

FOR LEASE - SMALL CLASS "A" OFFICE SPACE IN TURNKEY CONDITION WITH SIGNIFICANT PARKING



12010 Donner Pass Road, Unit 101
Truckee, CA

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HCM
Commercial Properties

12010 Donner Pass Road, Unit 101 Truckee, CA

FEATURES

- Ground Floor “Class A” Office Suite
- Turn-Key Condition - Fully Remodeled in 2023
- Includes 2 offices, entry/reception room, ADA Bathroom, Storage & Server room and significant Storage Closets
- 969 SqFt (per assessor’s records)
- Ground Floor Unit – ADA Compliant
- Substantial onsite parking – 45 Car Parking
- New HVAC System in 2022
- Newer Construction, built in 1991
- Unit includes Landscaping Service and Winter Plow Service
- Strong Well-known Co-Tenants in the complex



LEASE RATE & TERMS

- Asking Rate: \$2,100 per month, NNN
("NNN" Tenant pays all Operating Expenses)
- Lease Term: Longer Term Preferred

PROPERTY DESCRIPTION

Prime location in the Truckee Business District offering high visibility/frontage on busy Donner Pass Road. The unit includes an entry/reception/waiting room, two private offices, an ADA bathroom, a storage & server room and several storage closets. The commercial office center includes onsite parking for up to 45 cars and 1.43 acres of common area space.



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE

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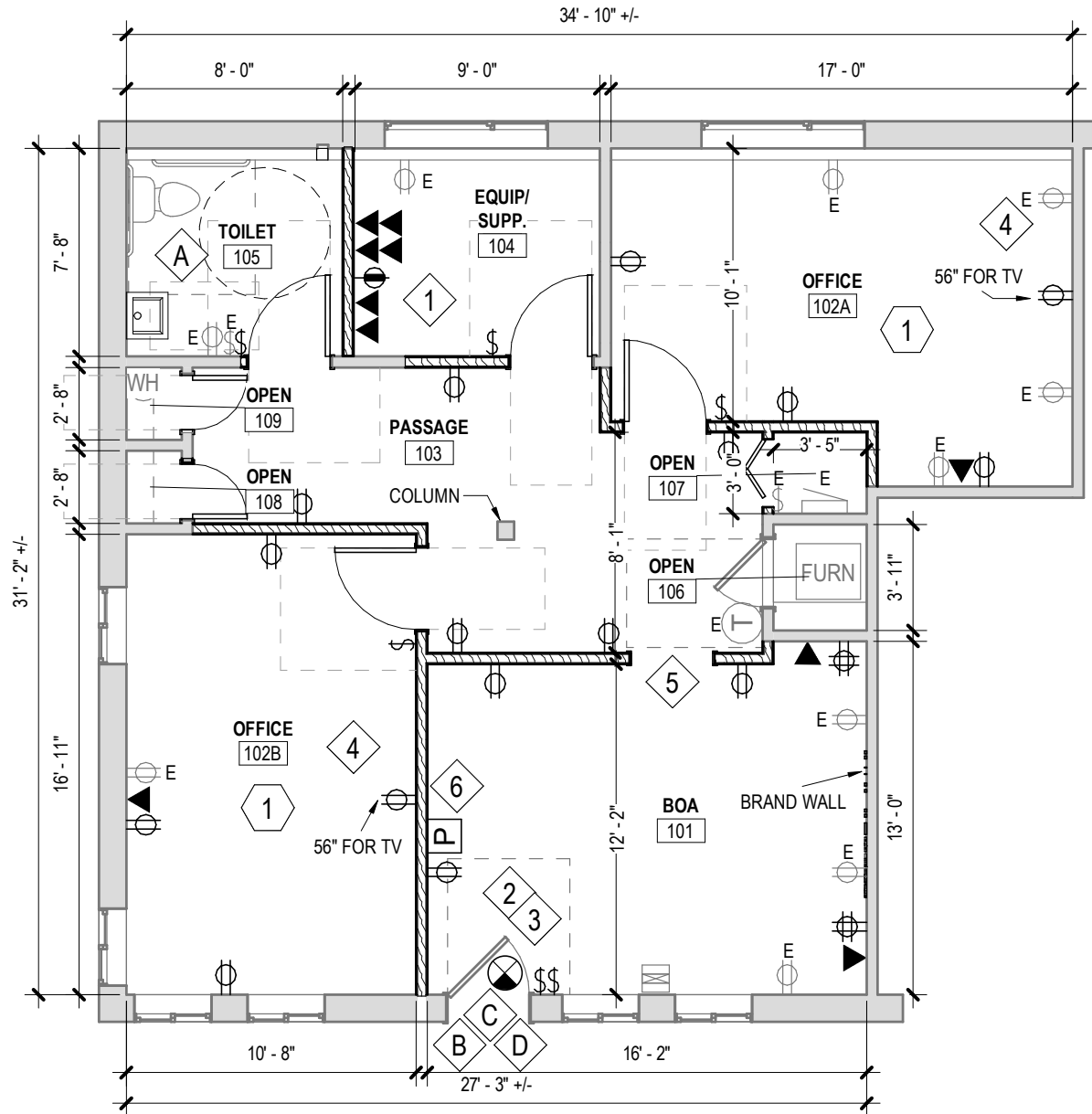
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AERIAL

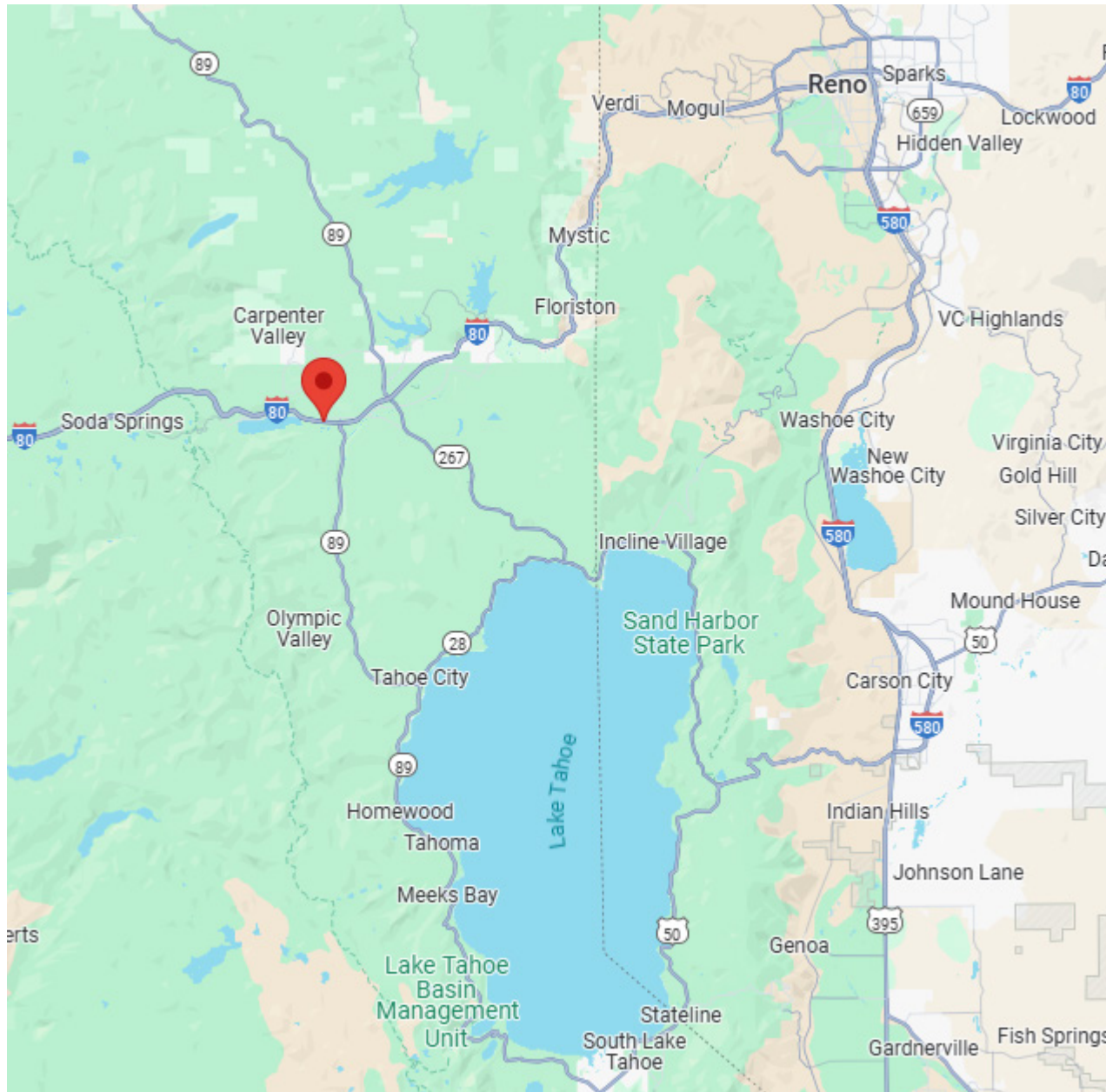


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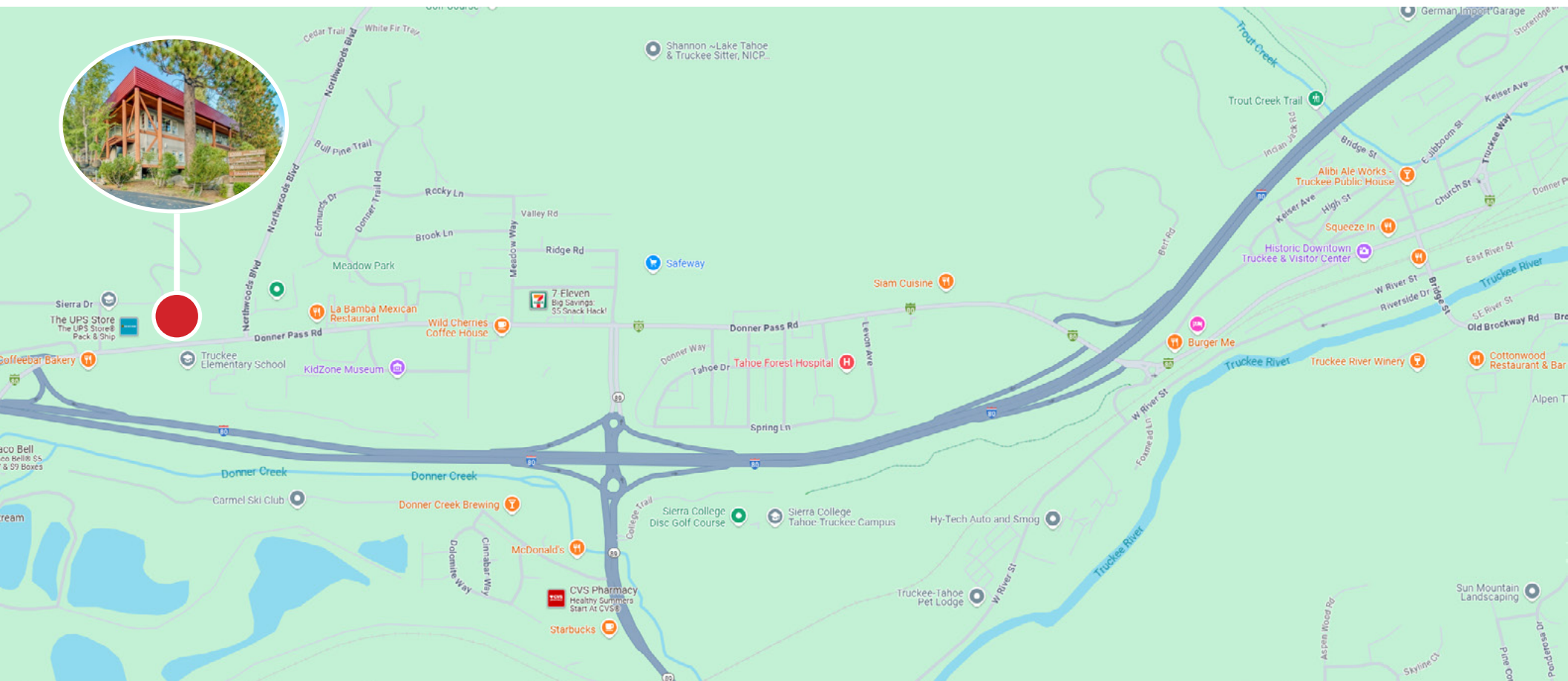
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LOCATION OVERVIEW



12010 Donner Pass Road, Unit 101
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LOCAL AMENITIES



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EXCLUSIVE ADVISOR

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