

~~12,400~~ +/- sq. ft. OFFICE FOR LEASE
9,340 (ALL OR PART)
1855 NORTH FIRST STREET
(HWY 113) DIXON, CA

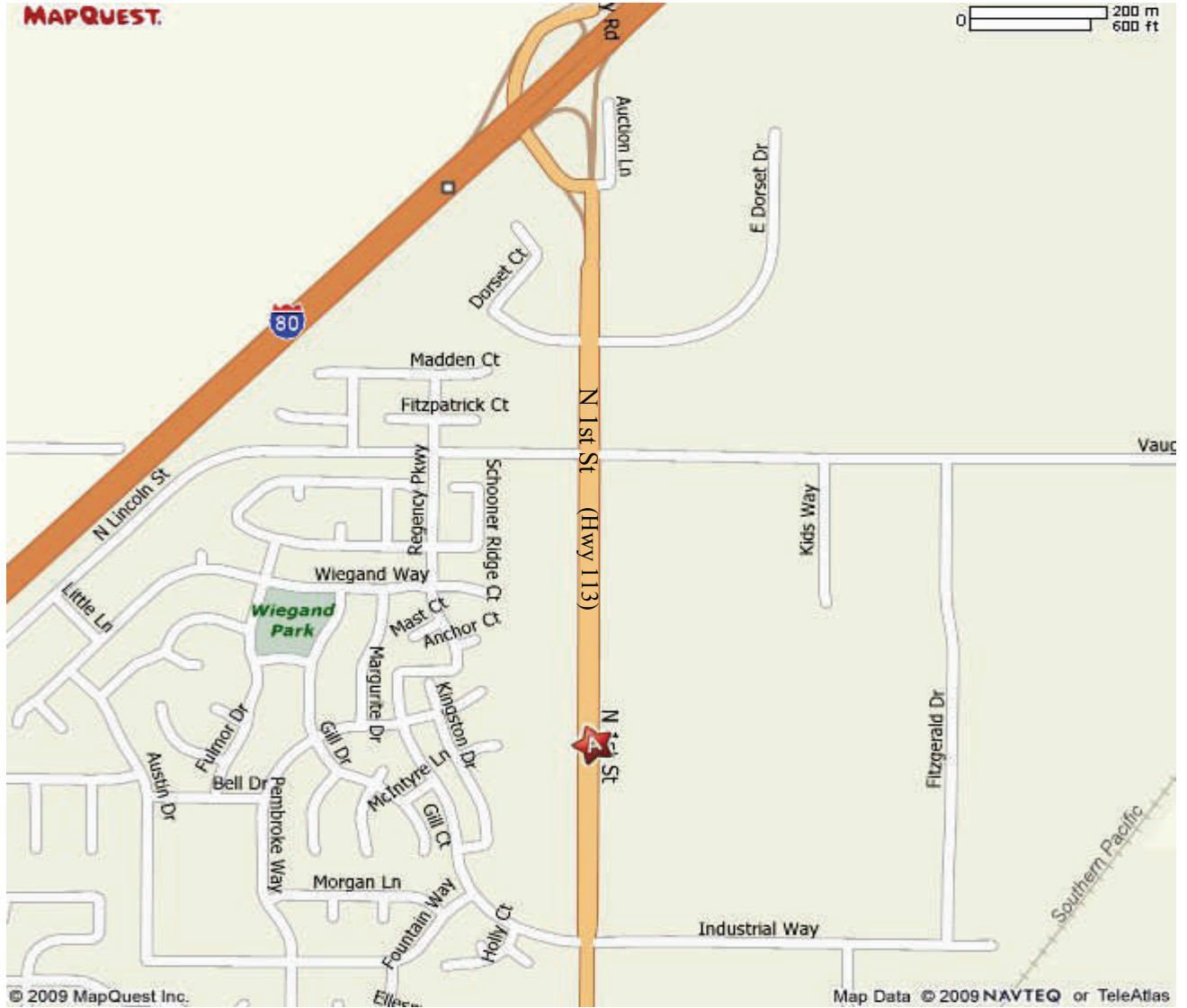
- LOCATION: 1855 North First Street, Suite C, (Hwy 113) Dixon, CA, just north of Ace Hardware and ¼ mi. south of I-80.
- LEASE RATE: \$0.85 cents per sq. ft. NNN (est. at \$.15 cents per sq. ft.) for entire space. Submit to determine rate if less than total square footage.
- ZONING: PAO/ML – Professional Administrative Office and Light Industrial.
- OTHER: Home to Dependable Heating and Air Conditioning, ISEC, Affordable Care (Dental) to open Summer of 2011, these businesses attract both local residents and regional customers.



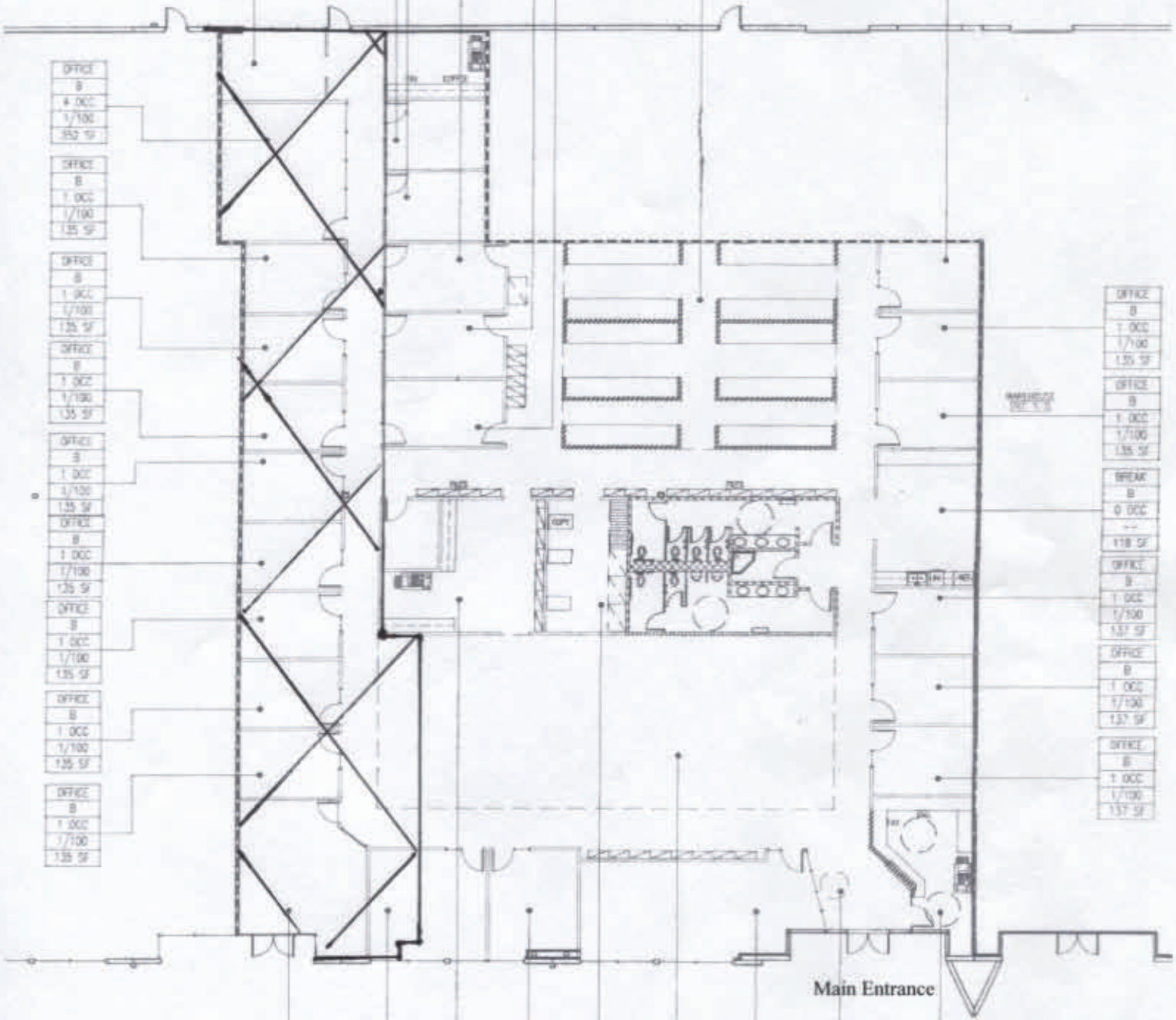
Chuck L. Krouse, Broker

COMMERCIAL REAL ESTATE SERVICES

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COPY	OFFICE	OFFICE	OFFICE	OFFICE	OFFICE	OFFICE	OFFICE	OFFICE
B	B	B	B	B	B	B	B	B
8 OCC	1 OCC	1 OCC	2 OCC	2 OCC	2 OCC	12 OCC	1 OCC	1 OCC
---	1/100	1/100	1/100	1/100	1/100	1/100	1/100	1/100
322 SF	138 SF	138 SF	183 SF	183 SF	183 SF	1,158 SF	135 SF	135 SF



OFFICE	B	4 OCC	1/100	352 SF
OFFICE	B	1 OCC	1/100	135 SF
OFFICE	B	1 OCC	1/100	135 SF
OFFICE	B	1 OCC	1/100	135 SF
OFFICE	B	1 OCC	1/100	135 SF
OFFICE	B	1 OCC	1/100	135 SF
OFFICE	B	1 OCC	1/100	135 SF
OFFICE	B	1 OCC	1/100	135 SF
OFFICE	B	1 OCC	1/100	135 SF
OFFICE	B	1 OCC	1/100	135 SF
OFFICE	B	1 OCC	1/100	135 SF

OFFICE	B	1 OCC	1/100	135 SF
OFFICE	B	1 OCC	1/100	135 SF
BREAK	B	0 OCC	---	118 SF
OFFICE	B	1 OCC	1/100	137 SF
OFFICE	B	1 OCC	1/100	137 SF
OFFICE	B	1 OCC	1/100	137 SF

OFFICE	OFFICE	COPY/STOR	OFFICE	PLAN/STOR	OPEN AREA	CONF.	WAITING	RECEPTION
B	B	B	B	B	B	B	B	B
4 OCC	3 OCC	0 OCC	2 OCC	0 OCC	16 OCC	25 OCC	4 OCC	1 OCC
1/100	1/100	---	1/100	---	1/100	1/15	1/3	1/100
358 SF	262 SF	278 SF	190 SF	148 SF	1,848 SF	400 SF	12 SF	147 SF

N. First St