

FOR LEASE

Class A Medical Office Space
+/- 1,643 SF - +/- 3,454 SF

9291 Laguna Springs Dr
Elk Grove, CA



PDF
THE PAUL D FRANK *Team*



eXp COMMERCIAL

GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™



916-714-8012 | www.PDF-USA.com

PROPERTY OVERVIEW

9291 Laguna Springs Drive is a Class A medical office building located within Elk Grove's Laguna Springs corridor. Built in 2013, the property offers a professional setting with strong surrounding medical and office users, along with convenient access to Highway 99 and nearby retail and amenities.

AVAILABLE SPACES

Suite 110, +/- 1,643 SF

Suite 120, +/- 1,811 SF

Ability to combine for +/- 3,454 SF

LEASE RATE

\$2.50 PSF, NNN

HIGHLIGHTS

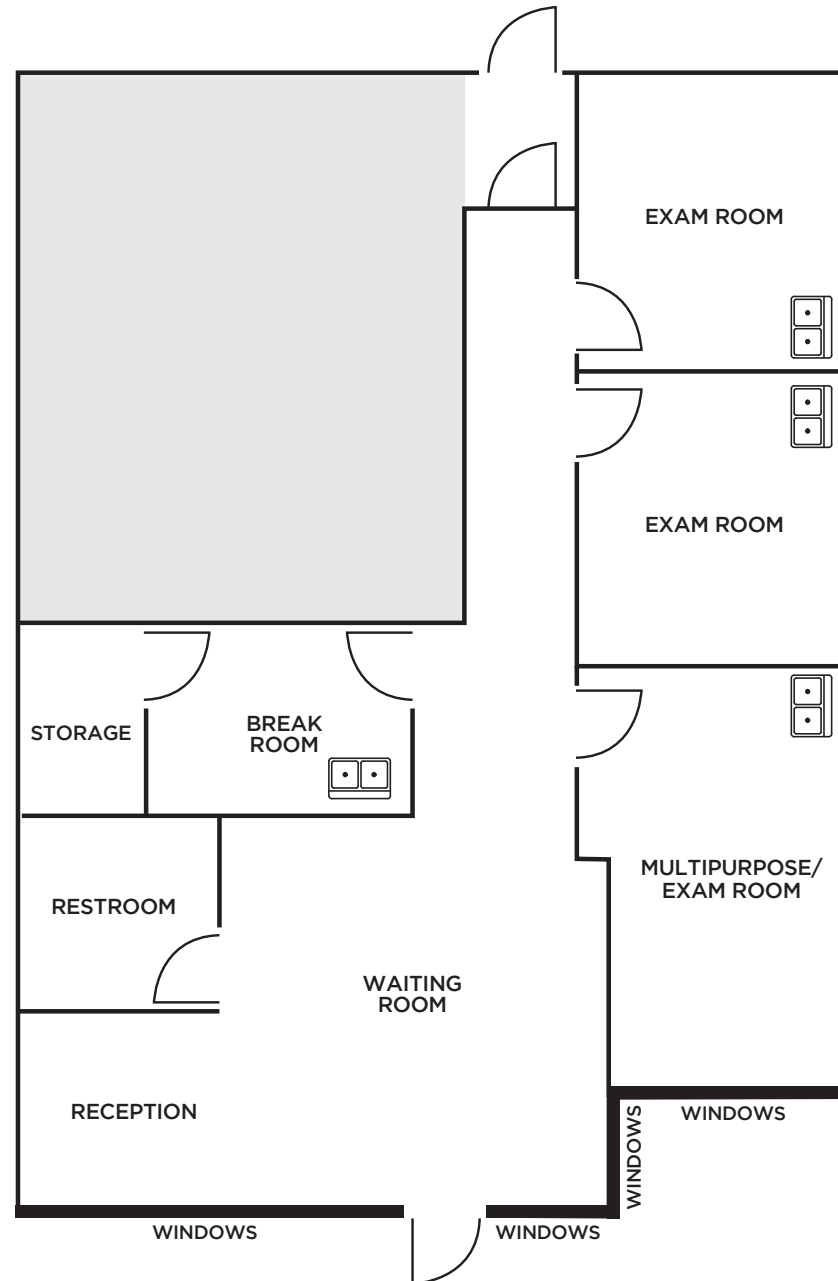
- Class A medical office building constructed in 2013
- Prime Elk Grove location within established Laguna Springs corridor
- Convenient access to Highway 99 and surrounding retail amenities
- Professionally maintained medical office development
- Ample on site parking
- Move in ready medical suites with existing buildout



SUITE 110 FEATURES

+/- 1,643 SF

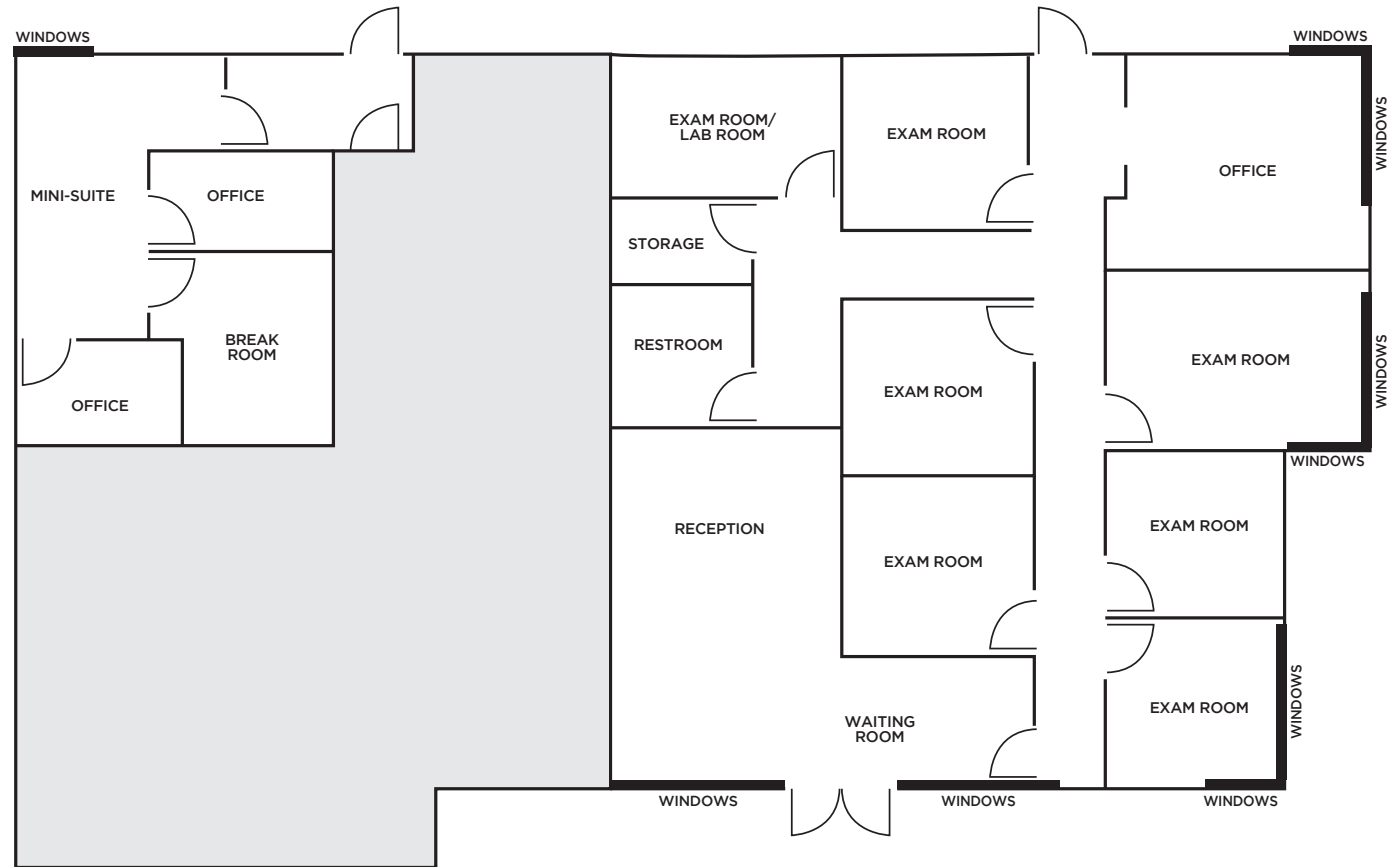
- Three private exam rooms with sinks
- Reception area
- Breakroom
- Restroom
- Functional medical layout, move in ready



SUITE 120 FEATURES

+/- 1,811 SF

- Six exam rooms
- Three private offices
- Lab and storage areas
- Reception area
- Breakroom and restroom
- Upgraded medical improvements





SURROUNDING AREA MAP



FOR MORE INFORMATION

Jon Bias

916-508-9556 mobile

Jon@pdf-usa.com

DRE #01998325

CONFIDENTIALITY & DISCLAIMER NOTICE

The information contained in the following Marketing Brochure is confidential. The information is intended to be reviewed only by the party receiving it from eXp Commercial (PDF). The information shall not be made available to any other party without the written consent of PDF. This Marketing Brochure has been prepared to provide a summary to prospective purchasers, and to initiate only a preliminary level of interest in the subject property. The information contained shall not substitute a thorough due diligence investigation. PDF makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, PDF has not verified, and will not verify, any of the information contained herein, nor has PDF conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

