



New Building Renovations

# For Lease Class A Medical Office

6620 Coyle Avenue, Carmichael, CA

## \$2.45 Full Service Gross

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# Property Features

St. George Medical Center  
6620 Coyle Avenue, Carmichael, CA

- Adjacent to Mercy San Juan Hospital, a 370-bed care facility operated by Dignity Health
- Lease rate: \$2.45/SF Full Service Gross
- ±53,000 SF medical office building
- ±749 SF up to ±5,840 SF available
- Building & monument signage available
- Recent common space renovations and capital improvements

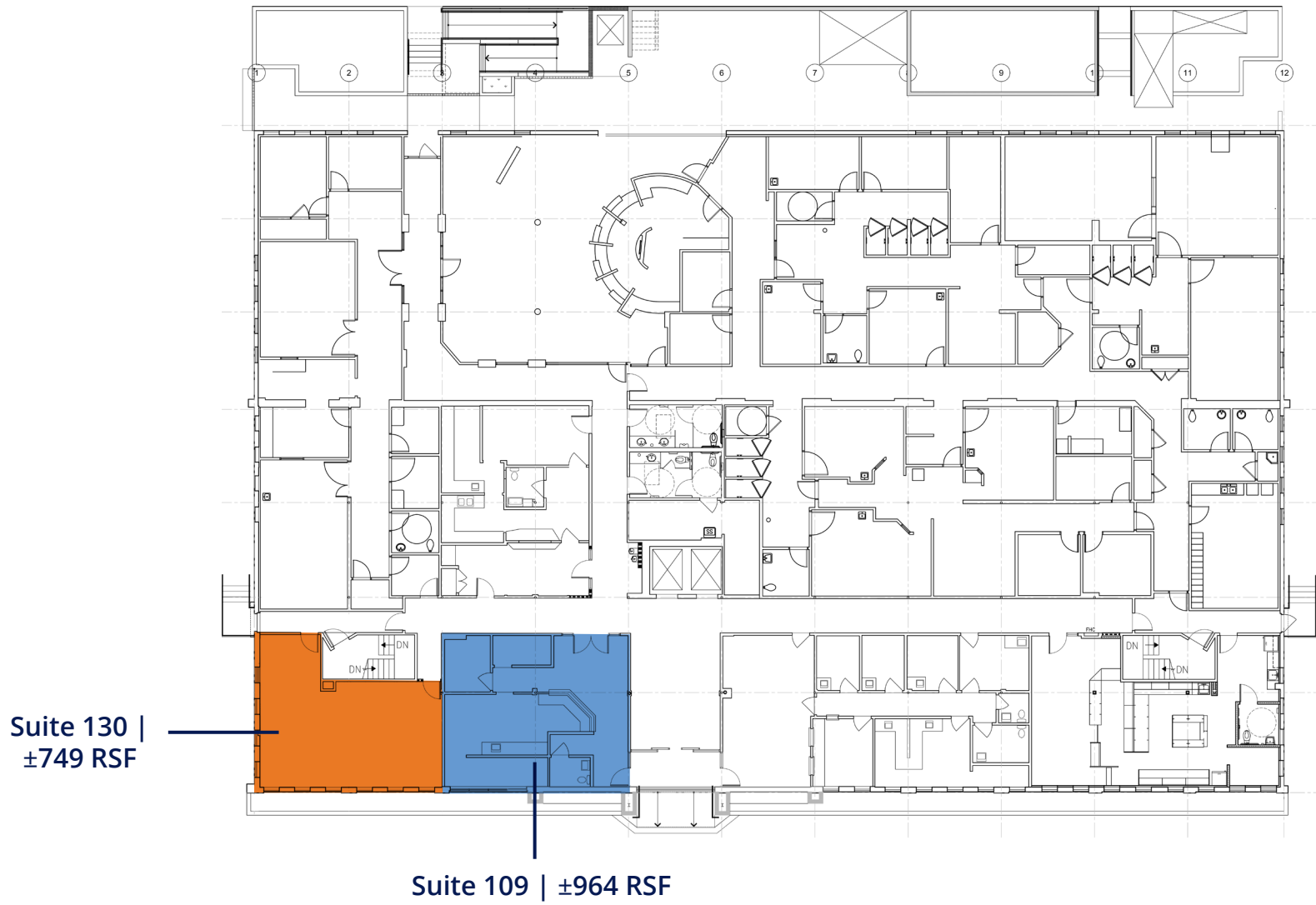


# Property Photos



# 1st Floor Availability

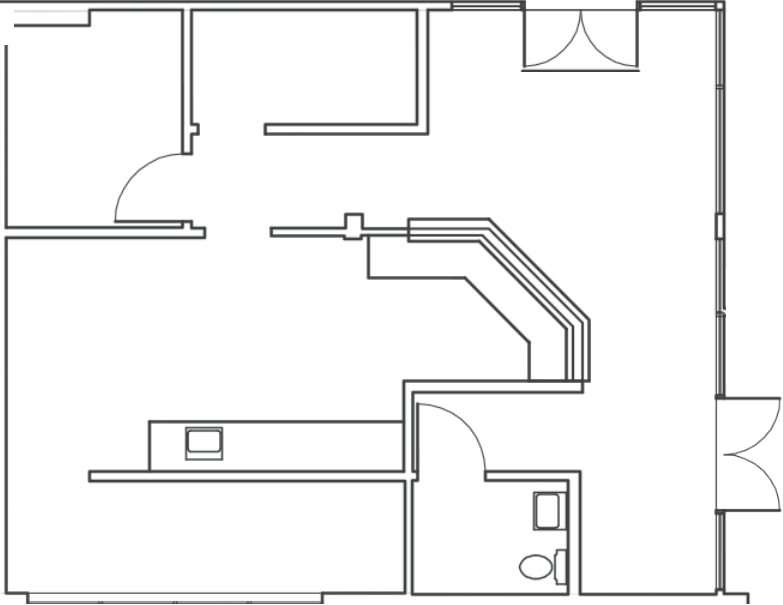
Suites 109 & 130 can be delivered as a Contiguous Space of  $\pm 1,713$  RSF



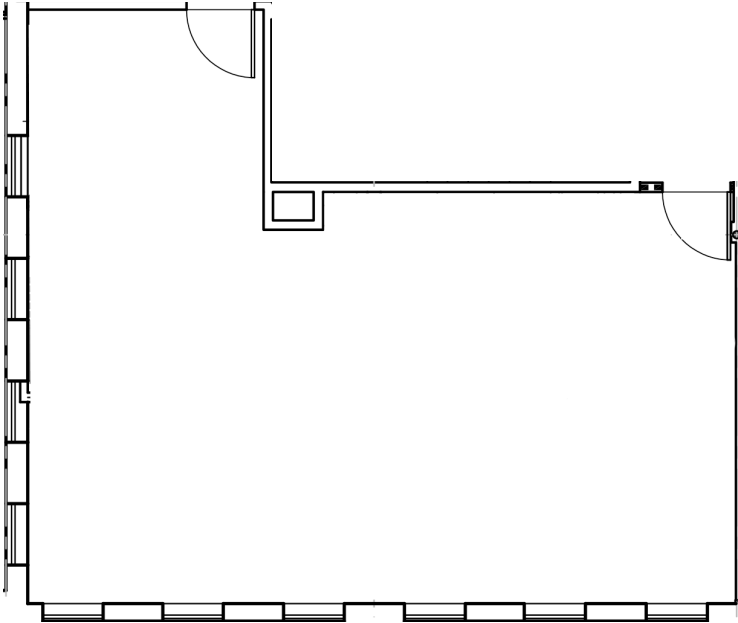
# Floor Plan Availability

Suite 109 | ±964 RSF

 View 360 Tour

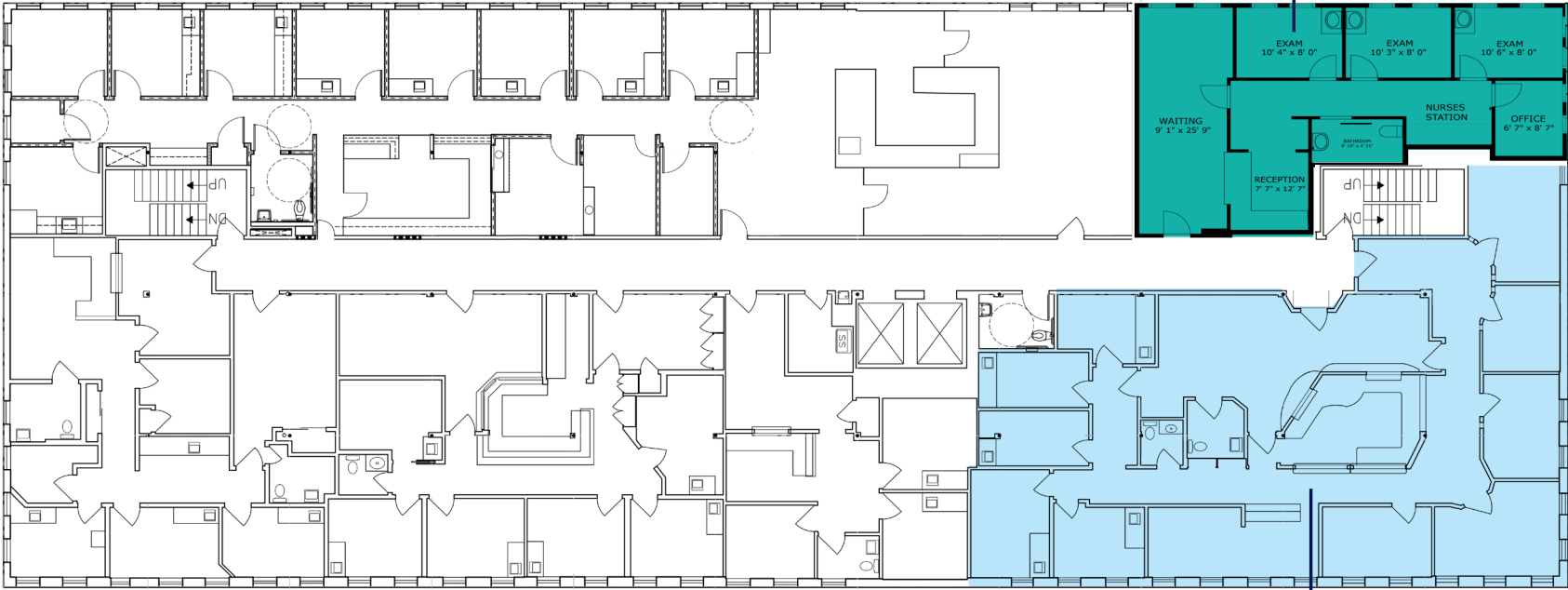


Suite 130 | ±749 RSF



# 2nd Floor Availability

Suites 200 & 218 can be delivered as a Contiguous Space of ±4,035 RSF



Suite 200: ±1,354 RSF  
Available  
Turnkey

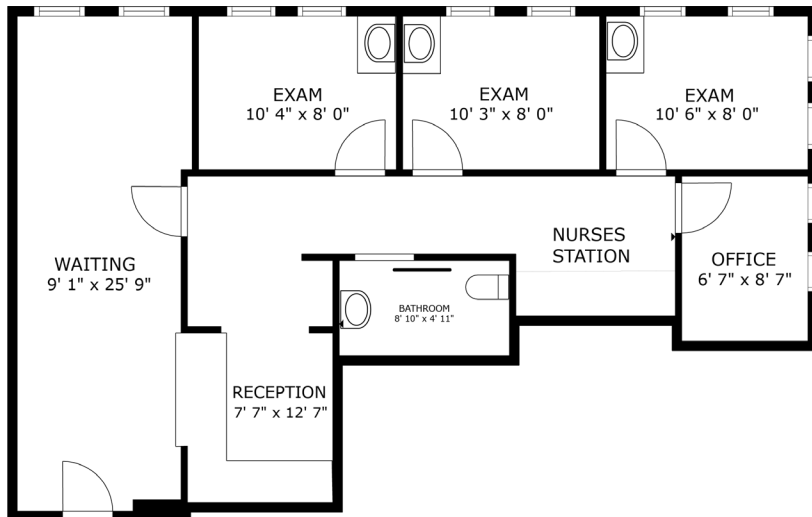
Suite 218: ±2,681 RSF  
Available

# Floor Plan Availability

## Suite 200 | ±1,354 RSF

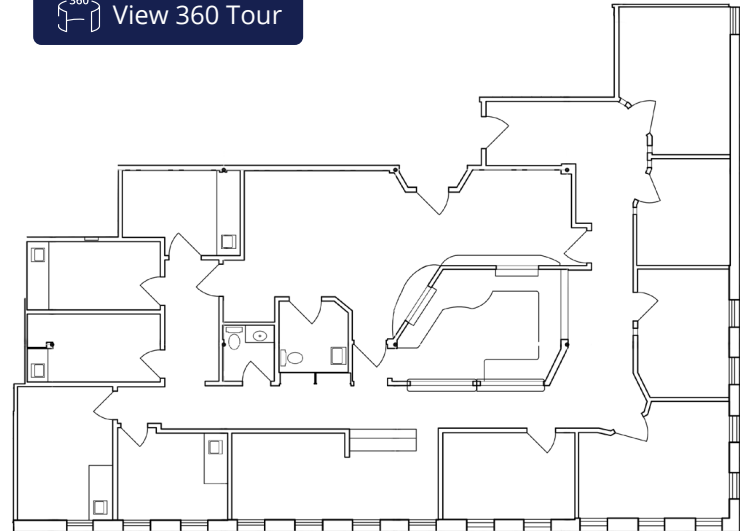
Spec Suite ready for immediate occupancy

 View 360 Tour



## Suite 218 | ±2,681 RSF

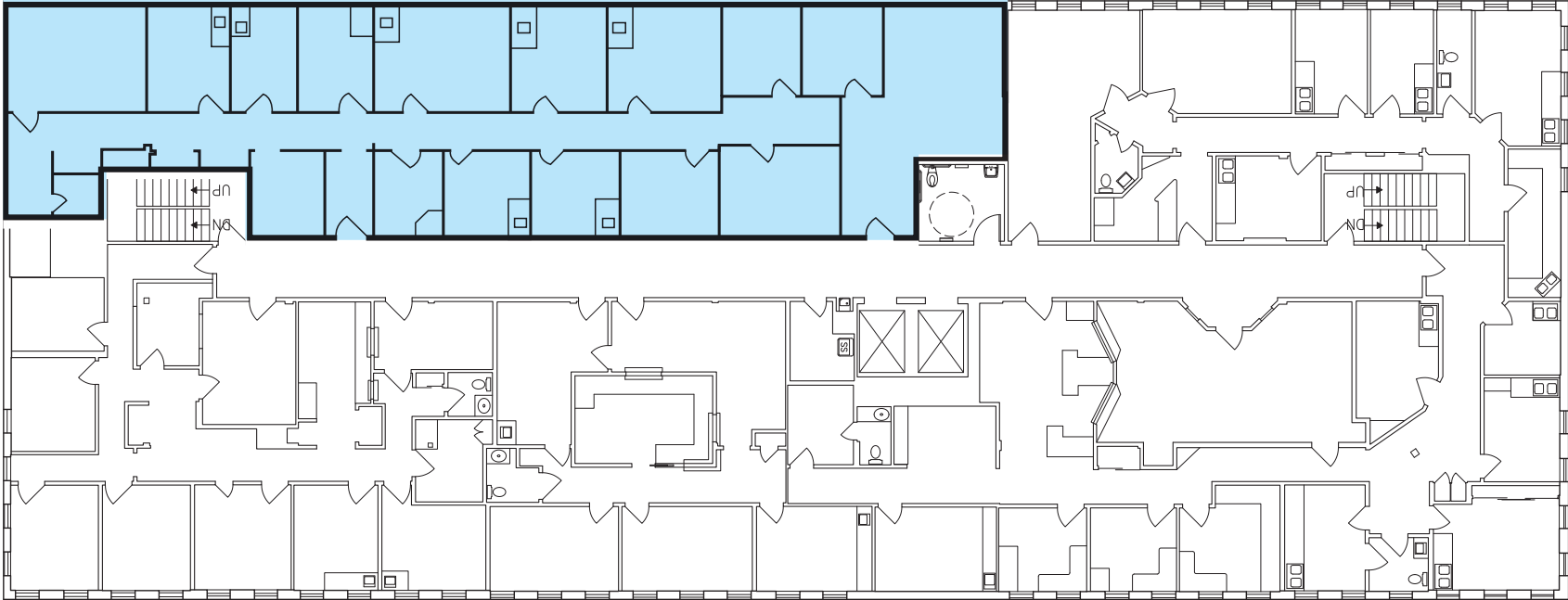
 View 360 Tour



# 3rd Floor Availability

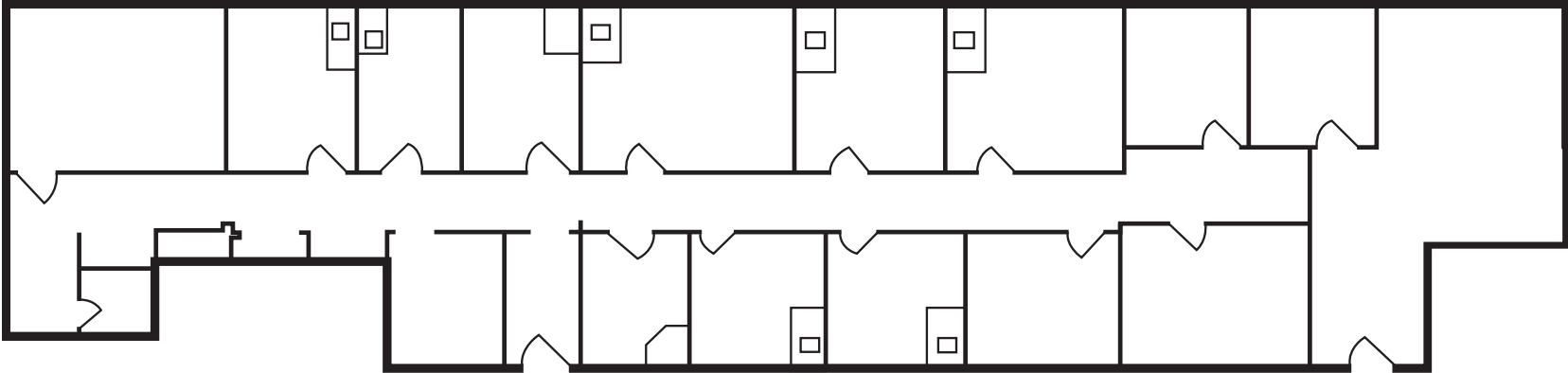
Suite 302: ±3,080 RSF

Suite 302: ±3,080 RSF  
Available



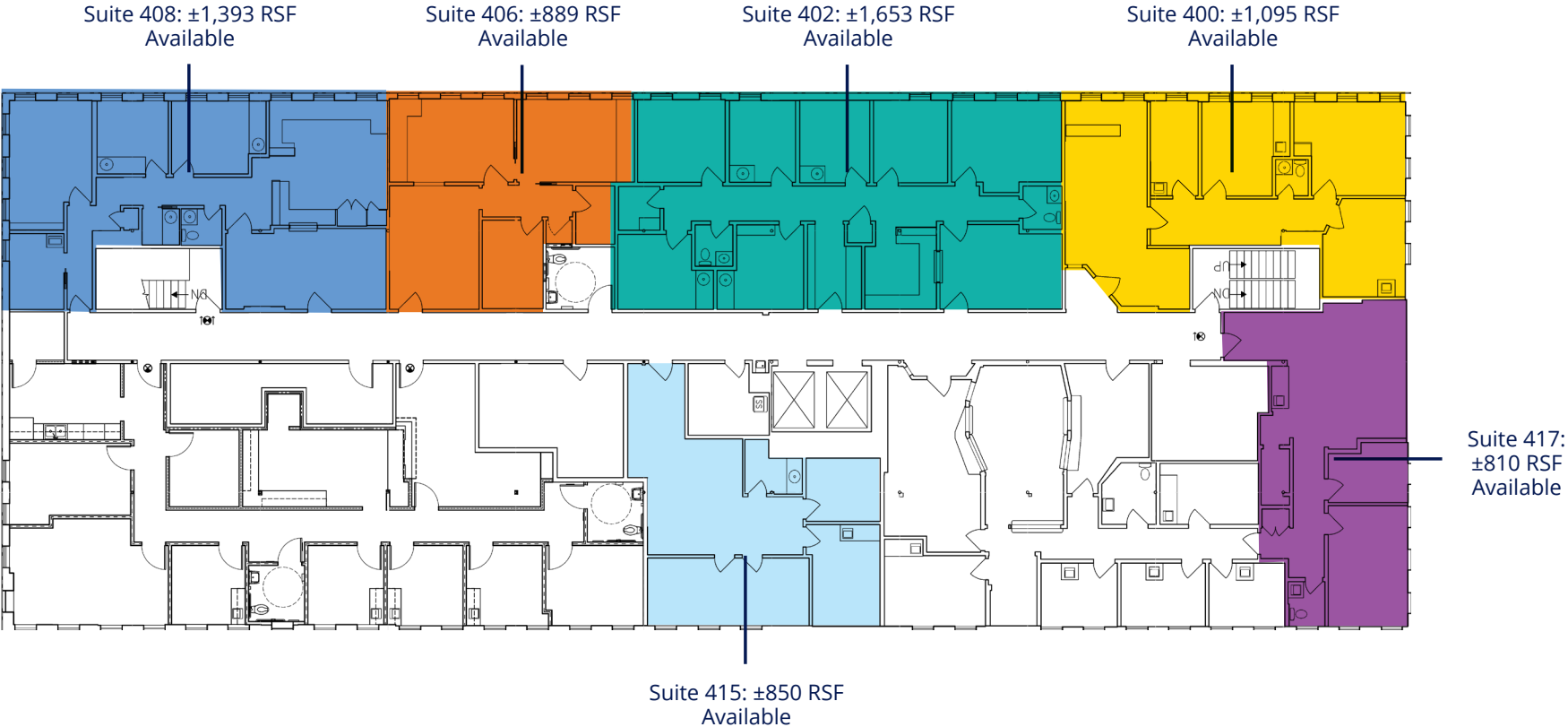
# 3rd Floor Availability

Suite 302 | ±3,080 RSF



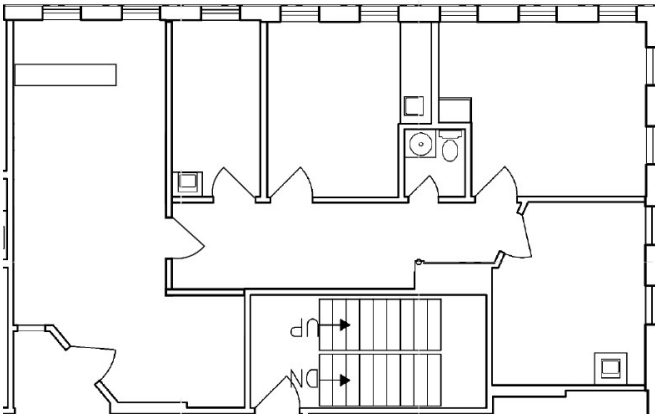
# 4th Floor Availability

Suites 400, 402, 406, 408, & 415 can be delivered as a Contiguous Space of  $\pm 5,840$  RSF

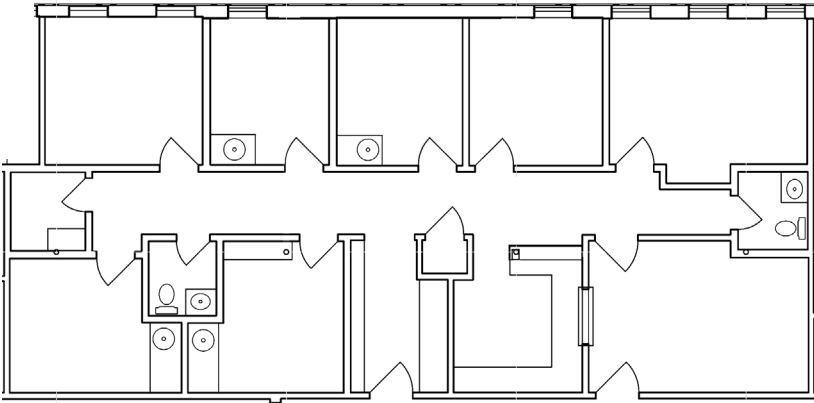


# Floor Plan Availability

Suite 400 | ±1,095 RSF

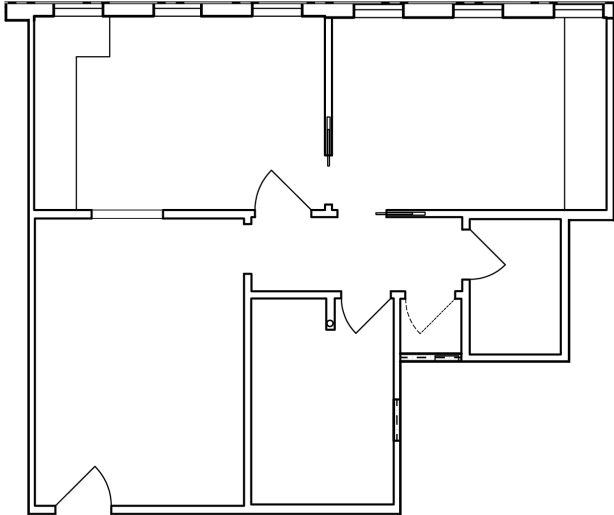


Suite 402 | ±1,653 RSF



Suite 406 | ±889 RSF

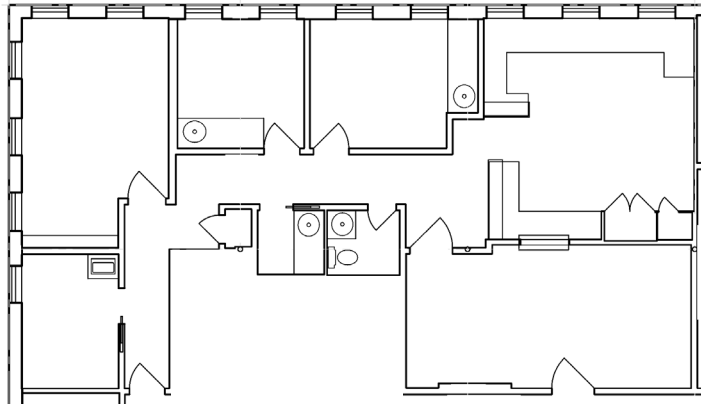
 View 360 Tour



# Floor Plan Availability

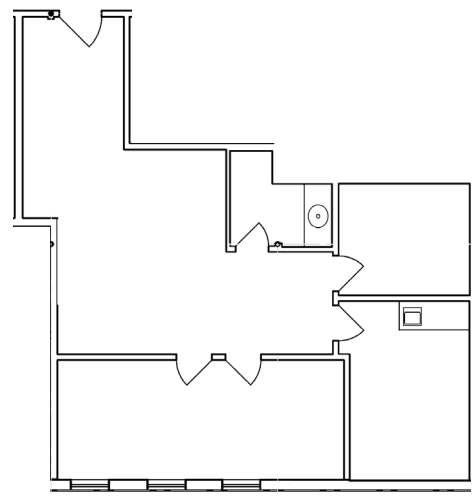
Suite 408 | ±1,393 RSF

 View 360 Tour

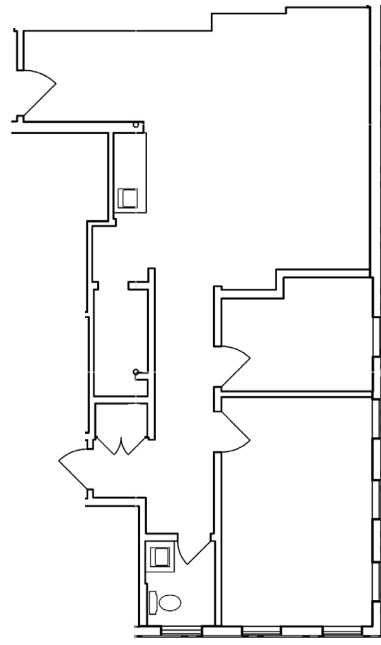


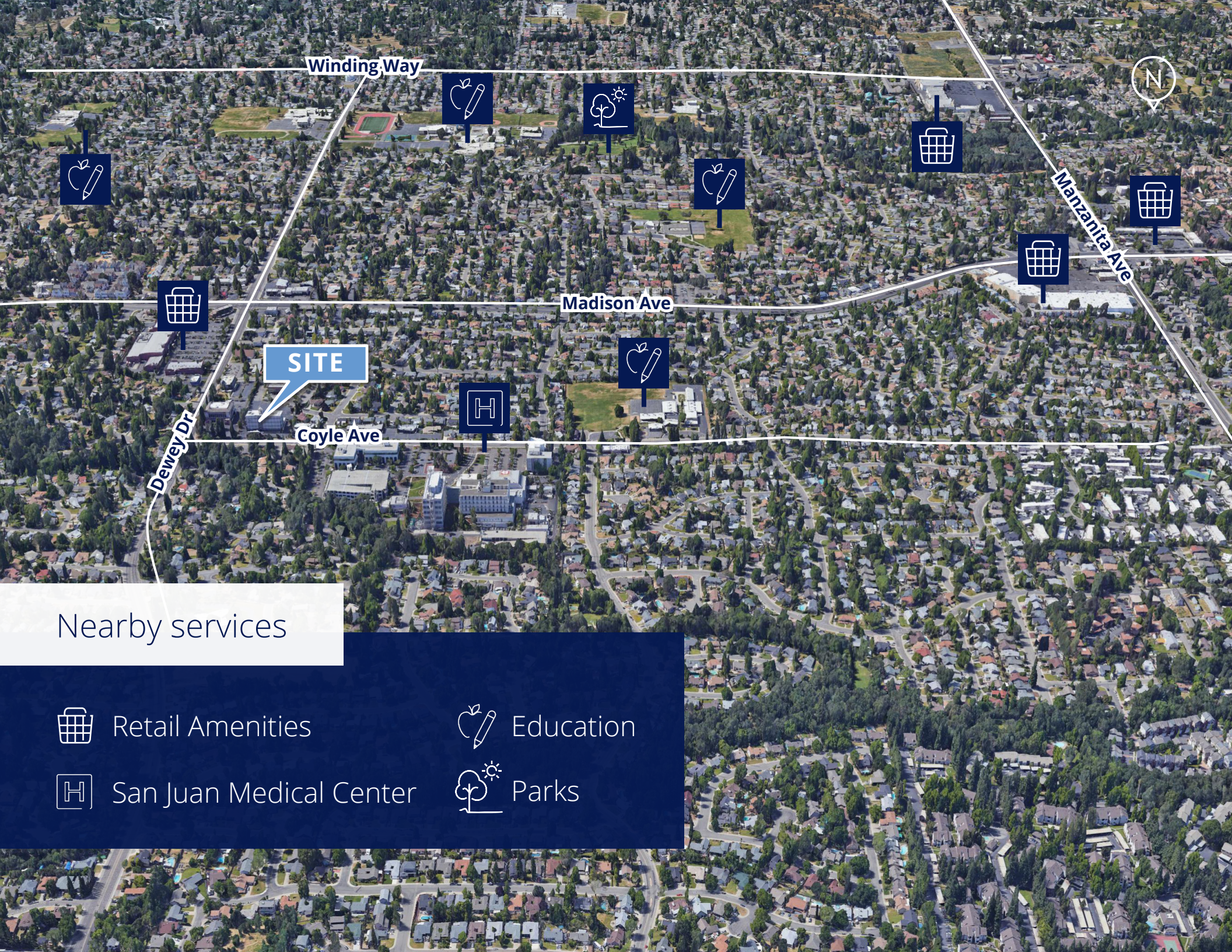
Suite 415 | ±850 RSF

 View 360 Tour



Suite 417 | ±810 RSF





Winding Way

Madison Ave

Coyle Ave

Dewey Dr

Manzanita Ave

SITE

### Nearby services

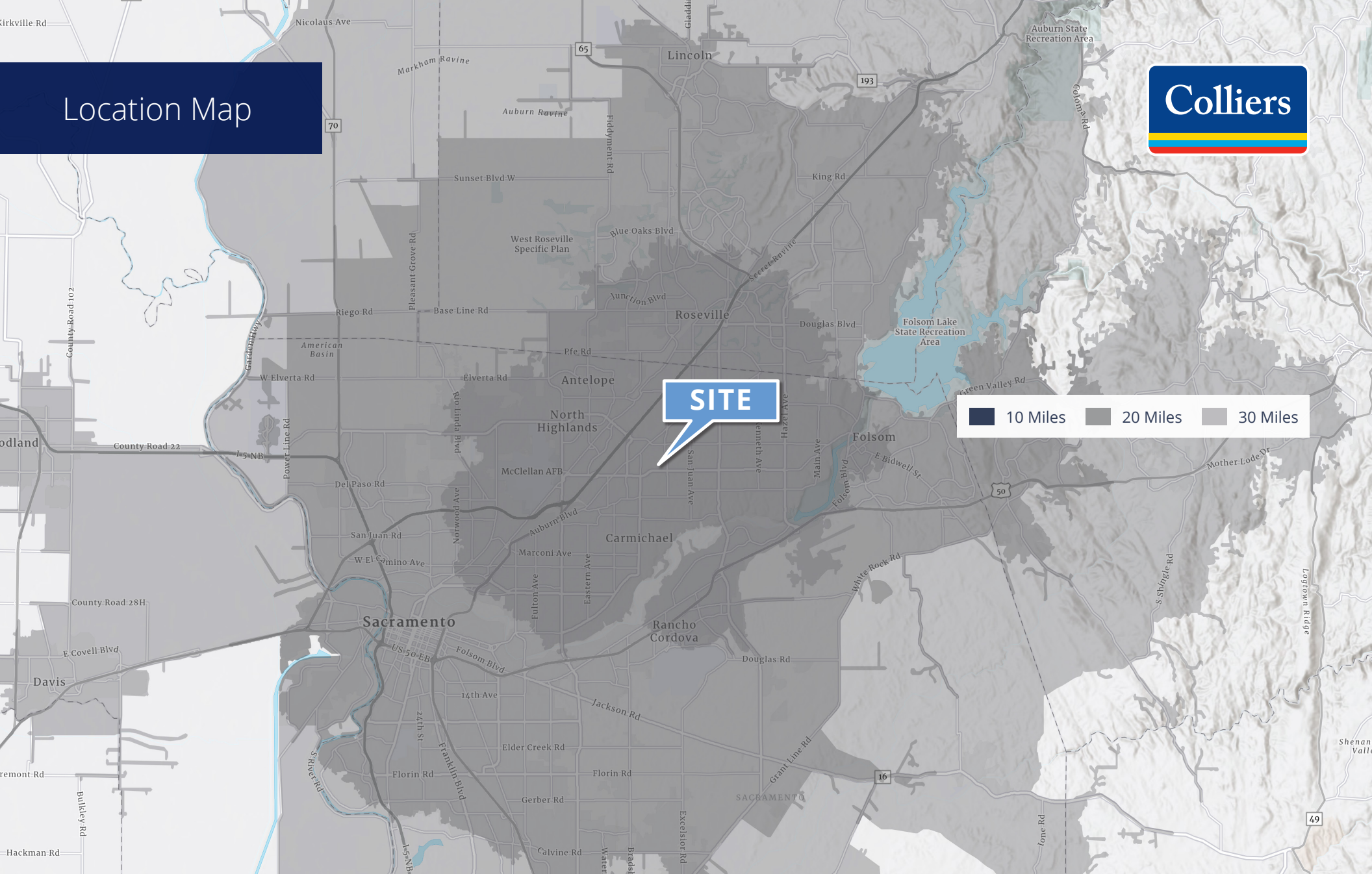
-  Retail Amenities
-  Education
-  San Juan Medical Center
-  Parks

# Location Map



**SITE**

10 Miles 20 Miles 30 Miles



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