

(530) **671-0000**^{x14} **PRIME MEDICAL OFFICE SPACE-YUBA CITY**

1007 LIVE OAK BLVD., SUITE A4
YUBA CITY, CA 95991

AVAILABLE FOR:

LEASE

MEDICAL SUITES—874 PLUMAS ST. YUBA CITY, CA

CONVENIENTLY LOCATED NEAR THE INTERSECTION OF HWY. 20 AND PLUMAS ST.

- Six (6) Medical Suites Available ranging in size from Approximately 720 sf to 1,160 sf
- Very near to Fremont Medical Center and Hwy. 20. Easy for patients to locate.
- Asking rents starting at \$0.75 per sq. ft. per month on a modified gross basis.
- Suites feature multiple layouts for all types of medical use needs.
- **Up to six (6) months free rent for qualified tenants with agreed upon terms**
- Medical Users—Don't miss out on the best deal in Yuba City. Call me for details.

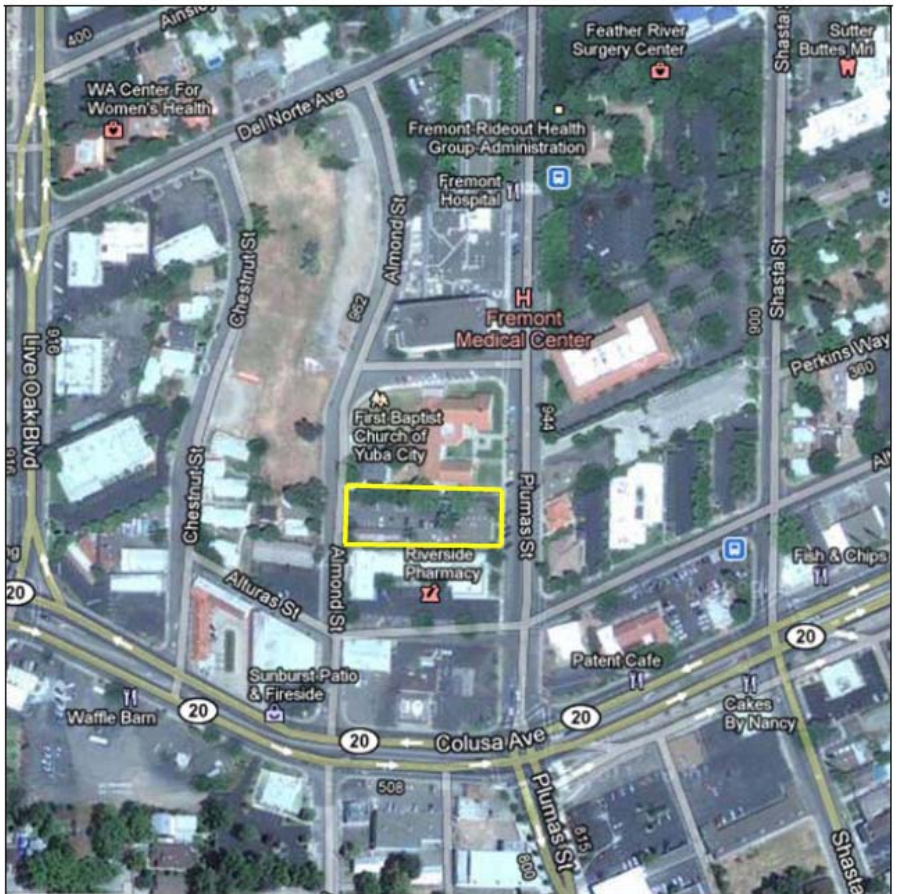


ZAC REPKA CELL(530)870-7778

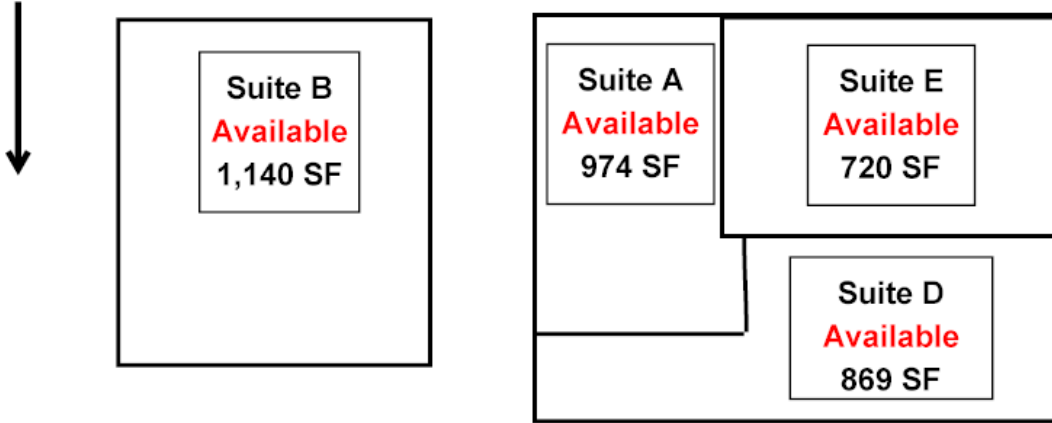
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[**ZAC@WMMT.COM**](mailto:ZAC@WMMT.COM)

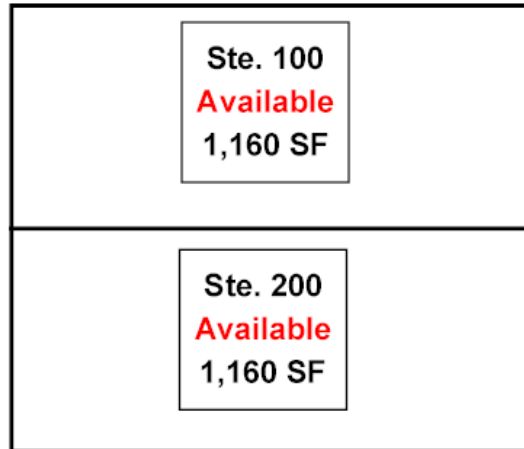
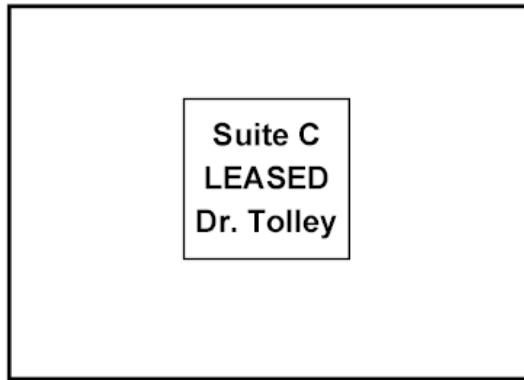
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Plumas Street



PARKING LOT



Almond Street

874 Plumas Street Suite Features

Suite A- 974 Sq. Ft. (Asking \$0.75 psf/mo)

Receptionist Area
Waiting Area
Two Restrooms
Nurse Station
Two exam rooms (easy conversion for 3rd exam room)

Suite B- 1,140 Sq. Ft. (Asking \$0.75 psf/mo)

Receptionist Area
Waiting Area
Doctors Office
Nurse Office/Storage
Three Exam Rooms
Two Restrooms

Suite D- Approximately 790 Sq. Ft. (Asking \$0.75 psf/mo)

Receptionist Area
Waiting Area
Two Exam Rooms (no plumbing/cabinetry)
Doctor's Office/Storage
One Restroom

Suite E- Approximately 790 Sq. Ft. (Asking \$0.75 psf/mo)

Receptionist Area
Waiting Area
Doctor's Office
Two Exam Rooms
One Restroom

Suite 100- 1,160 Sq. Ft. (Asking \$1.10 psf/mo)

Receptionist Area
Storage Area
Three Exam Rooms
Doctor's office
Two Restrooms

Suite 200- 1,160 Sq. Ft. (Asking \$1.10 psf/mo)

Receptionist Area
Waiting Area
Doctor's Office
Nurse Station
Storage Cabinets
Two Restrooms