

MEDICAL OFFICE BUILDING
406 SUNRISE AVE
ROSEVILLE, CA
FOR LEASE
487 RSF - 7,626 RSF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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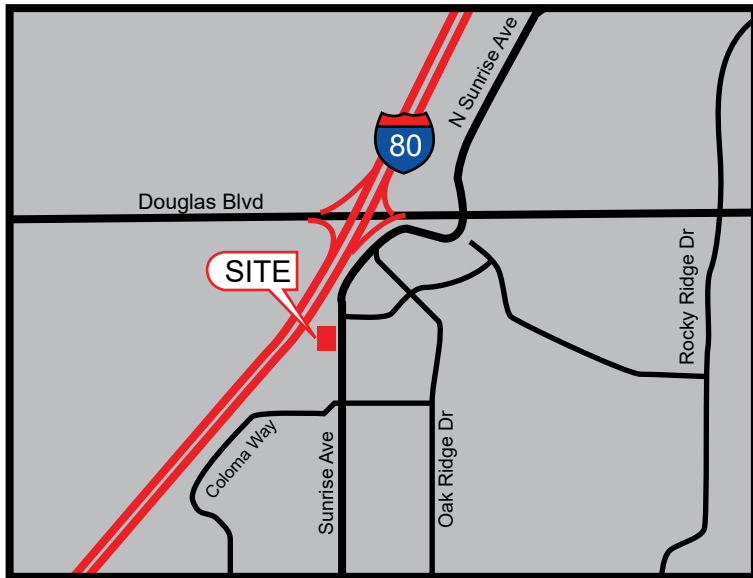
FEATURES:

- Monument signage available
- Close proximity to area hospitals
- 4.01/1,000 SF parking ratio
- Prominent freeway visibility and excellent access to I-80

PROPERTY DETAILS:

Attractive 46,611 RSF 3-story Medical Office building with flexible and functional tenant improvements.

Great location with retail and restaurants nearby. Features large offices, reception and waiting areas.



LEASE RATES:

Suite 290:	487 RSF	\$ 901.00	(\$1.85 PSF, Full Service)
Suite 300:	5,866 RSF	\$10,500.00	(\$1.79 PSF, Full Service)
Suite 307:	1,760 RSF	\$ 3,150.00	(\$1.79 PSF, Full Service)
Suite 320:	3,964 RSF	\$ 7,333.00	(\$1.85 PSF, Full Service)

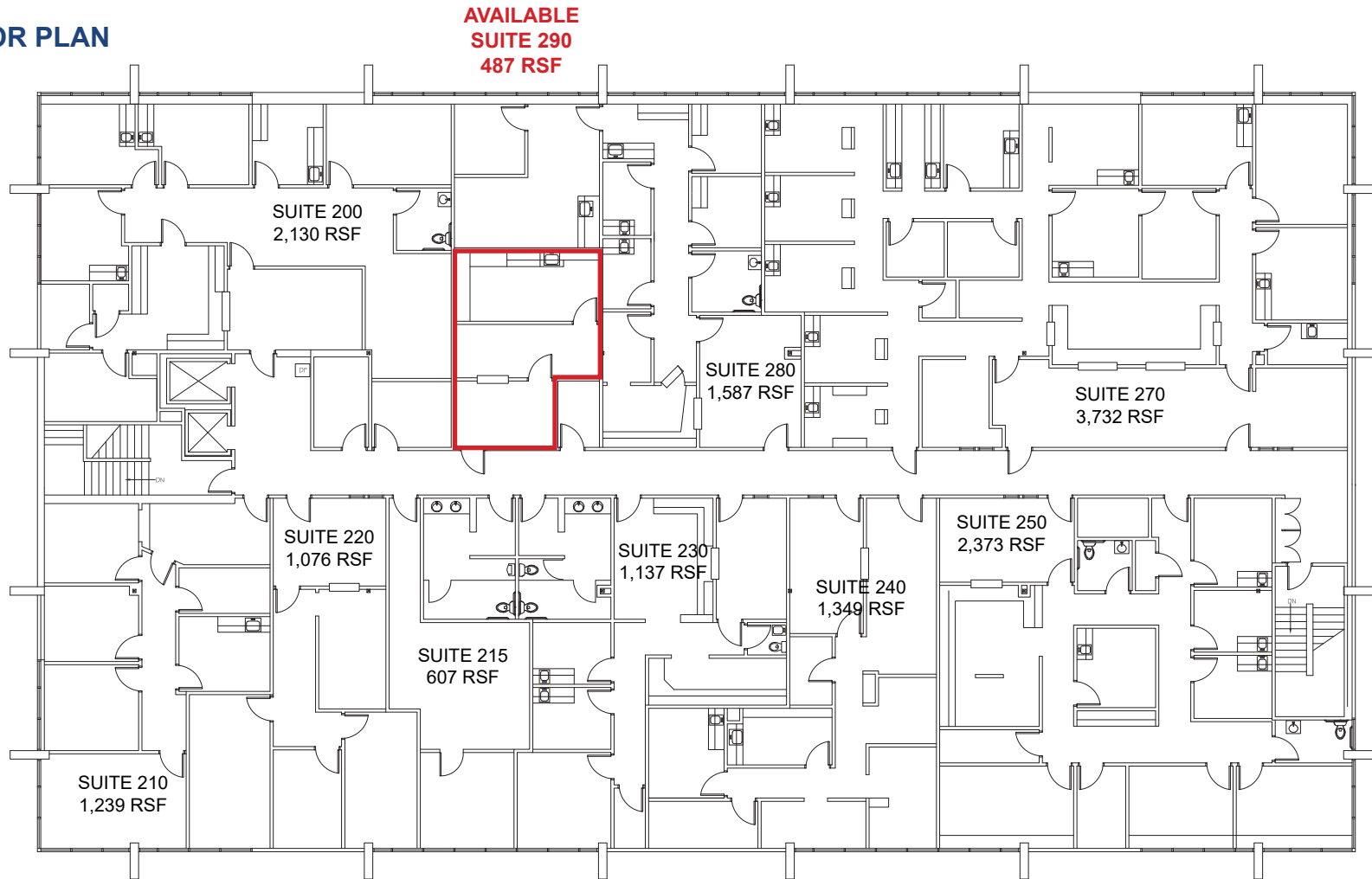
Suites 300/307 can be combined for 7,626 RSF (\$1.79 PSF, FS).
Suite 320 is divisible to approximately 1,667 RSF and 2,297 RSF.

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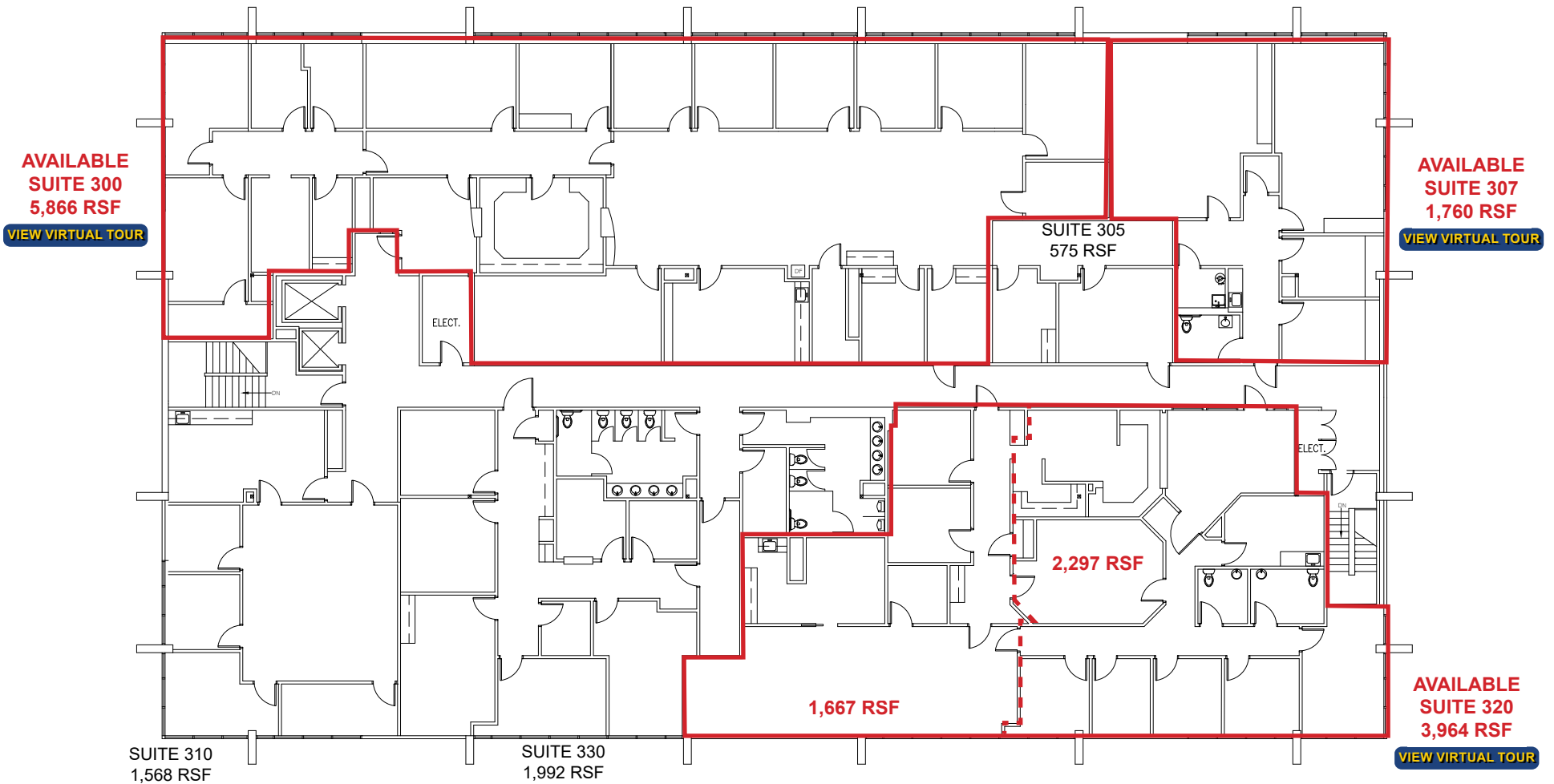
2ND FLOOR PLAN



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3RD FLOOR PLAN



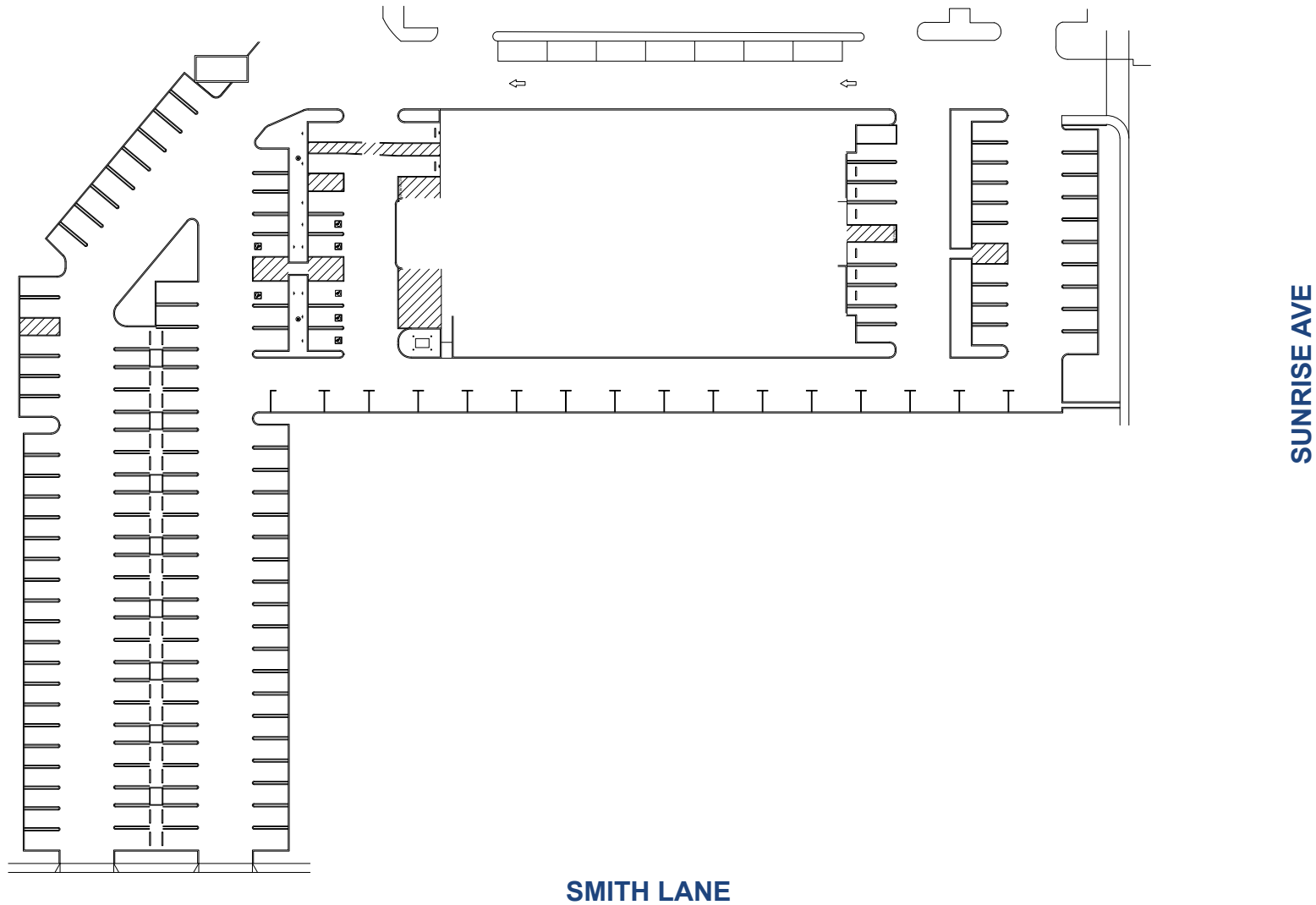
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SITE PLAN



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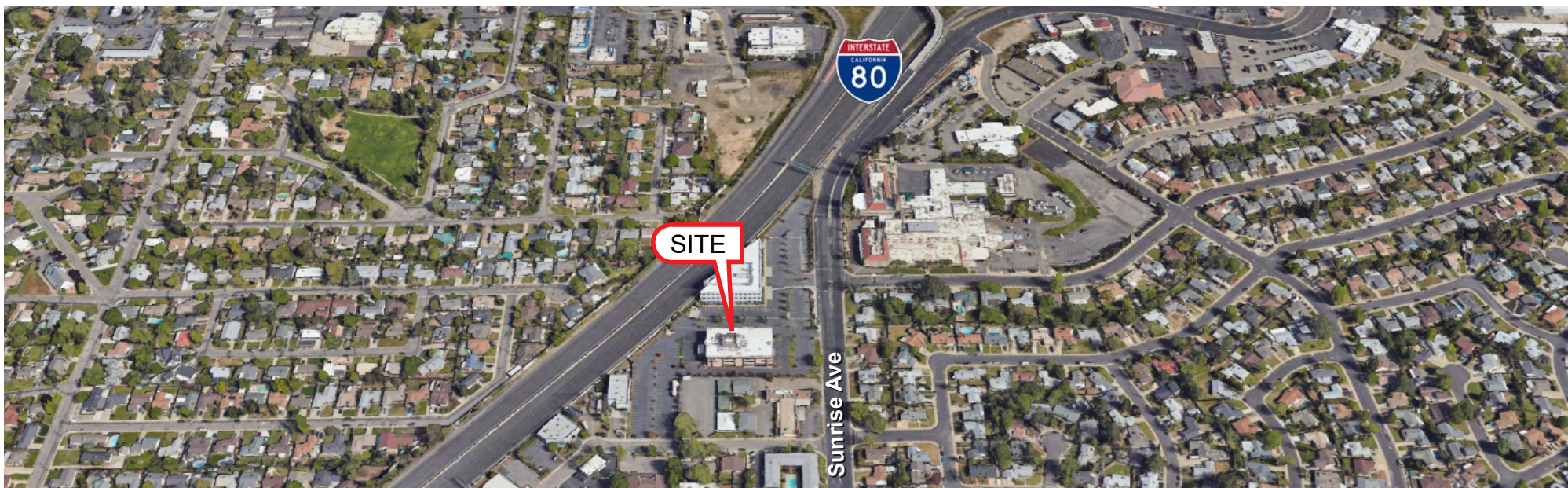
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