

FOR LEASE

CORE EQUITY CORPORATION

5530 Birdcage Street, Citrus Heights, CA 95610



SHAWN DHILLON

Managing Broker

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Professional office building offering move-in-ready office space in a convenient location in Citrus Heights.

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PROPERTY HIGHLIGHTS

- Two-story professional office building in Citrus Heights
- Modern turn-key office suites suitable for a variety of professional users
- Ample on-site surface parking
- Convenient location near Sunrise Boulevard and Interstate 80
- Minutes from Sunrise Marketplace and numerous restaurants, retail, and services
- Individual HVAC systems and abundant natural light
- Select suites feature private balconies
- Professionally managed property



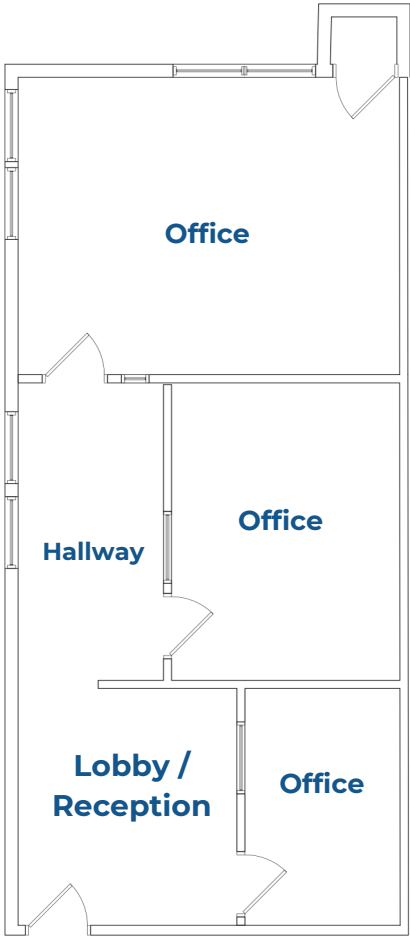
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AVAILABLE - SUITE 210

- Modern & Move-In Ready Suite
- New Flooring & Upgraded Lighting
- 2-3 Private Offices & Reception Area
- Large Windows with natural light

SUITE	SIZE	TYPE	RATE	RENT
210	+/- 1,056 SF	Gross	\$1.32/ SF	\$1,393.92 / Month



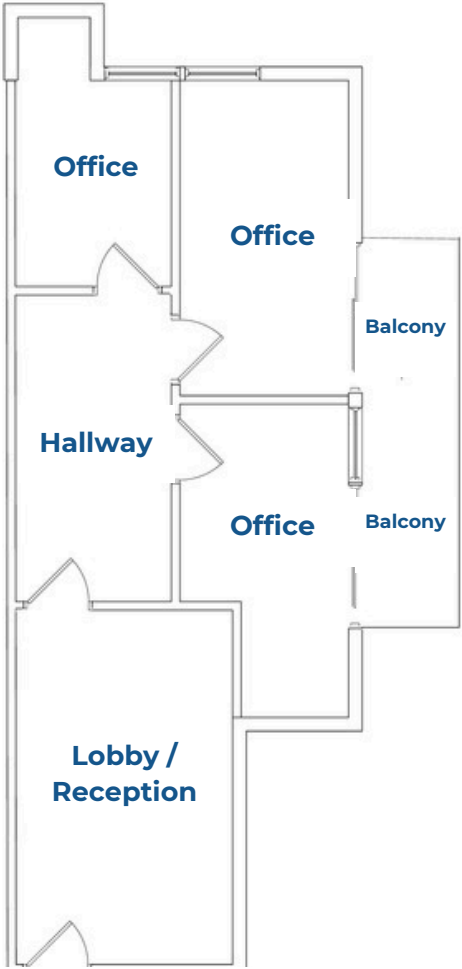
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AVAILABLE - SUITE 230

- Modern & Move-In Ready Suite
- New Flooring & Upgraded Lighting
- 3 Private Offices & 2 Balconies
- Large Lobby / Reception Area

SUITE	SIZE	TYPE	RATE	RENT
230	+/- 1,049 SF	Gross	\$1.33/ SF	\$1,395.17 / Month



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SITE PLAN



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PROPERTY PHOTOS

