

**MEDICAL, DENTAL AND OFFICE
BUILDING**

**7248 SOUTH LAND PARK DR
SACRAMENTO, CA**

**FOR LEASE
1,177 RSF MEDICAL OFFICE SUITE**

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

Todd Newburn
DRE: #01226238
tnewburn@ethanconradprop.com

Sandy Rodriguez
DRE: #01249030
sarodriguez@ethanconradprop.com

VIEW VIRTUAL TOUR

916.779.1000

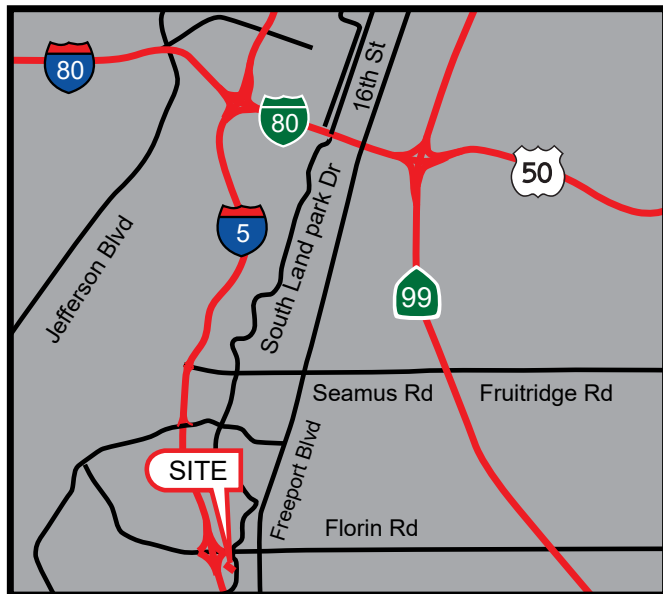
ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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FEATURES:

- Turn-key medical office suite available
- Existing medical tenant improvements are in very good condition and ready for immediate occupancy!
- Quest Lab located in building
- Excellent access to I-5 at Florin Rd
- Six (6) days a week HVAC at no extra cost
- Full Service rent includes all utilities and janitorial costs which is a attractive concession for medical space



PROPERTY DETAILS:

It is located within the hub of Medical/Professional Office buildings and is situated kitty-corner to the newly remodeled South Land Park Center anchored by the Bel-Air grocery store. The area is surrounded by a dense residential population.

LEASE RATE:

Suite 100 1,177 RSF \$2,578.00 (\$2.19 PSF, Full Service)



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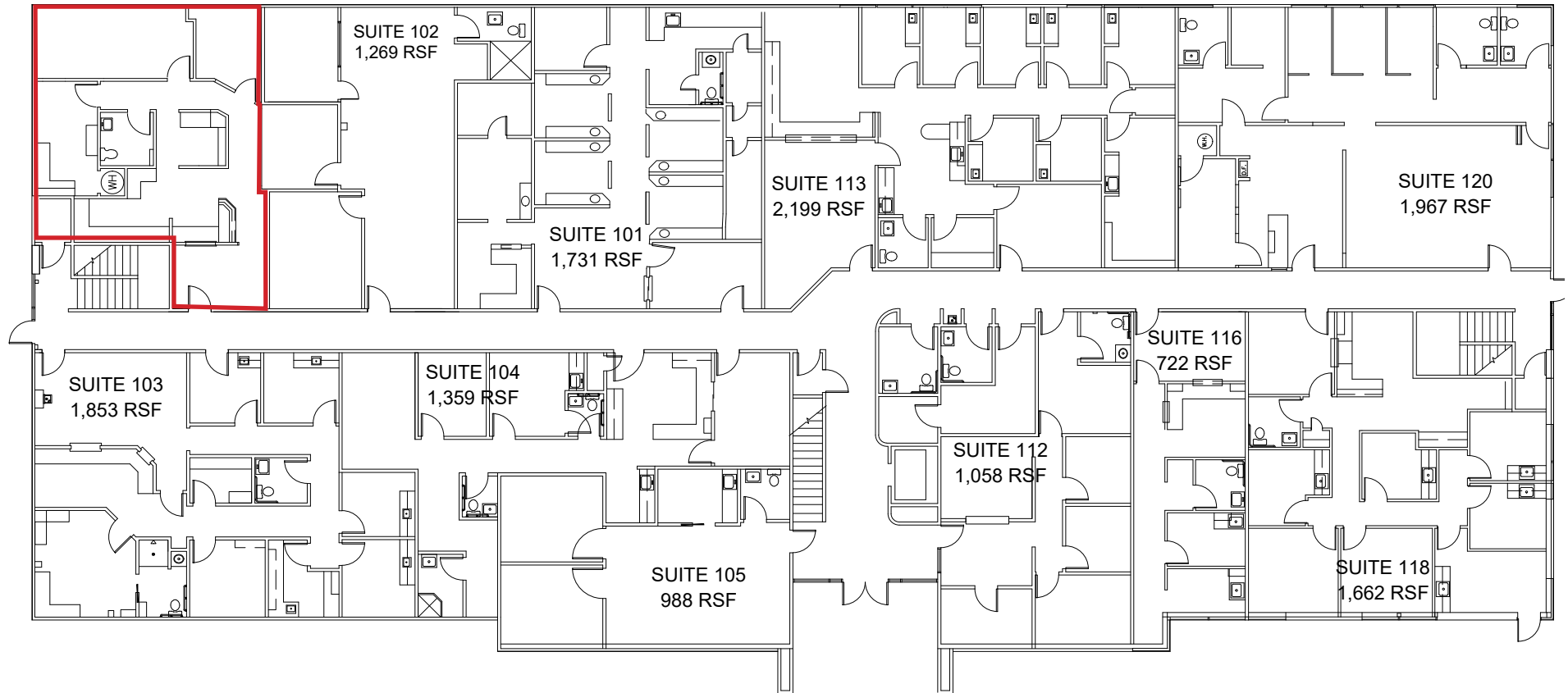
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SACRAMENTO, CA

1ST FLOOR PLAN

AVAILABLE
SUITE 100
1,177 RSF



Suite	RSF	Lease Rate	Monthly Rent
100	1,177	\$2.19 PSF, FS	\$2,578.00

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