

CAN'T CONCENTRATE AT HOME? FIND YOUR PRODUCTIVITY HERE.

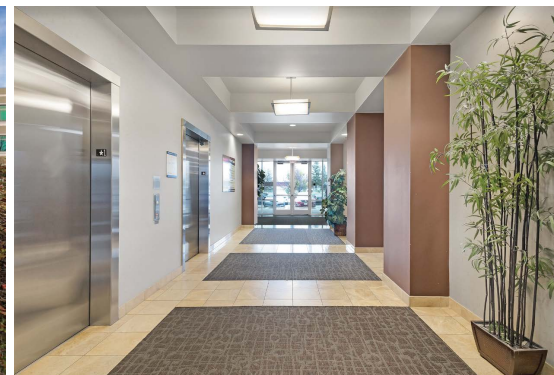


**CLASS A
OFFICE SPACE
FOR LEASE IN
YUBA CITY**

**WEST HORIZON
OFFICE BUILDING**
855 Harter Parkway
Yuba City, CA 95993

IMMEDIATE AVAILABILITY.

The premier office building positioned in the rapidly expanding West Yuba City market, West Horizon represents a 41,833 square foot, 3-story, Class A office building. With highly recognizable location identity & visibility from the Highway 20 corridor, the facility also offers excellent signage, ample parking & easy access to amenities. There are currently four private "executive" office suites available starting at \$375 per month.



TO SCHEDULE A TOUR, CONTACT:



Amar Cheema, CCIM
Broker / Owner
530.777.3269
acheemay@gmail.com
License # 01445711

PROPERTY HIGHLIGHTS

- Excellent Quality Class A Office Building Located in Desirable West Yuba City
- Business Fiber Internet Available
- Common Area Entry with 4 Elevators & Dual Stairway Access
- Excellent Signage
- Ample Parking
- Easy Access to Services
- Interior Directory / Signage for All Tenants
- Two Common Area Restrooms Included on Each Floor
- Recessed / Covered Exterior Balcony Available for Tenant Use on 3rd Floor



PRIVATE EXECUTIVE OFFICES AVAILABLE

SUITE DESCRIPTION / AMENITIES:

- Common Area Kitchen
- High Speed Fiber Optic Internet & Telephone Connections
- Tiled Entry Foyer & Interior Hallway Corridor with Dual Access Points
- Perimeter Offices Available with Exterior Windows / Views.
- High-End Interior Office Finish & Tenant Improvements

Space / Suite	Rental Rate (Full Service)
2nd Floor / Suite 241: 176 SF	\$375/Month
2nd Floor / Suite 242: 459 SF	\$1,200/Month
2nd Floor / Suite 243: 144 SF	\$550/Month
2nd Floor / Suite 245: 100 SF	\$550/Month



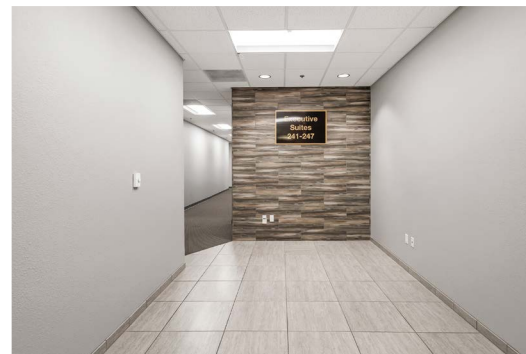
CLICK HERE FOR A 3D TOUR OF THE SPACE!

<https://my.matterport.com/show/?m=139R1gBs64F&mls=1>

SUITE FLOOR PLAN



PRIVATE EXECUTIVE OFFICES AVAILABLE





Walmart * **petco**  **ULTA** 
Applebee's  **THE HOME DEPOT**  **Marshalls**  **DOLLAR TREE** 
CHASE  **Jersey Mike's**  **DEL TACO**  **crumbl**  **BEVITA MEX** 
FAMOUS footwear  **SPORTSMAN'S WAREHOUSE**  **Jack in the box**  **BUFFALO WILD WINGS** 
Michaels  **McDonald's**  **GameStop** 

YS MALL  **Panera Bread**  **HARBOR FREIGHT TOOLS**  **STARBUCKS COFFEE** 
Jack in the box  **STAPLES**  **Target** 
Walgreens  **BR baskin robbins**  **TARGET** 

COLUSA HWY (34,500 VPD)



Olive Garden  **Lowé's**  **Sam's CLUB** 
Carls Jr. 



SONIC  **McDonald's**  **Pizza Hut**  **DUNKIN' DONUTS** 
food maxx  **Travelodge BY WYNDHAM**  **RED ROBIN** 
SUBWAY  **99¢ ONLY STORES** 

JO-ANN fabric and craft stores  **Raley's**  **TACO BELL** 
IN-N-OUT BURGER  **KOHL'S**  **chij's**  **Hampton Inn** 
Little Caesars  **Wendy's**  **EVANS Furniture Galleries** 



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