



NEW INTRODUCTORY
RATES!!

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: \$1.60-\$2.00 NNN (CAM: Approx. \$.65)**
For more information see www.therocktruckee.com

DESCRIPTION

- Great Location Just off of Highway 267
- 52,000 sf Center
- Spaces Remaining
- Build – to – Suit Opportunity of 2,500-15,000 sf on the Golf Course

Annemarie Huisman, CCIM
530/582-4623

North Tahoe Commercial
AHuisman@NorthTahoeCommercial.com

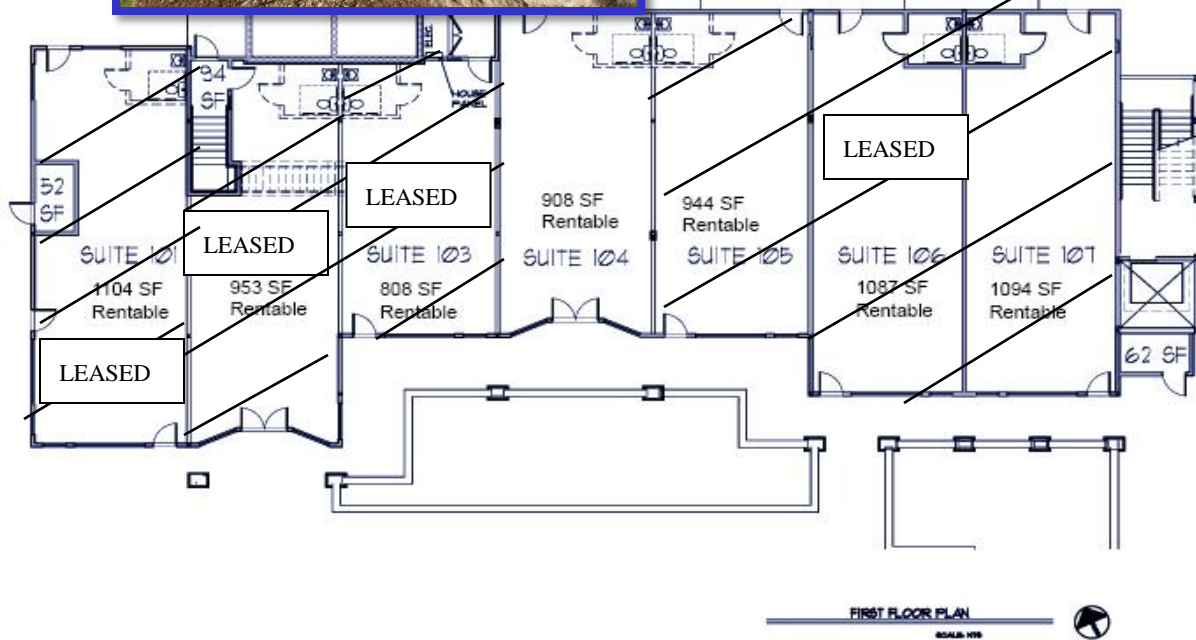
THE ROCK – BUILDING C

OFFICE AND RETAIL AVAILABLE FOR LEASE

FIRST FLOOR RETAIL
11209 BROCKWAY ROAD, TRUCKEE



R:\Job Files\HWY 267\Ponderosa Village (The Rock)\Bldg-C\Leasing\Plot Sheets\1st- Floor.dwg, 1/24/2008 2:42:29 PM, 1:3:34894, C



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

DETAILS

- First Floor (Retail): \$1.85 NNN
- Sizes From 780 sf on up (Inquire)
- TI \$10-30 psf

Annemarie Huisman, CCIM

530/582-4623

North Tahoe Commercial

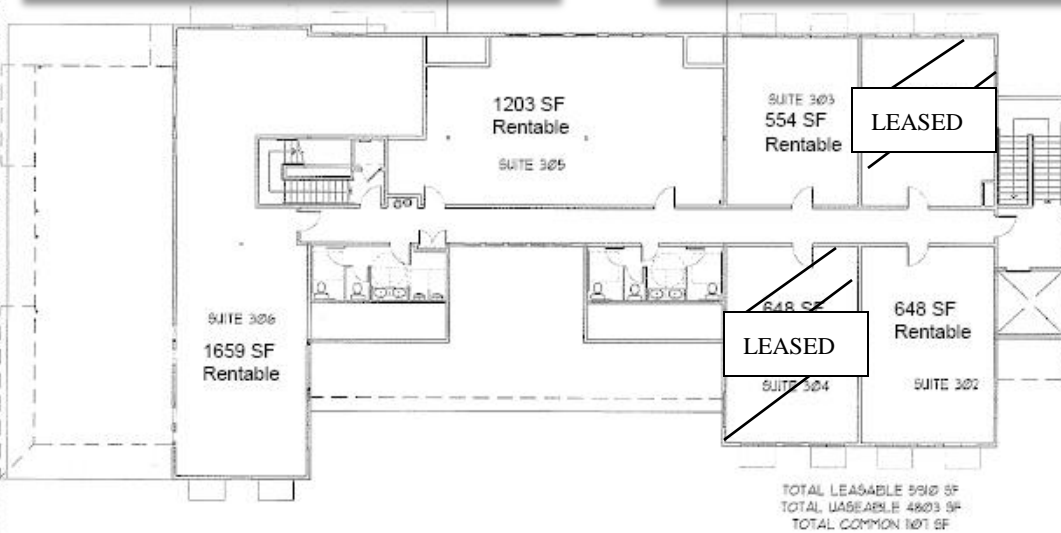
AHuisman@NorthTahoeCommercial.com

THE ROCK – BUILDING C

3RD FLOOR OFFICE



R:\Job Files\HWY 257\Ponderosa Village (The Rock)\Bldg-C\Leasing\Pilot Sheets\3rd-Floor.dwg, 10/4/2007 10:11:59 AM, 1:1, C



TOTAL LEASABLE 5910 SF
TOTAL USEABLE 4903 SF
TOTAL COMMON 1007 SF

3RD FLOOR @ BLDG "C"

SCALE: N.T.S.

PONDEROSA VILLAGE BUILDING 'C' LEASING PLANS		DATE: 10/03/2007
MICHAEL DUANE MADON ARCHITECTS 11143 BROOKWAY RD., SUITE 1 TRUCKEE, CA 96161 PH: 530.507.0200 FX: 530.507.0200		PG. NO: 3_OF_3
3000 HWY 257, TRUCKEE, CA 96161 APR 8 9 40Z '08		SCALE: N.T.S.

DETAILS

- Third Floor (Office): \$1.70 NNN
- Sizes From 554 sf on up (Inquire)
- Standard Build Out Included

Annemarie Huisman, CCIM

530/582-4623

North Tahoe Commercial

AHuisman@NorthTahoeCommercial.com



THE ROCK – BUILDING B
IDEAL FOR SINGLE TENANT RETAIL
11165 BROCKWAY ROAD, TRUCKEE



DETAILS

- *Rate: \$1.90 NNN*
- *Size: 3703 Rentable sf*
- *Retail Frontage*
- *Street Signage*
- *12' Ceilings on 1st Floor*
- *Plentiful Parking*
- *CAM: approx. \$0.65*

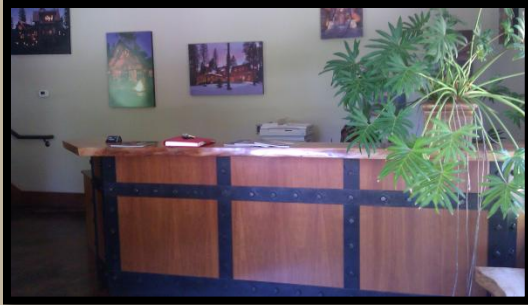
CONTACT:

Annemarie Huisman, CCIM

530/582-4623

North Tahoe Commercial

THE ROCK – BUILDING D
1st FLOOR RETAIL/OFFICE AVAILABLE
11197 BROCKWAY ROAD, TRUCKEE



Front Reception



2nd Floor Loft

1st Floor Private Office



Custom Staircase to Loft



DETAILS

- *First Floor Space with 2nd Floor Loft*
- *Front Entrance Opens onto Central Courtyard Patio*
- *1,250+/- rsf*
- *High-End Finishes Throughout*
- *Great for Retail or Office Use*
- *\$1.90 NNN*

Annemarie Huisman, CCIM

530/582-4623

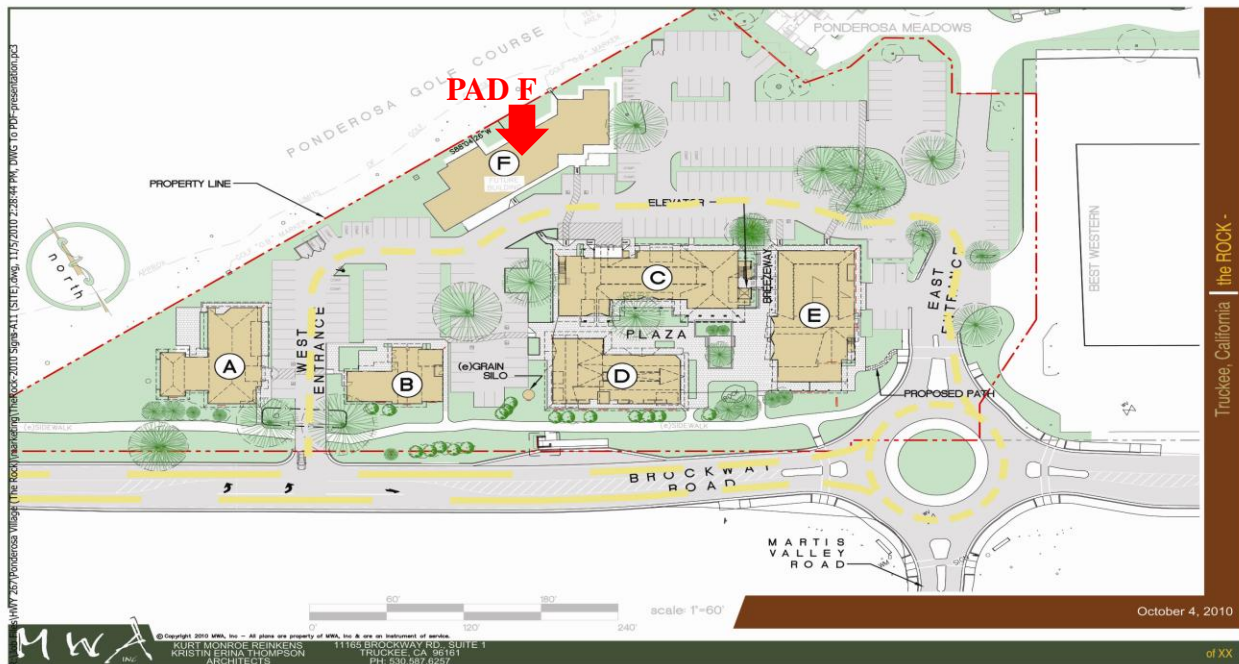
North Tahoe Commercial

[*AHuisman@NorthTahoeCommercial.com*](mailto:AHuisman@NorthTahoeCommercial.com)

THE ROCK – PAD F
FOR LEASE OR BUILD TO SUIT
11177 BROCKWAY ROAD, TRUCKEE



**THIS IS THE VIEW FROM YOUR
NEW OFFICE!**



DETAILS

- 2,500 – 15,000 sf on the Golf Course
- Zoned for Office, Retail or Restaurant
- Two Story Building Possible
- Ample Surface Parking
- Great Golf Course and Mt. Rose Views

Annemarie Huisman, CCIM

530/582-4623

North Tahoe Commercial

AHuisman@NorthTahoeCommercial.com