

4208
DOUGLAS BOULEVARD
SUITE 300

GRANITE BAY, CALIFORNIA

FOR LEASE



CBRE

NO PARKING: FIRE LANE

4208 DOUGLAS BOULEVARD

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SUITE 300 ±4,450 SF:

- Divisible to ±1,670 RSF
(See attached option plans for other sizes)
- Lease rate: \$1.75 PSF, per month, Modified Gross
(±4,450 SF)
- Lease rate if suite is divided: \$1.85 PSF, per month,
Modified Gross
- Modified Gross: Tenant pays utilities and janitorial

FEATURES FOR ENTIRE SUITE ±4,450 SF

- Glass double-door entry
- 9 private offices, conference room, and break room
with sink
- Built-in reception desk
- Private restrooms
- Skylights and extensive glass line provide abundant
natural light
- Modern 12' foot high exposed ceilings (measured to the
glue lam)

PROPERTY HIGHLIGHTS:

- Close to restaurants, shops and entertainment
- Prestigious Granite Bay Business Park
- ±12,500 SF free standing office building
- 4/1000 parking



SAMPLE LAYOUT

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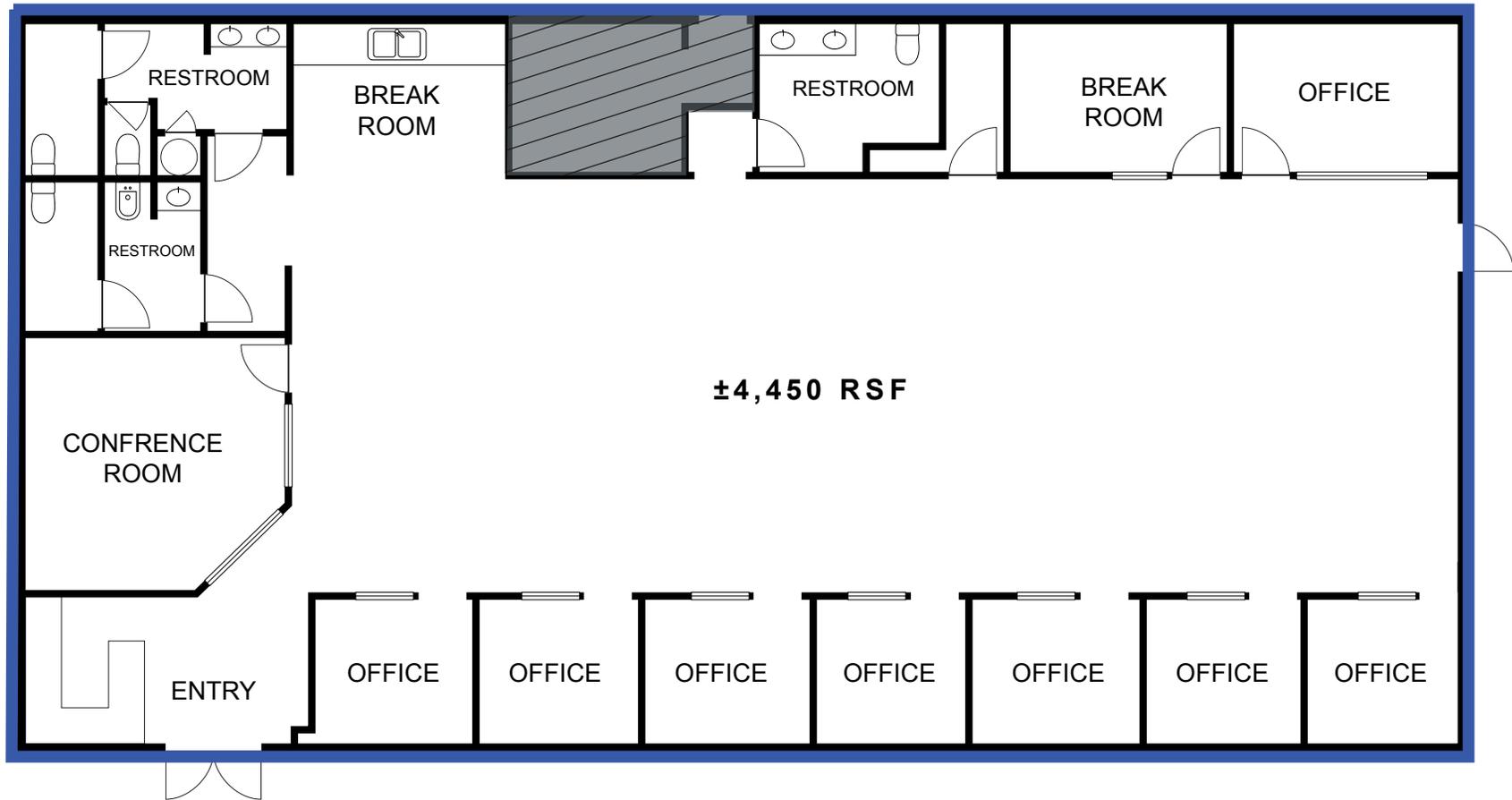
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FLOOR PLAN | SUITE 300 | OPTION A | $\pm 4,450$ @ \$1.75 PSF, MG



NOT TO SCALE --
ALL DIMENSIONS
ARE APPROXIMATE.

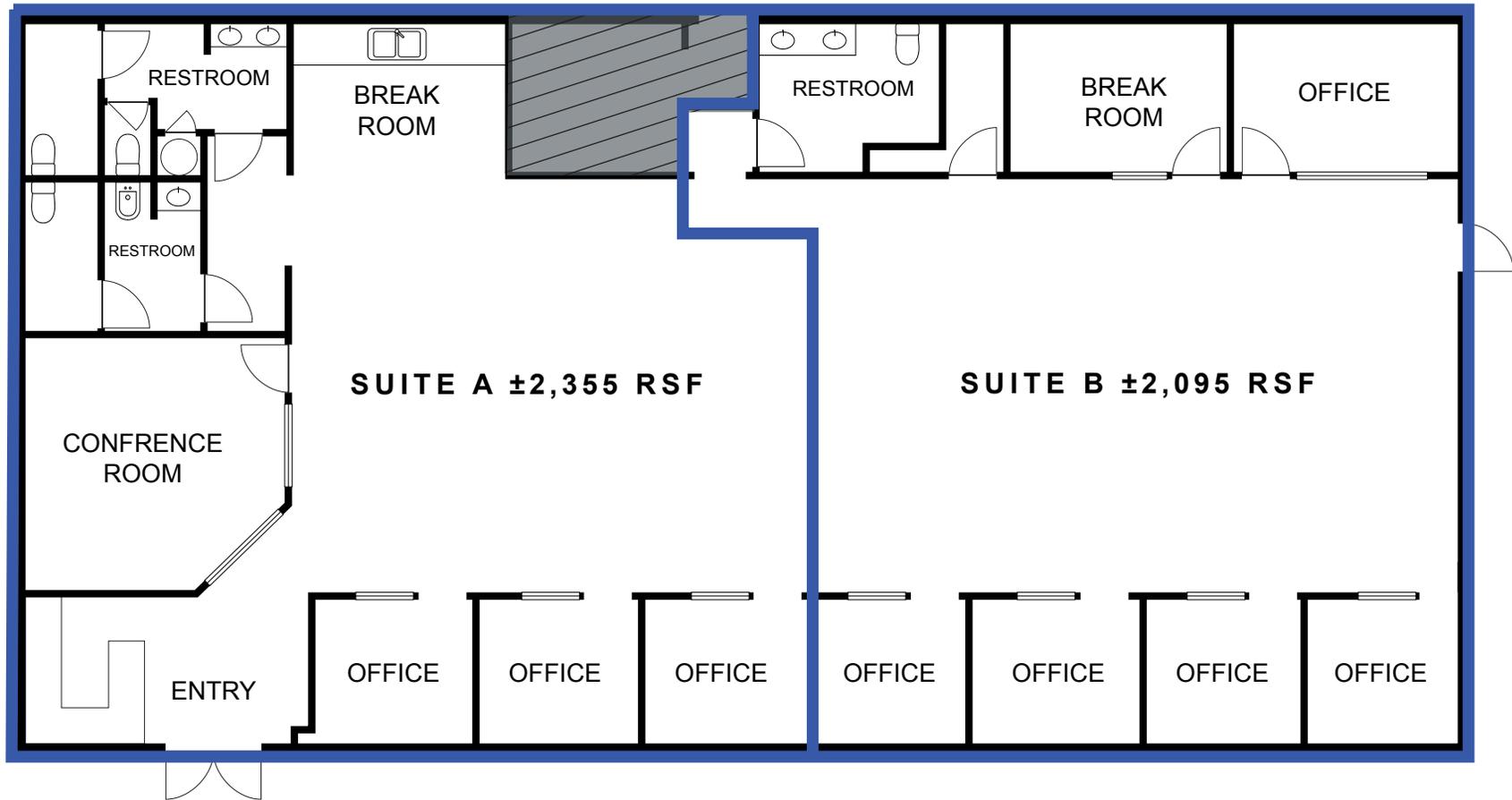
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FLOOR PLAN | SUITE 300 | OPTION B @ \$1.85 PSF, MG



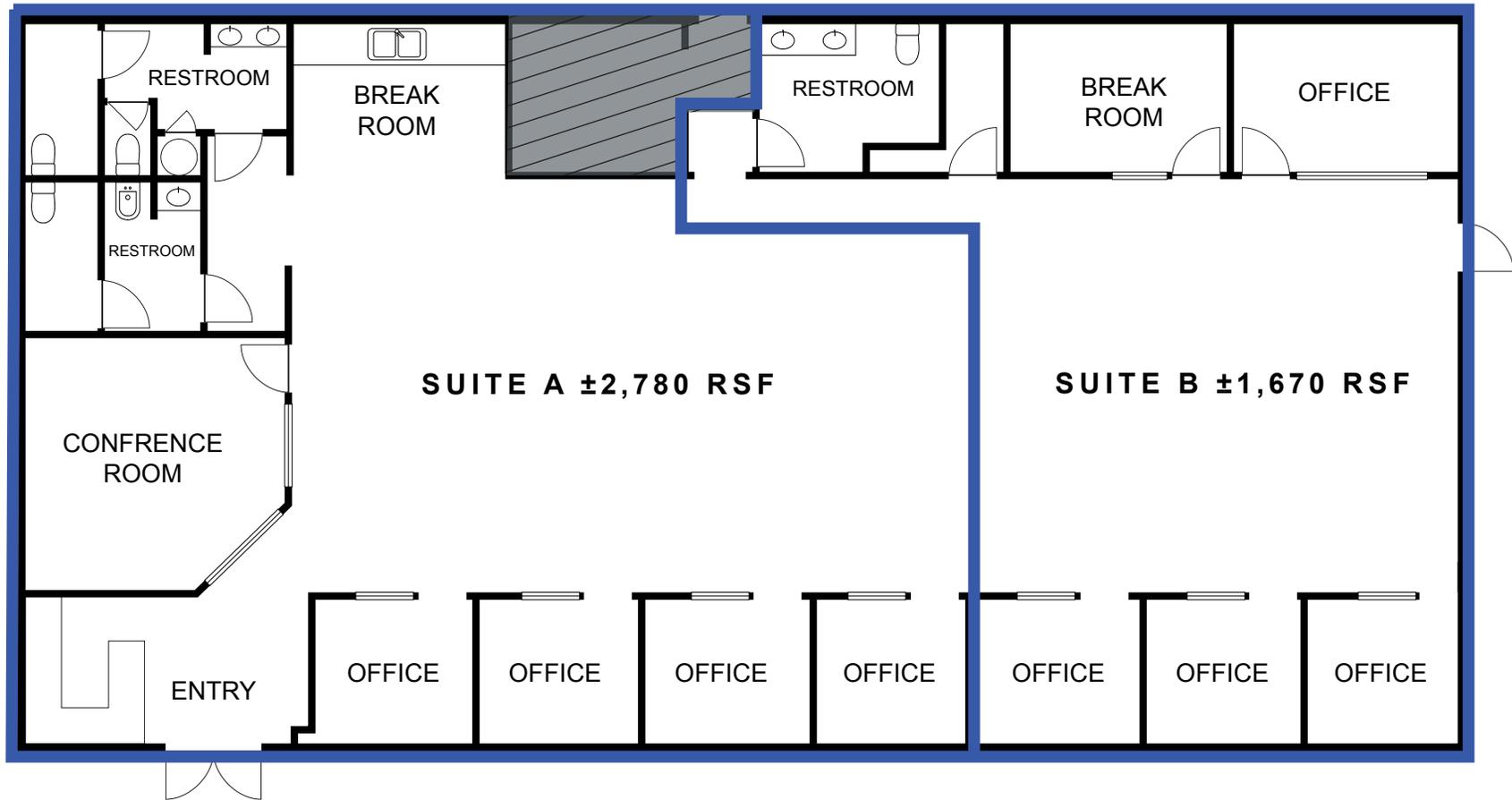
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FLOOR PLAN | SUITE 300 | OPTION C @ \$1.85 PSF, MG



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**FOR MORE
INFORMATION
PLEASE CONTACT**

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