



THE ROCK
OFFICE AND RETAIL AVAILABLE FOR LEASE
BROCKWAY ROAD, TRUCKEE



- **AWESOME TENANT MIX:** FIFTY/FIFTY, DRUNKEN MONKEY, PELUSO'S PIZZA, THAI DELICACY

PROFESSIONAL SERVICES: Dentists, Attorneys, Health & Fitness, Architects

- **Rate Range: \$1.75-\$2.50 NNN (CAM: Approx. \$.57)**

DESCRIPTION

- Great Location Just off of Highway 267
- 42,000 sf Center
- Spaces Remaining

EXCLUSIVE AGENT

Katie Morrison, CCIM

530/582-4623

North Tahoe Commercial

KMorrison@NorthTahoeCommercial.com

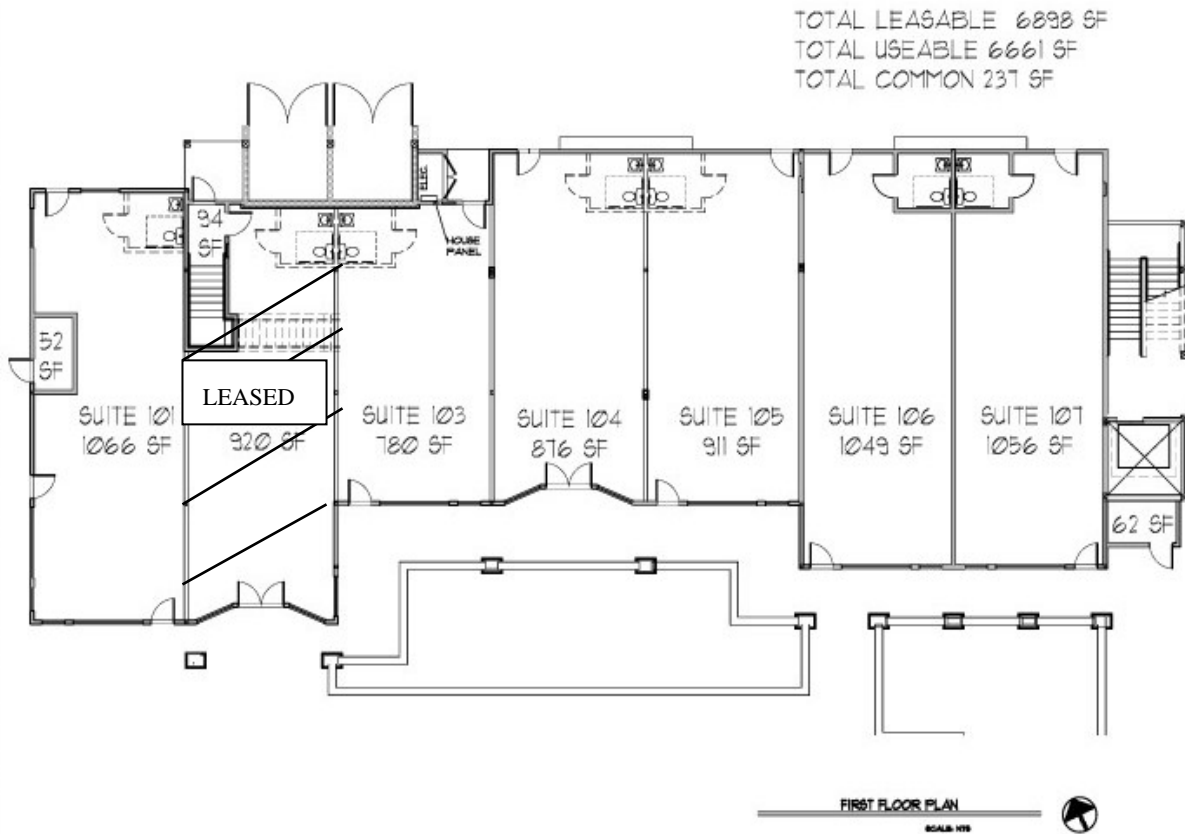


THE ROCK – BUILDING C

OFFICE AND RETAIL AVAILABLE FOR LEASE

FIRST FLOOR RETAIL
11209 BROCKWAY ROAD, TRUCKEE

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MWA architects
THE ROCK - BLDG C
PONDEROSA VILLAGE BROCKWAY ROAD
TRUCKEE, CALIFORNIA 96161
FIRST LEASING
PLAN
BUILDING C
A-21

DETAILS

- First Floor (Retail): \$2.25 NNN
- Sizes From 780 sf on up (Inquire)
- 1st Floor Load Factor: 3.6%
- TI \$10-30 psf

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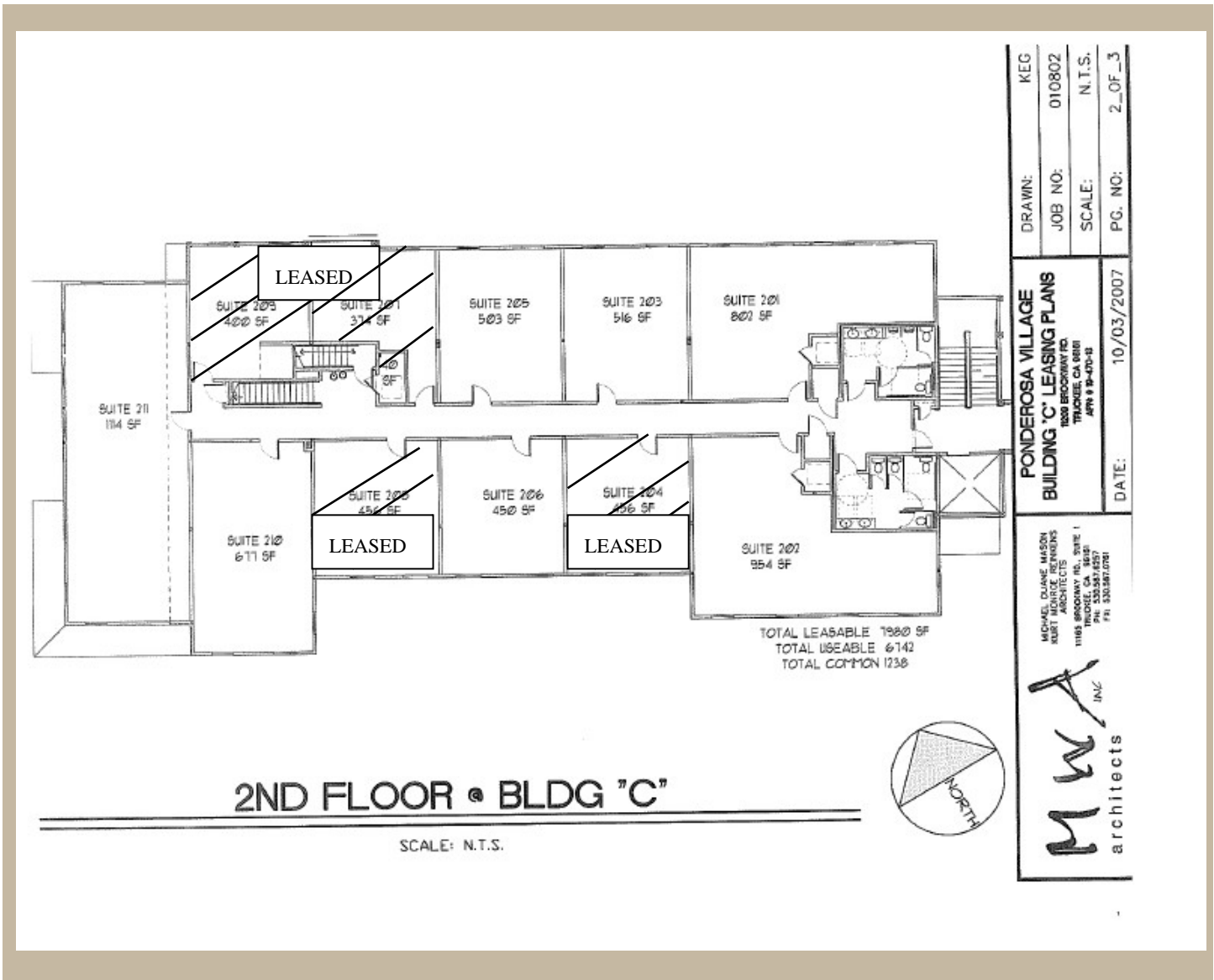
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The information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

THE ROCK – BUILDING C

2ND FLOOR OFFICE



DETAILS

- Second Floor (Office): \$2.00 NNN
- Sizes From 494 sf on up (Inquire)
- 2nd Floor Load Factor: 9.75%
- Standard Buildout Included

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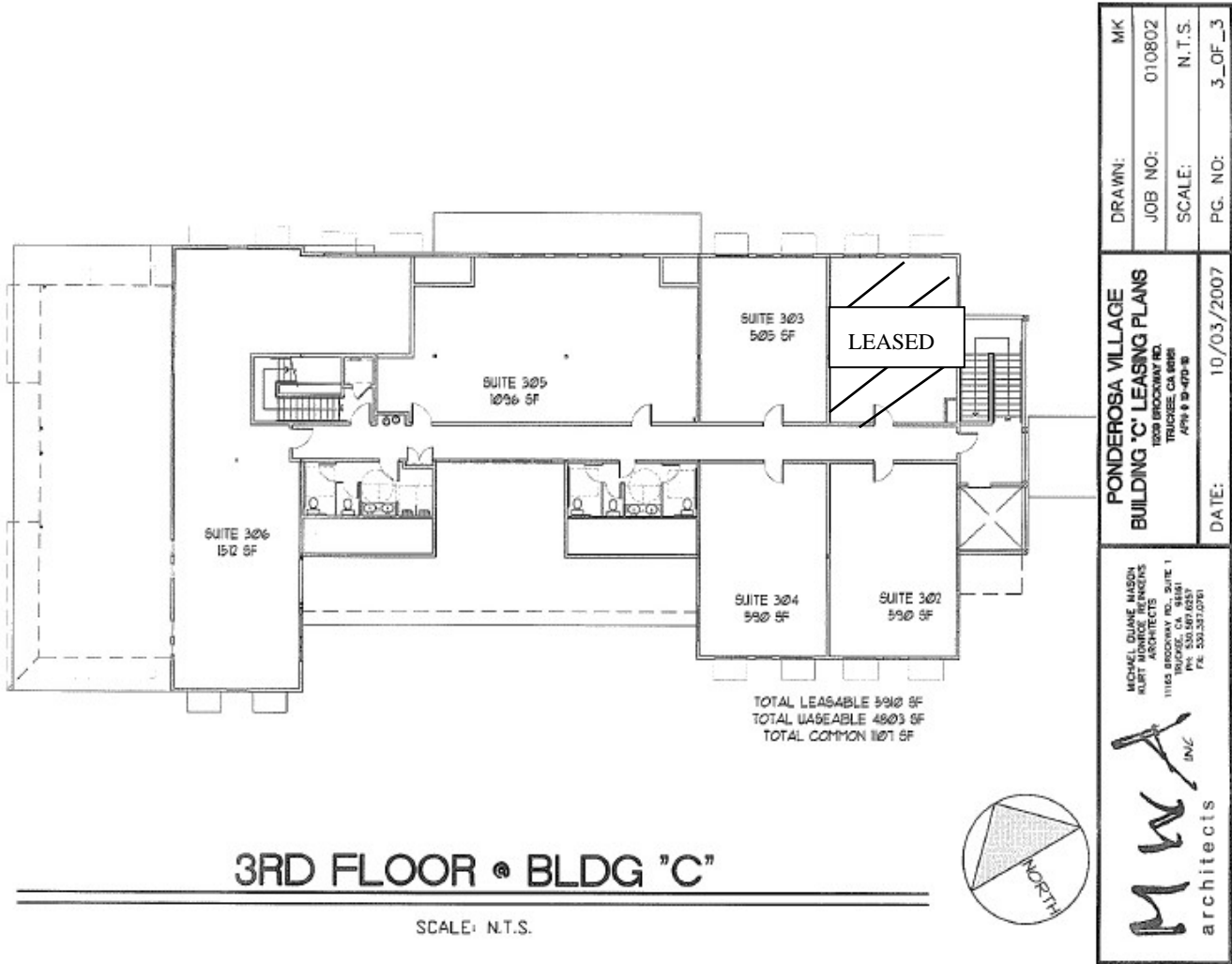
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THE ROCK – BUILDING C

3RD FLOOR OFFICE



DETAILS

- *Third Floor (Office): \$2.10 NNN*
- *Sizes From 505 sf on up (Inquire)*
- *3rd Floor Load Factor: 9.75%*
- *Standard Buildout Included*

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