrete-Metal. Built in 2002.
- Lease Price:** \$0.95/SF/month NNN Ground floor, \$0.69/SF/month NNN second floor, \$0.79/SF/month NNN for entire building in it's "As-Is" condition.
- Sales Price:** \$6,500,000.00 in it's "As-Is" condition.
- Comments:** Newer good size, well located, office building in central Marysville. Was built to suit for CalTrans and was occupied by them until early 2009.

### **For Further Information Contact:**

**Fred Northern**

CA RE License #01075027

**Office: (530) 671-0000**

**Fred Cell: (530) 701-5216**

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 buyer/tenants to determine to buyers/tenant's satisfaction the suitability of the property for their intended use.



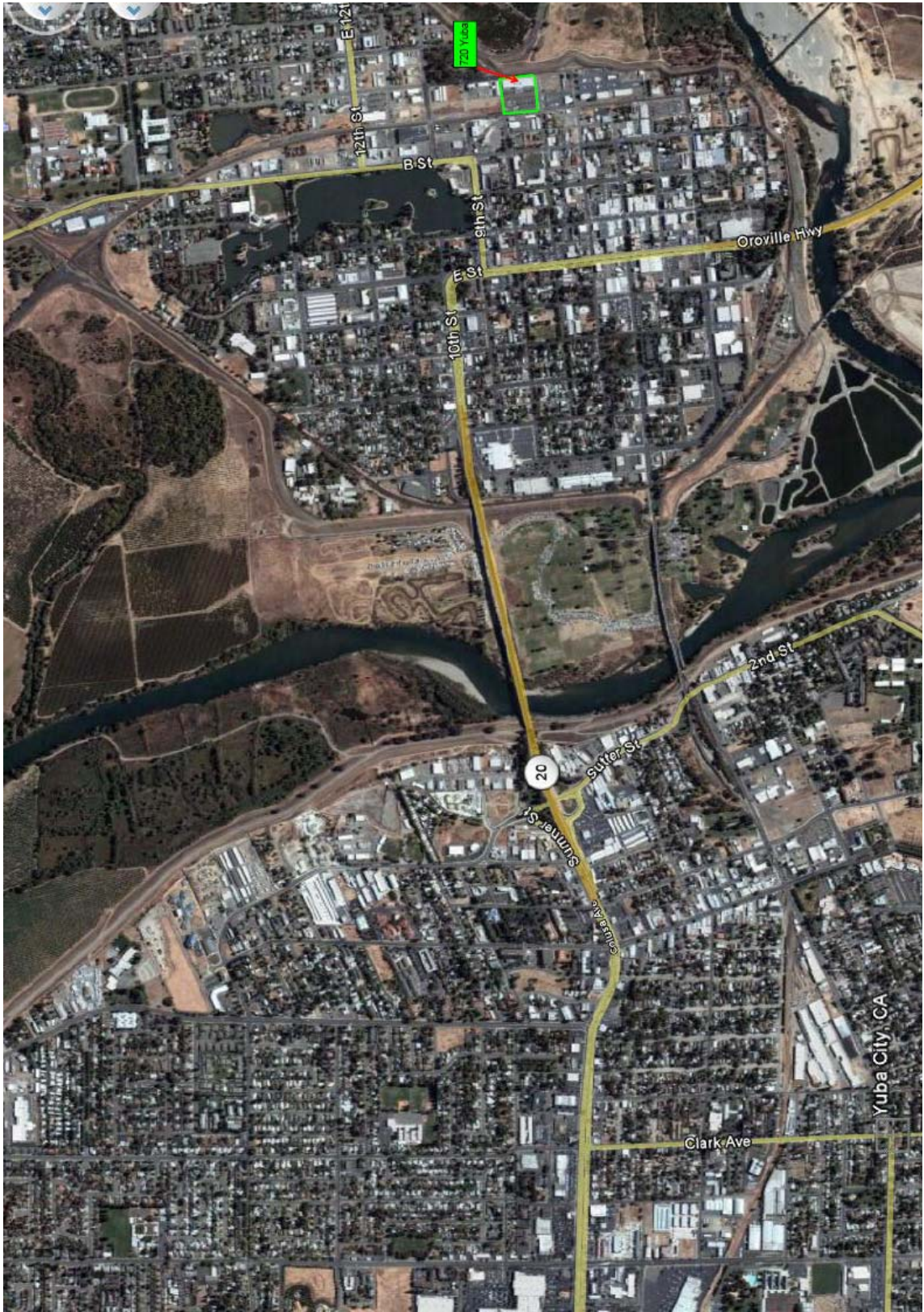


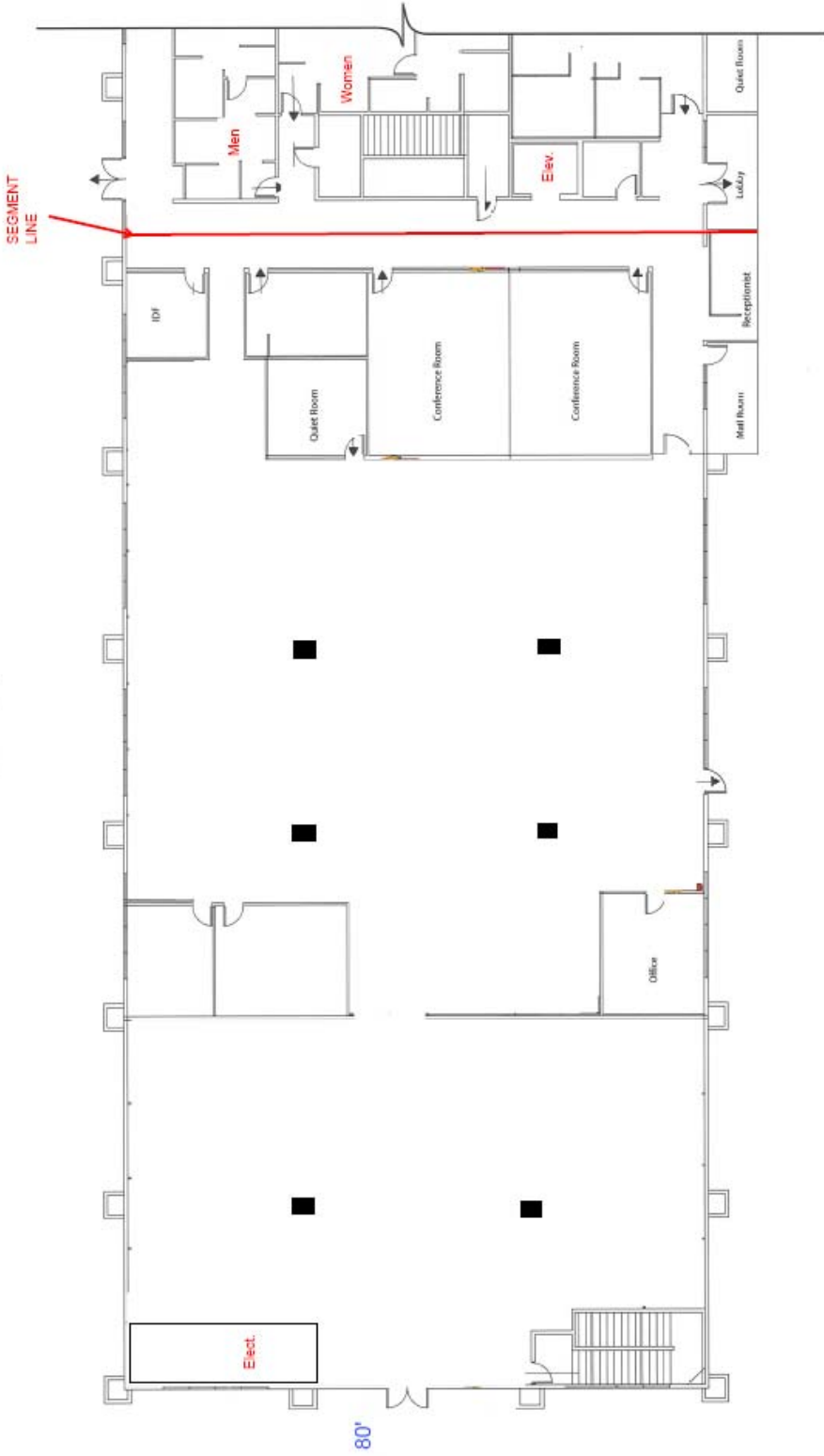
Northwest view



East view

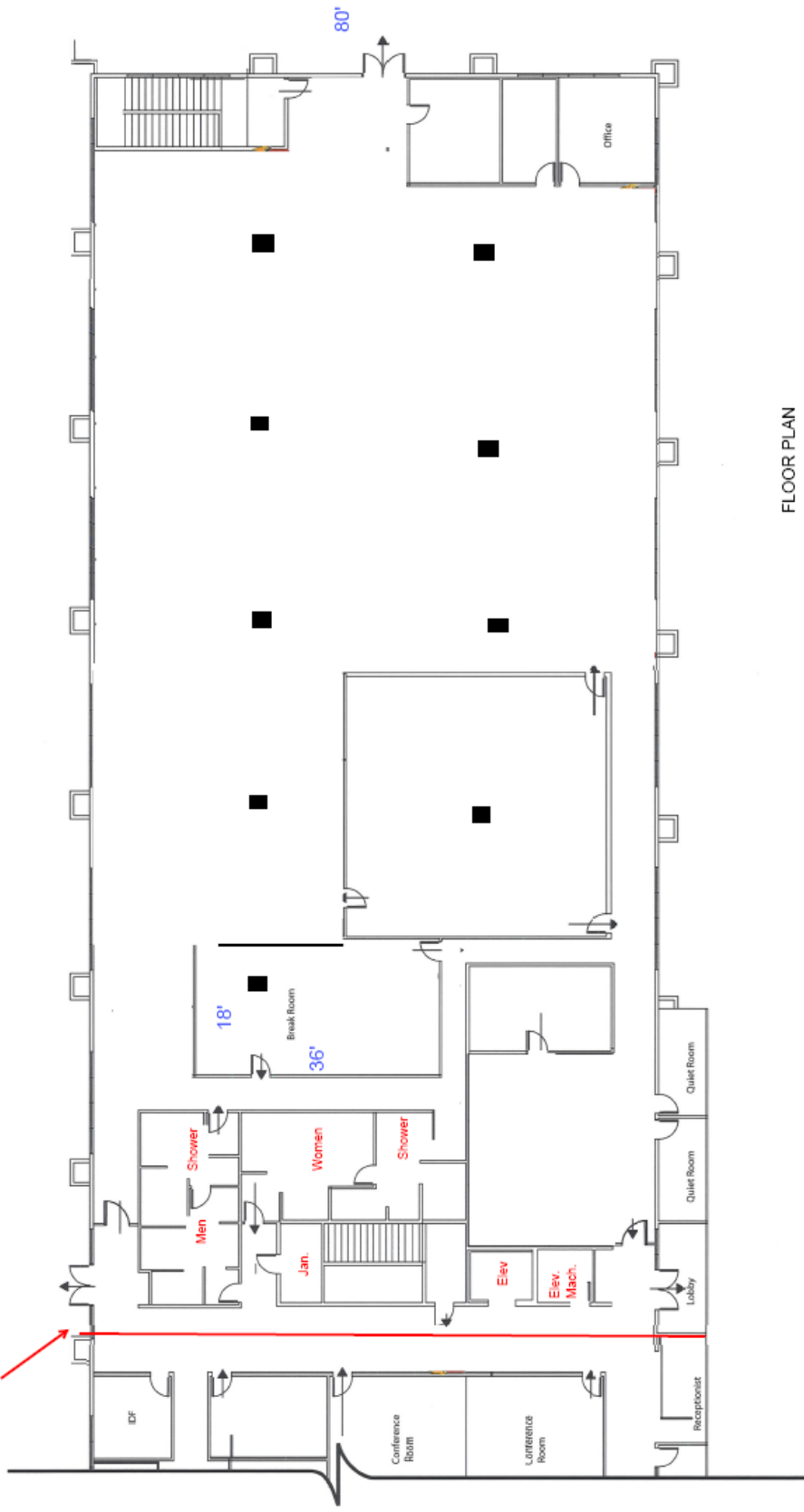




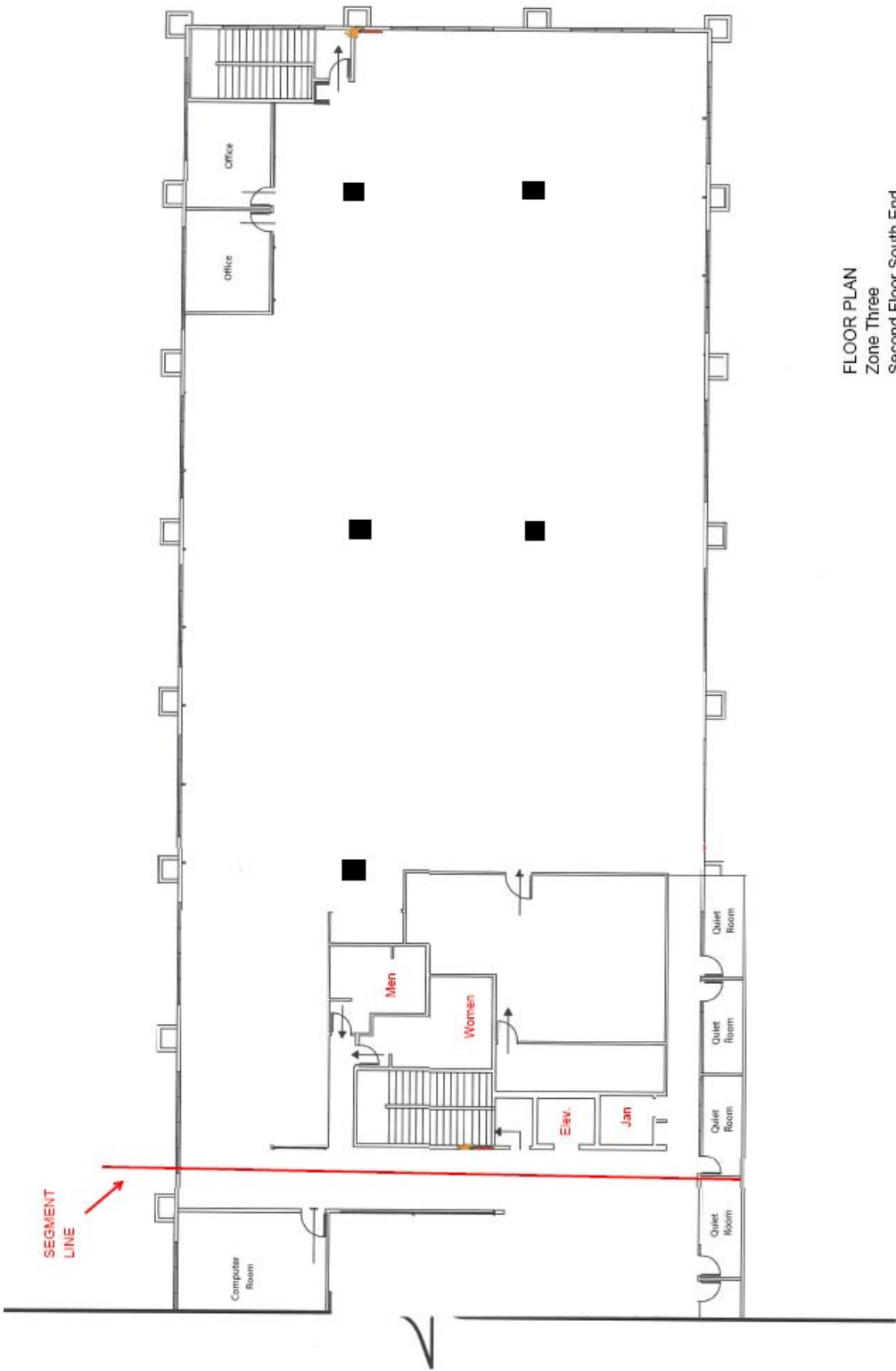


FLOOR PLAN  
 Zone One  
 First Floor North End  
 720 Yuba Street

SEGMENT  
LINE

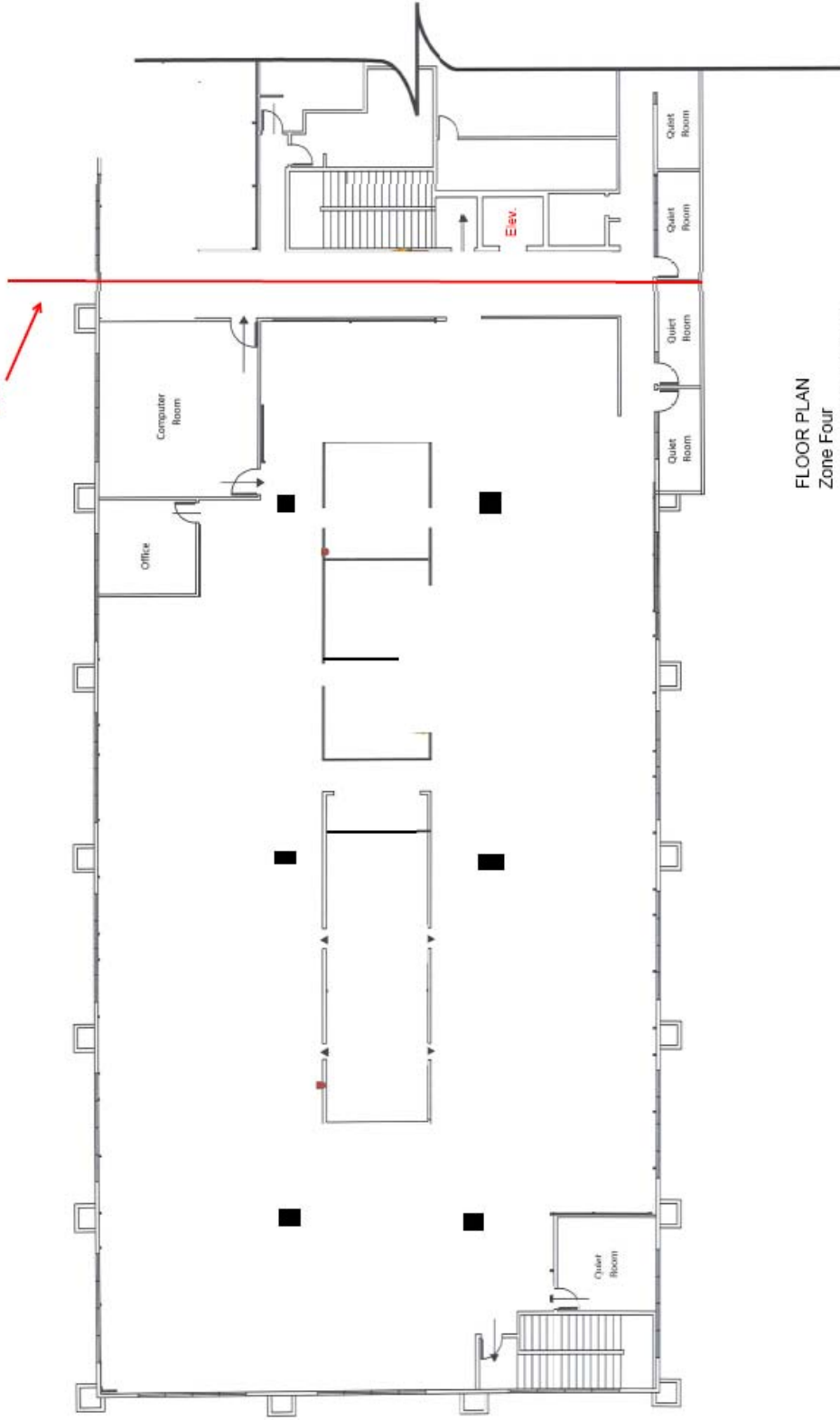


FLOOR PLAN  
Zone Two  
First Floor South End  
720 Yuba Street



FLOOR PLAN  
Zone Three  
Second Floor South End  
720 Yuba Street

SEGMENT  
LINE



FLOOR PLAN  
Zone Four  
Second Floor North End  
720 Yuba Street