

FOR LEASE

THE BUSINESS CENTER

Charming mid-century modern office complex

8788 ELK GROVE BLVD
ELK GROVE, CA 95624



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Henry Ung Inc.

THE BUSINESS CENTER

The Business Center is a charming mid-century modern office complex comprising three single-story buildings with a total rentable area of approximately **24,771 square feet**, nestled on a 2.35-acre site. Conveniently situated on **Elk Grove Blvd**, at the heart of Elk Grove, and just minutes away from freeway access, this multi-tenant office complex has office space ranging from 151 to 1394 rentable square feet.

Professionally managed Business Park with high traffic counts Class B Building Environment.

Easy access and high visibility for your convenience.

Boasting great curb appeal, excellent Elk Grove Blvd visible signages

Adjacent to all essential services, making it a strategic location for your business.

Building and Monument signage are available.

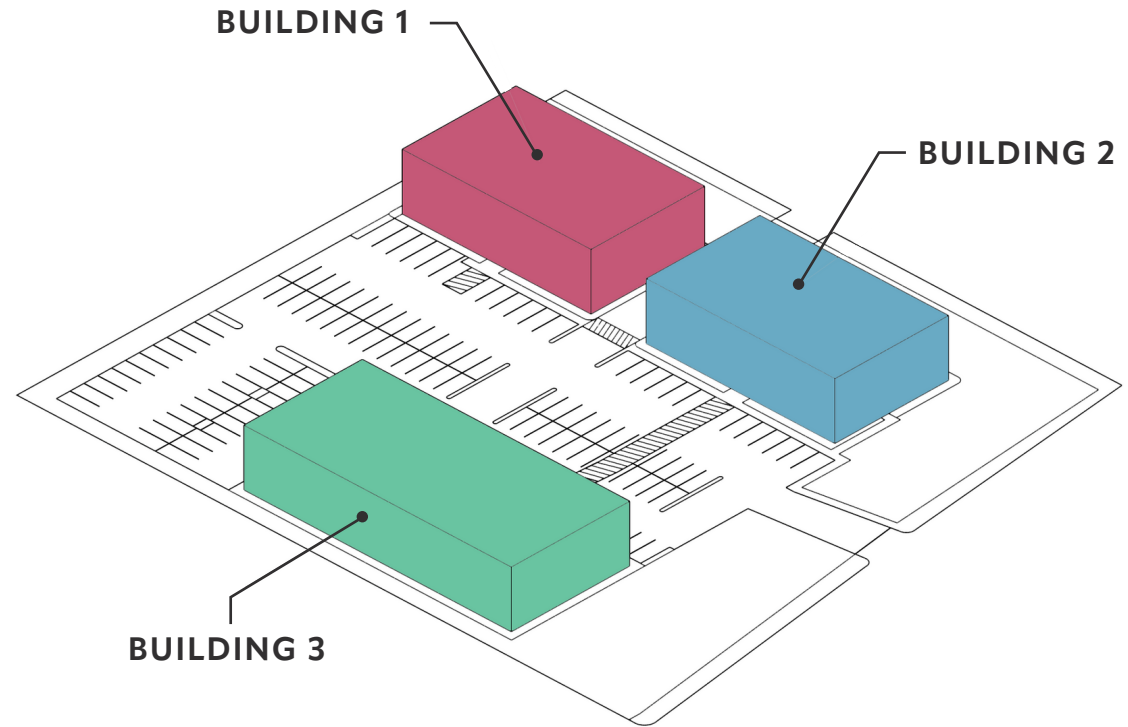
Lobby area, sinks, and conference room available for executive suites

Expansive windows office with lots of natural Light.



THE BUSINESS CENTER

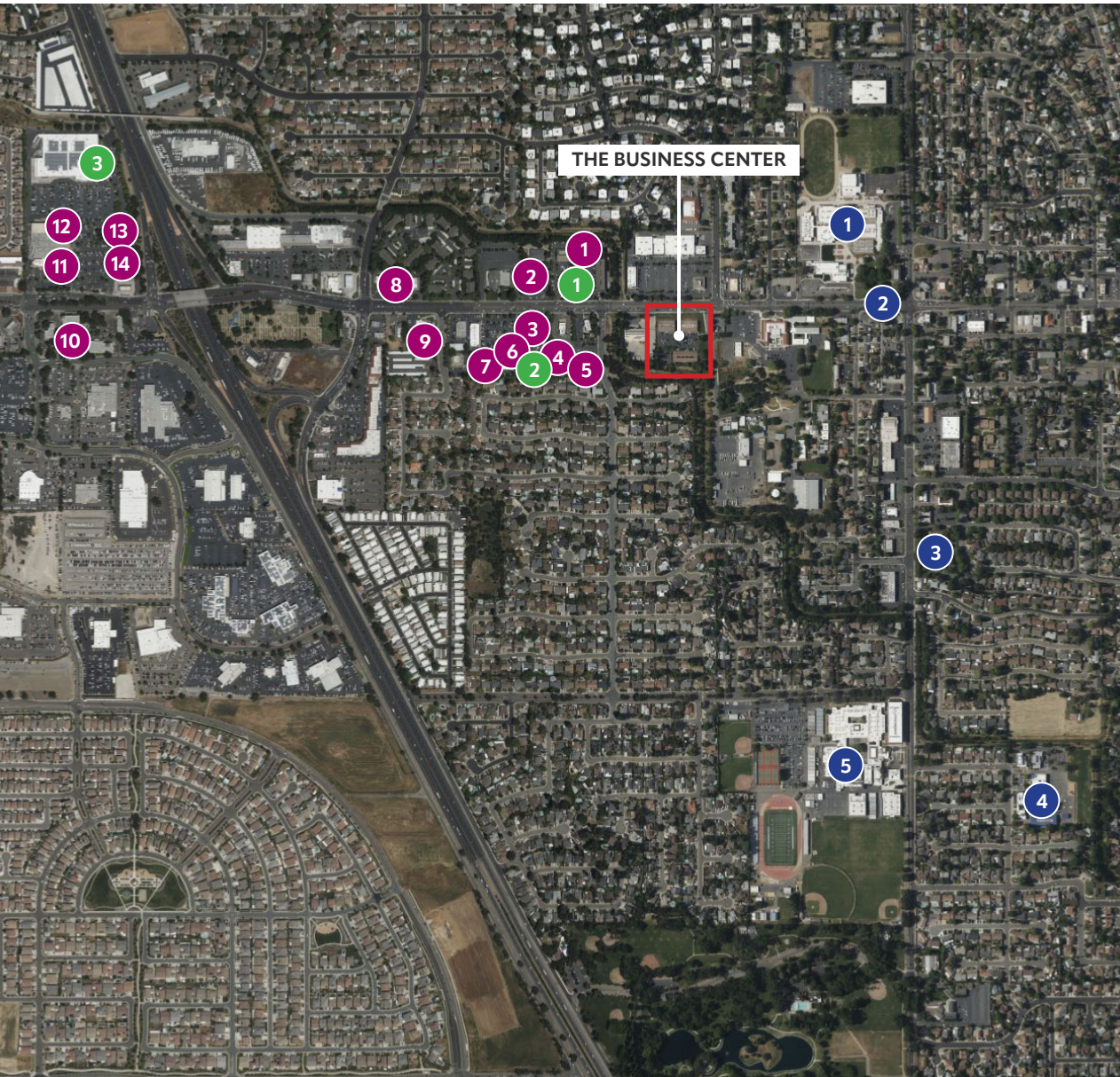




EXPERIENCE SERENITY AT THE BUSINESS CENTER

Escape the conventional with our **serene and private business space**, a departure from the typical large multi-story buildings with dark and narrow hallways. At The Business Center, offices are connected by a grand breezeway with **beautiful landscaping** that brings natural light into your space. The expansive windows allow you a connection to the outside environment while you work.





PLACES OF INTEREST

SCHOOLS & HOSPITALS

- 1 Joseph Kerr Middle School
- 2 Boulevard Family Dentistry
- 3 Elk Grove Pediatrics
- 4 Florence Markofer Elementary School
- 6 Elk Grove High School

RETAIL CENTERS

- 1 Williamson Center
- 2 Dollar Tree
- 3 Walmart

RESTAURANTS & BARS

- 1 Stagecoach Restaurant
- 2 Denny's
- 3 McDonald's
- 4 Palermo Ristorante Italiano
- 5 Best Kabob & Gyro
- 6 Hokee Poke
- 7 Thai Chili
- 8 Burger King
- 9 Jimbo's Tacos
- 10 Starbucks
- 11 Satori Sushi & Teriyaki Grill
- 12 Tasty Pot
- 13 RĀW Superfood To-go
- 14 Fuji Sushi

TENANT PROFILES



ADDITIONAL TENANTS

Tramada [Amanda Rawls]

Jillian Wood [Woodlashed]

Rene Q. Sandoval, LCSW

Jara Insurance Agency

LattCo Services Inc.

Law Office of Douglas Winter

Abacuz Accounting

Anna Stewart Innovative Solutions

Rodney Craig Goodman CPA

Rowena's World [Woodlings]

Next Generation Prenatal Imaging LLC

Kristin Manuel

Sage Point Intensive Outpatient Center

Dreamland Properties

Elinor Proett Hopkins

Leina Hoyt

Law Office of Peter Cianchetta

Peggy Smith [Serenity Tax Service]

Curve Real Estate

Royal Innovative Solutions

Gray Gallacher

M&D Office Cleaning

W. Rene' Martin

Turnaround Counseling

Hope for Healthy Families

Patricia Mcginley CPA

Hall's Financial Planning

SNK Media Group

Law office of Daniel Allen

Lighthouse Counseling

A.F.S.C.M.E.

Old Town Counseling

Alexis Cote [Lashed by Lexi]

All Business Consulting

Aman Insurance

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BUILDING 1



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BUILDING 2



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BUILDING 3





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