



**Well  
tower**



**For Lease**

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8120 Timberlake Way  
Sacramento, CA

**On-Campus Medical Office Building**

**Property Highlights**

- » Suite 210 B - ±1,038 RSF available
- » Suite 212- ±1,761 RSF available
- » Can combine Suite 210 B and 212 to make - ±2,799 RSF
- » Adjacent to Methodist Hospital of Sacramento, a 281-bed general medical and surgical hospital operated by Dignity Health
- » Convenient access to Highway 99
- » Ample on-site free parking
- » Professionally managed
- » ±46,000 SF medical office building

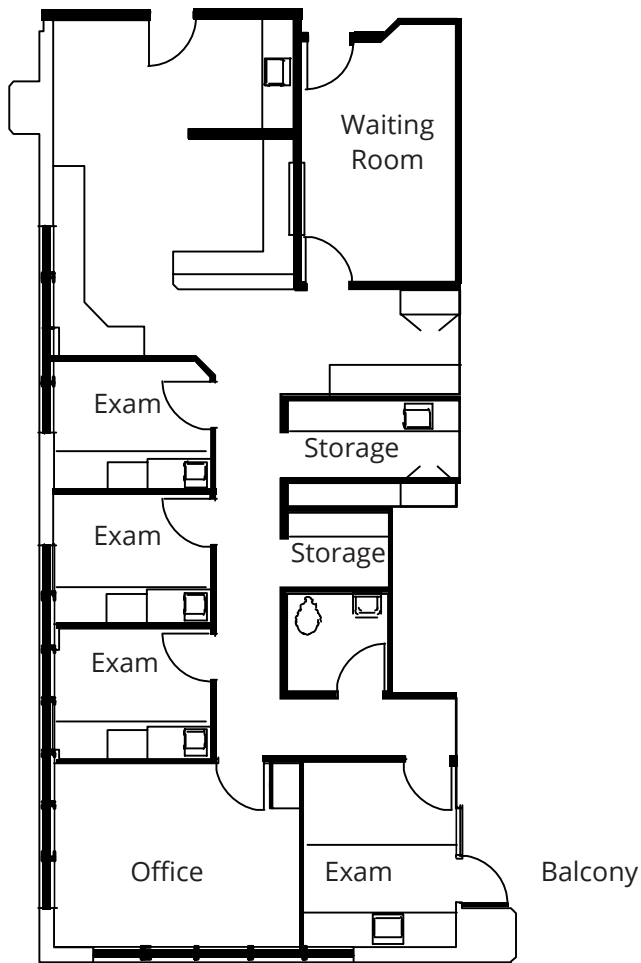
**Tenant Mix**

- » Cardiology
- » Endoscopy
- » Pharmacy
- » Primary Care
- » Orthopedics
- » OB/GYN
- » Ophthalmology
- » Psychiatry

# Floor Plan

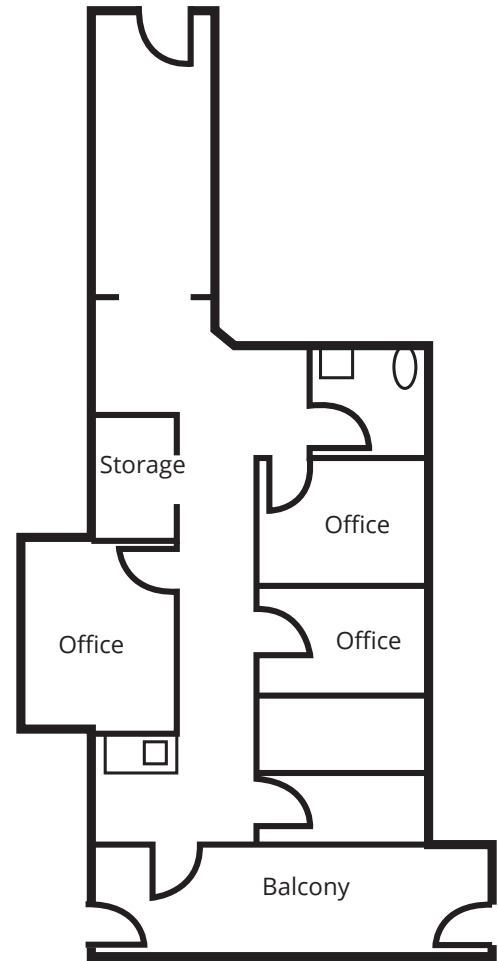
Suite 212 | ±1,761 RSF

**Lease Rate:** \$2.55 per SF

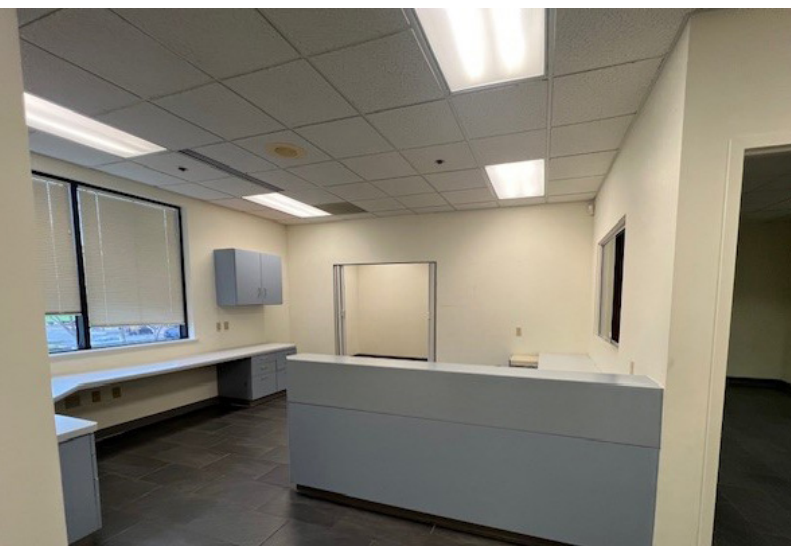


Suite 210 B | ±1,038 RSF

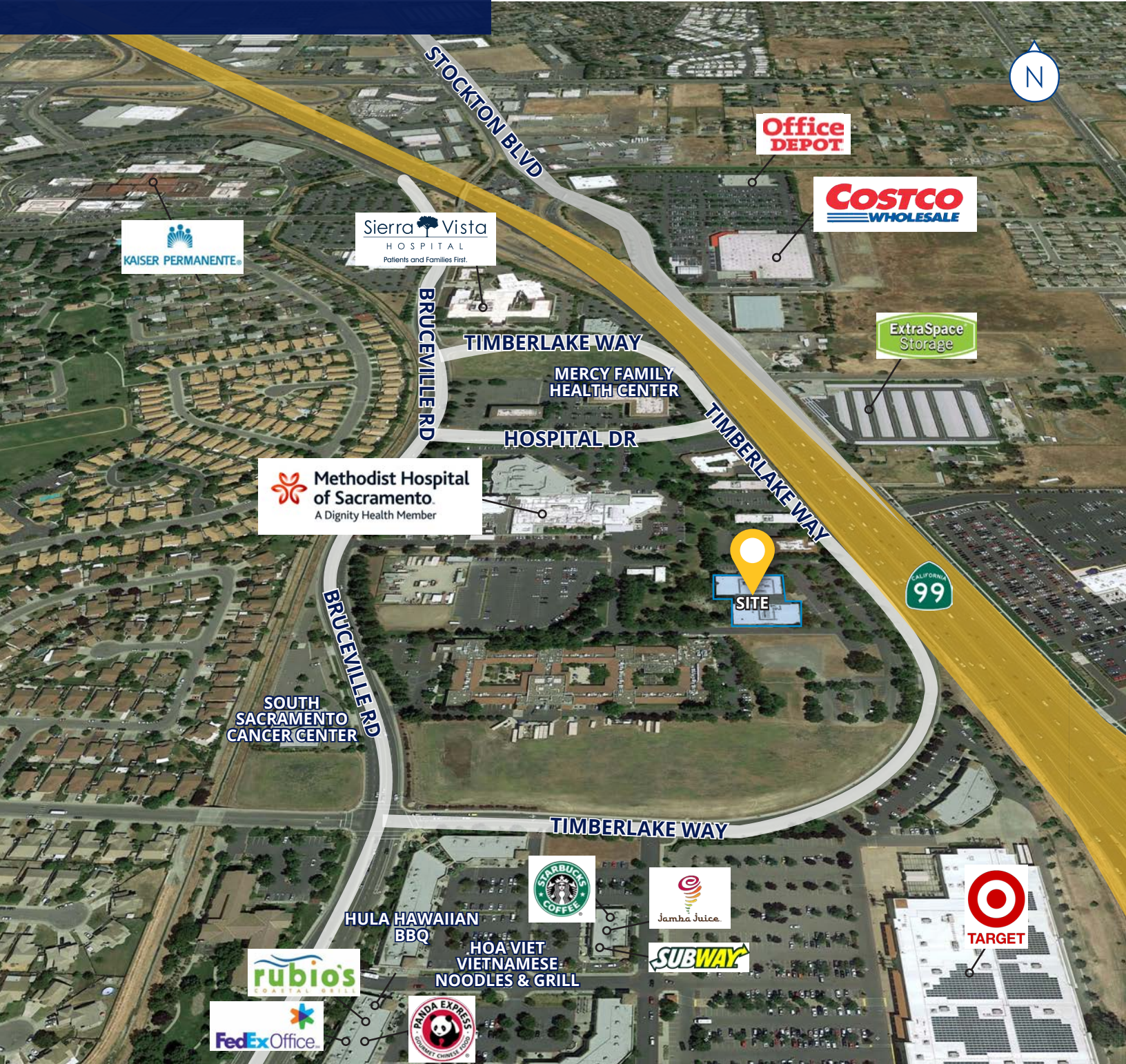
**Lease Rate:** \$2.55 per SF



\*Suites 210 B & Suite 212 can be combined for a total of ±2,799 SF



# Location Overview



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