

Florin Medical Center

Medical/Dental/ Professional Office Suites for Lease

7275 E. Southgate Drive, Sacramento, CA 95823

RE/MAX
COMMERCIAL

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Property Highlights:

Available sq. ft:	18,822 s.f.
Building size:	41,020 s.f.
Rentable s.f.:	37,679 s.f.
Available suites:	893 s.f. to 3,730 s.f.
Lease Rate:	\$ 1.25 per sf modified gross
Lot size:	3.24 acres
Type:	Medical/Dental/Professional Office

Property and Location Overview:

The property is comprised of two 2-story buildings totaling 41,020 square feet with 31 individual medical, dental or professional suites. Located on 3.24 acres of land, the property features abundant parking and landscaped common areas. Florin Medical Center is situated in the heart of the South Sacramento Submarket of the Sacramento Metropolitan Area. Originally built in 1966, this beautifully maintained property includes two buildings of approximately 20,000 square feet each, connected by a covered breezeway with a lush garden courtyard in between. The property enjoys easy access to Highway 99 from Florin Road. Spaces are available for immediate occupancy for office and medical users alike.

South Sacramento submarket has about 4 million sf of office space, making it one of the metro's larger office submarkets. The property is located off Florin Road, one of the major arterial roads in South Sacramento and in the immediate vicinity of highway 99, which connects the area to Downtown/midtown Sacramento and other parts of the Sacramento metro area easily.

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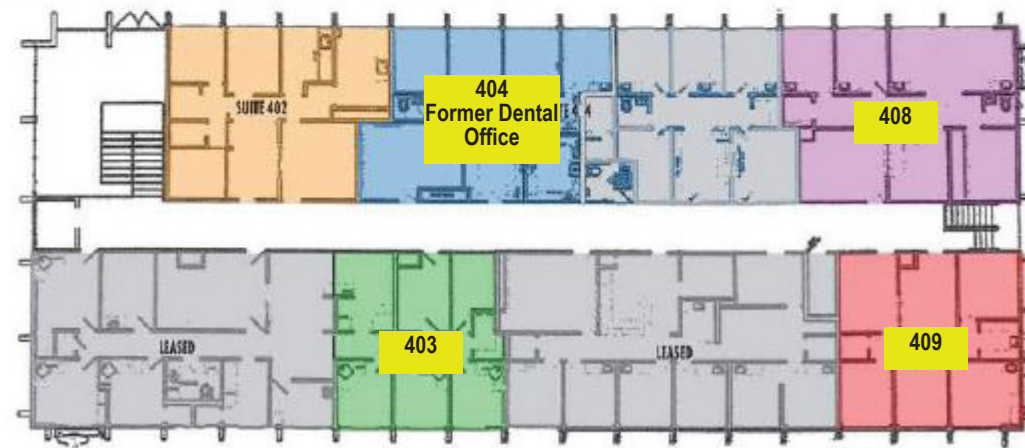
North building	
Suite No.	Size (sf)
103-105	2,307
107	1,069
201-203	2,410
202	1,054
204	1,784
206	893
208	901
Total	10,418

The information contained in this offering memorandum, including square footages has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

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South building	
Suite No.	Size (sf)
301	2,735
305	1,373
403	989
404	1,041
408	1,274
409	992
Total	8,404

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