



**FOR LEASE**

**One of the most aggressive rates in town!**

**11865 Edgewood Rd**

AUBURN, CA



## Beautiful, turn-key office

**LEASE RATE** \$1.00 Modified Gross

**PRIVATE OFFICES** 7

**SQUARE FEET** ±2,232 SF

**RENOVATED** breakroom and restroom

### GENERAL COMMERCIAL ZONING C-2

Some permitted uses:

- Bank and lending agencies
- Medical/Dental
- Real Estate
- Insurance
- Accountants
- Law offices
- Jewelry shop
- Barber shop
- Veterinary clinic

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**JOSH KUCHUGURNY**  
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**KIDDER.COM**

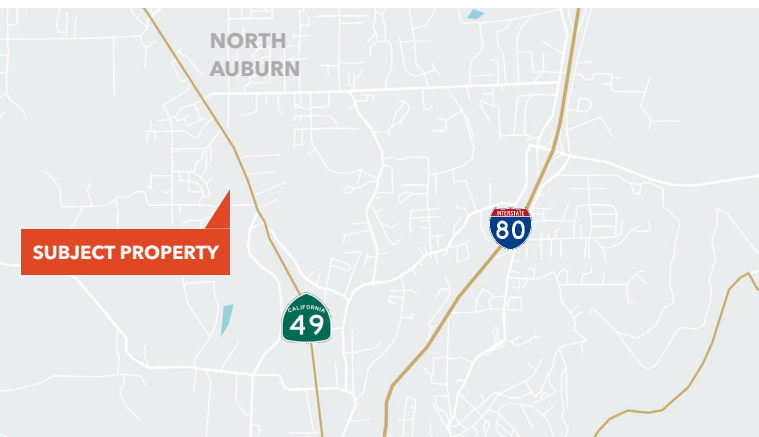
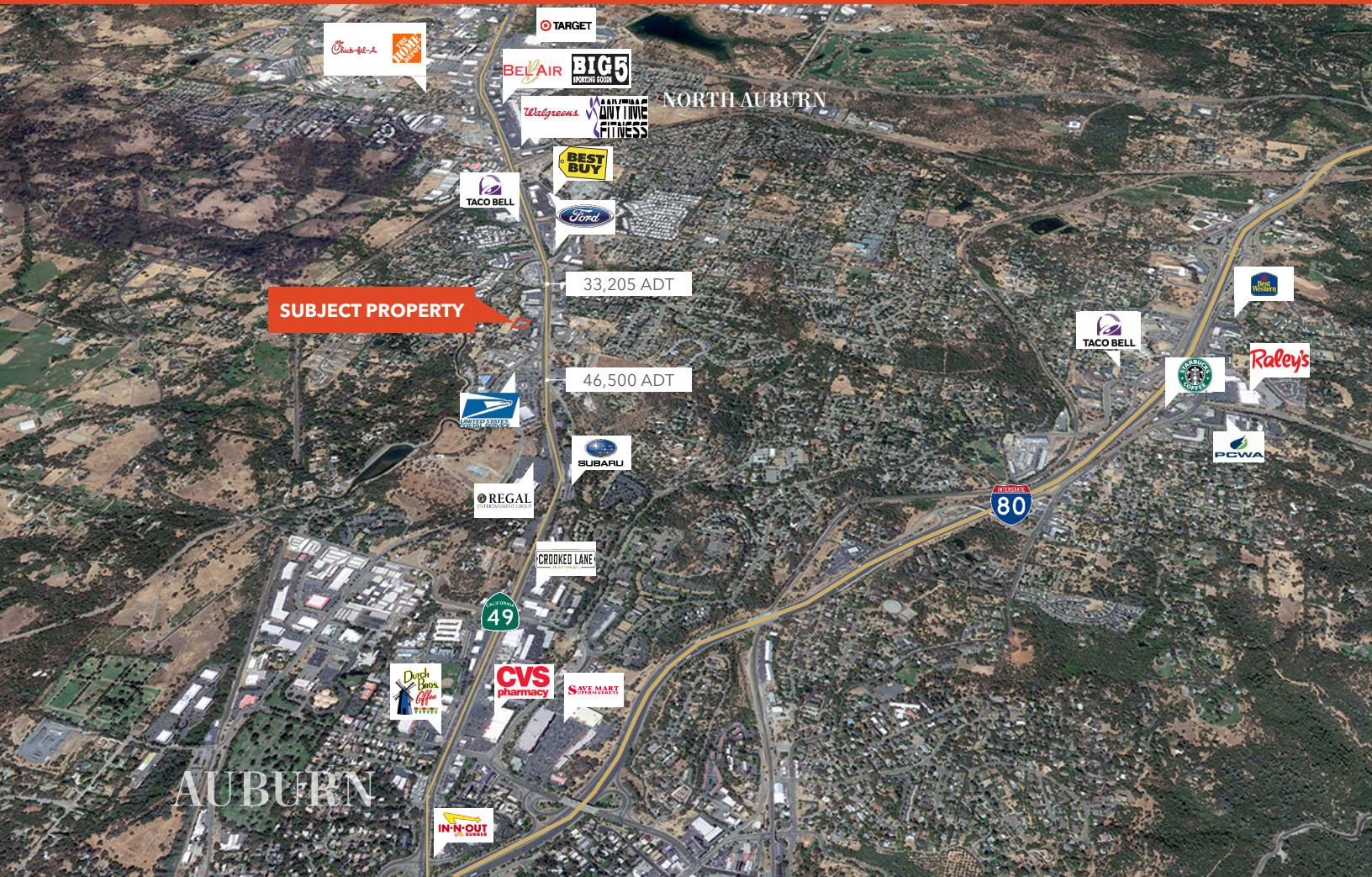
**Kidder Mathews**



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AUBURN, CA



**GENERAL COMMERCIAL ZONING C-2**

**YEAR BUILT 1991**

**PARKING 4.0/1,000**

**TENANT** Responsible for their own separately metered utilities and janitorial (if desired)

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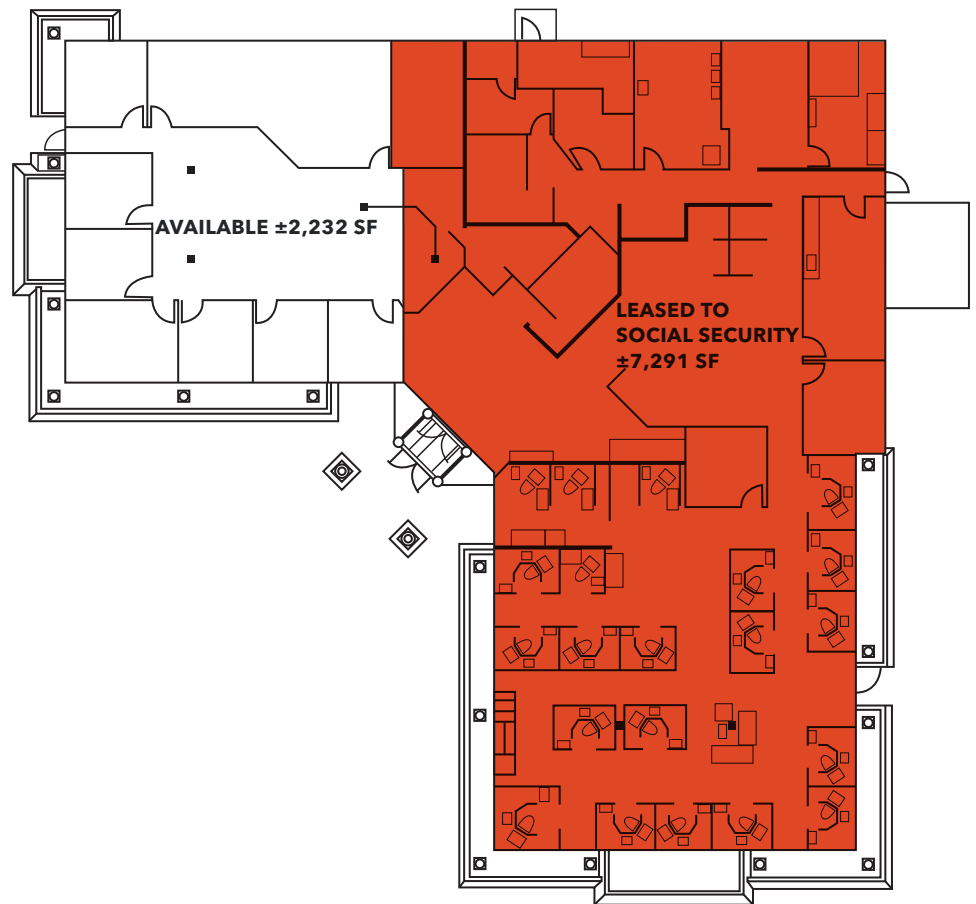
AUBURN, CA

**±2,232**

**SQUARE FEET**

**\$1.00**

**MODIFIED GROSS LEASE RATE**



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