



THE
STG
GROUP

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 **OSBORNE**
GROUP

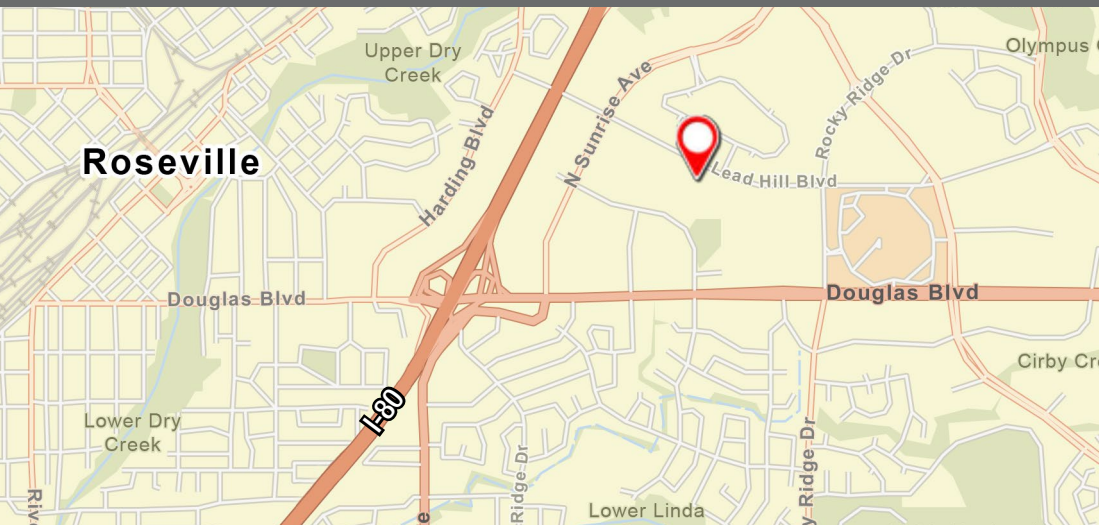
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PROPERTY HIGHLIGHTS

- Suite 201: \pm 4,414 RSF (Demisable to \pm 2,138 RSF)
- Suite 207: \pm 4,500 RSF*
- Suite 211: \pm 1,114 RSF*
- Suite 245 : \pm 1,591 RSF*
- Suite 260: \pm 5,887 RSF*
- Vast exterior window line allows excellent natural light
- Plumbing options available
- Close to numerous retail, shopping and restaurant amenities
- Less than one mile to I-80
- Tenant Improvement Allowance for qualified tenants

*Available after 9/1/23

Lease Rate: \$1.75/SF Full Service



FLOOR PLAN

Suite 201
±4,414 RSF

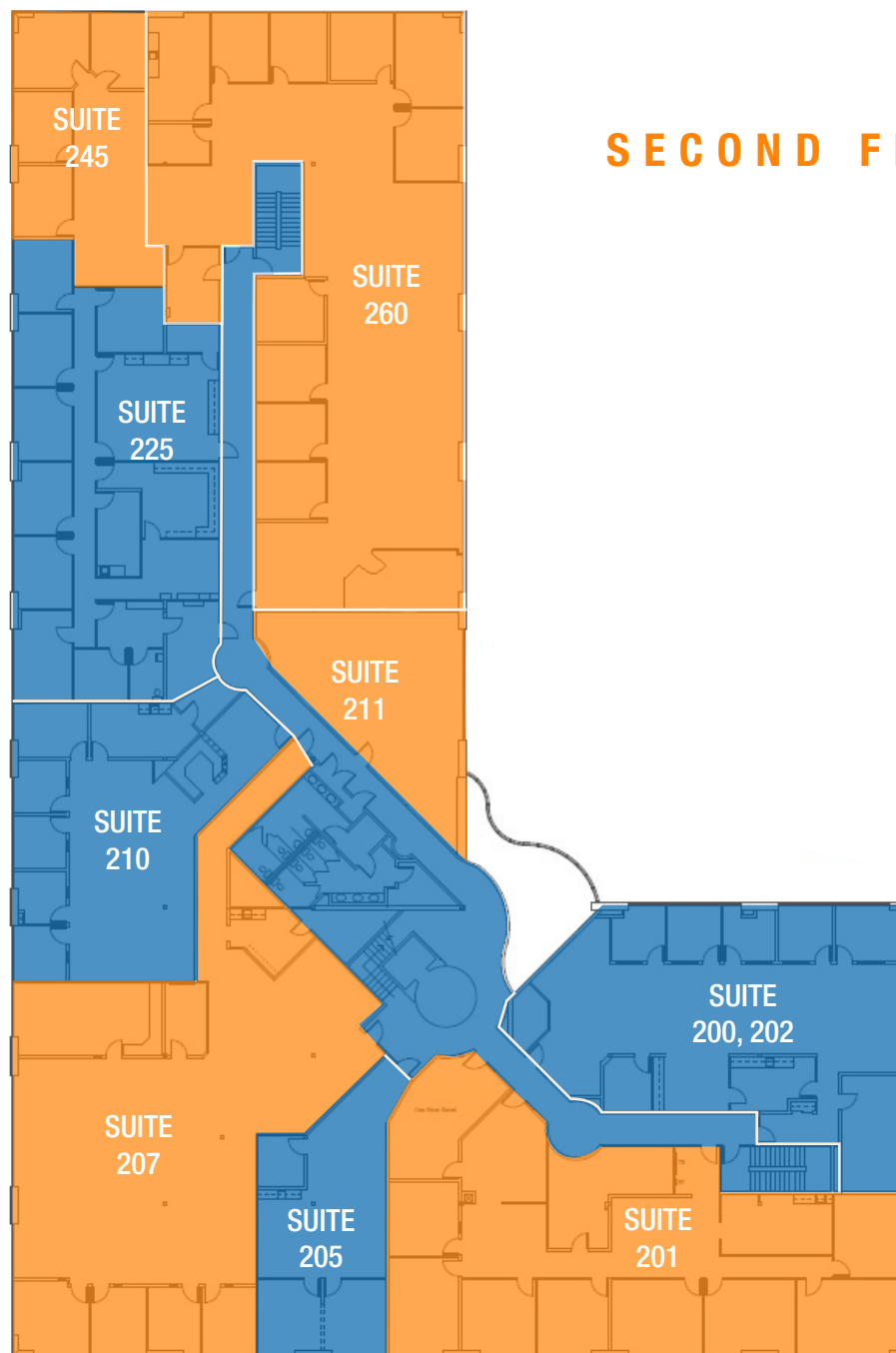
Suite 207
±4,500 RSF

Suite 211
±1,114 RSF

Suite 245
±1,591 RSF

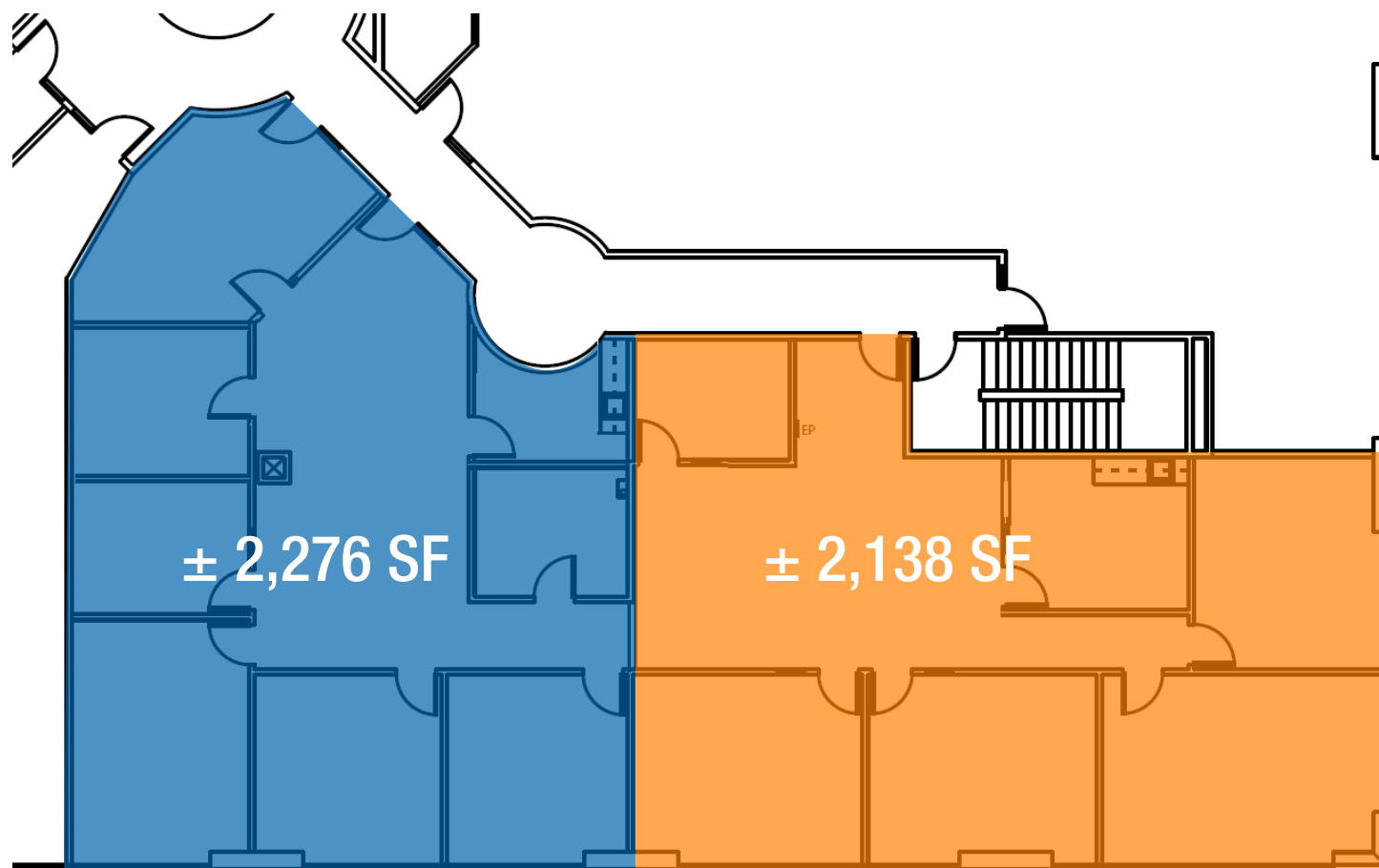
Suite 260
±5,887 RSF

SECOND FLOOR



PROPOSED SUITE 201 FLOOR PLAN

SECOND FLOOR

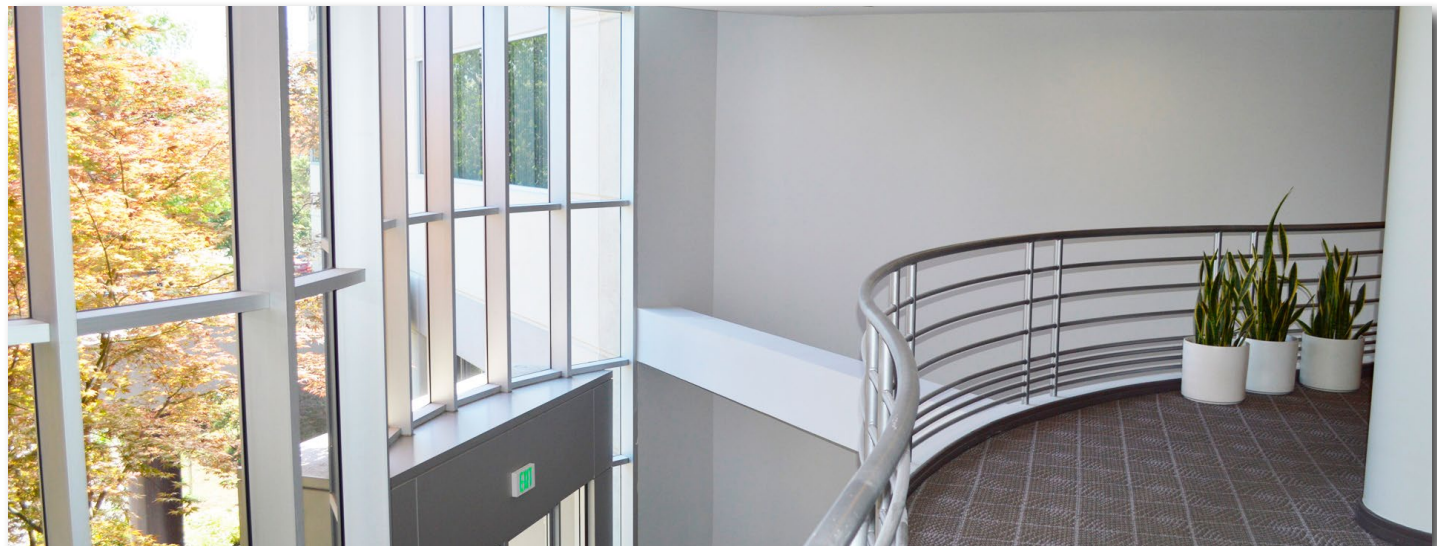


PHOTOS

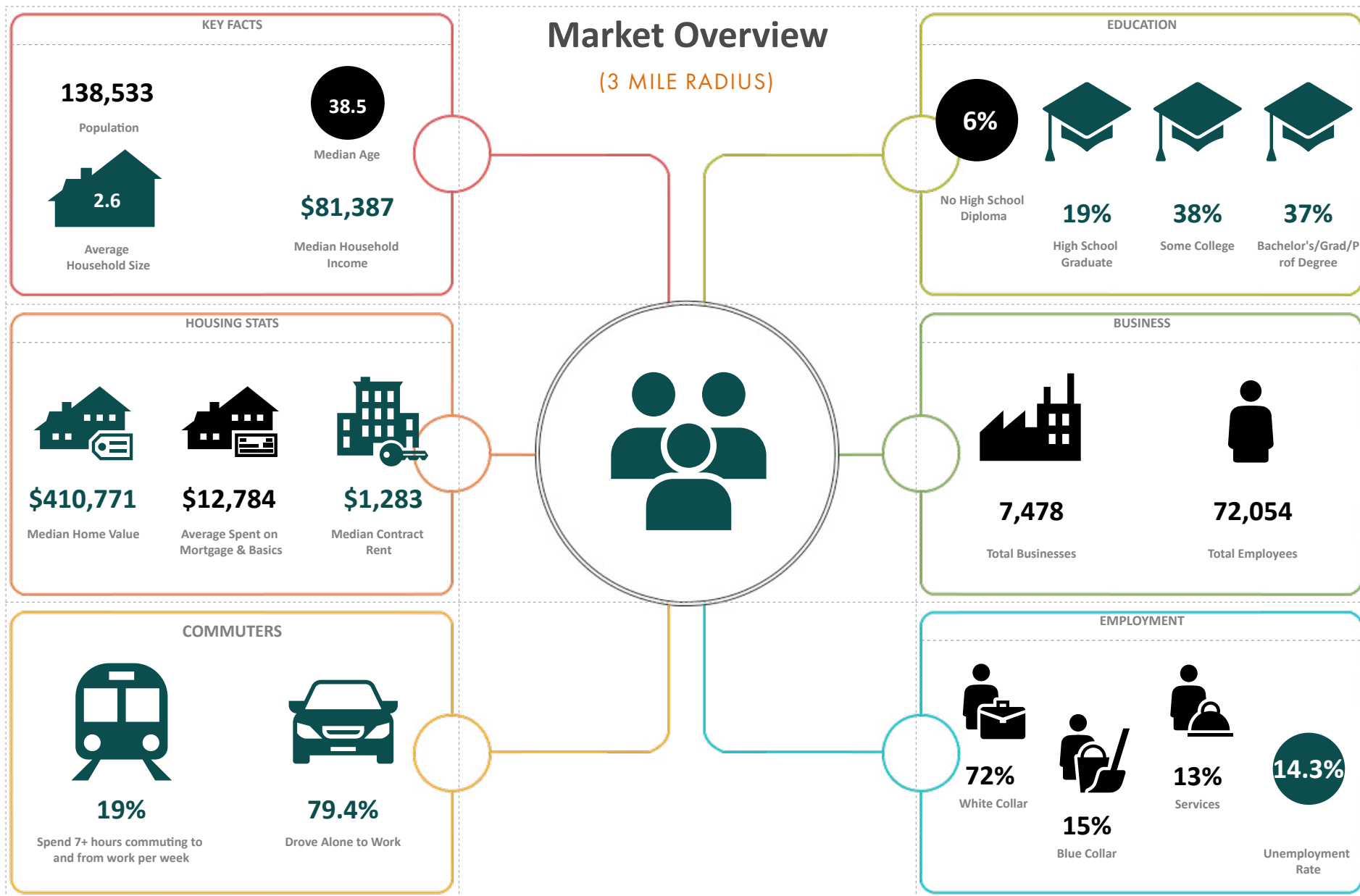
Suite 201



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DEMOGRAPHICS







GALLELLI
REAL ESTATE

1376 Lead Hill Blvd.

1380 Lead Hill Blvd.

1386 Lead Hill Blvd.

1390 Lead Hill Blvd.

1836 Sierra Gardens

1830 Sierra Gardens



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