

**PRICE
REDUCED**

FOR SALE OR LEASE 10,236 SF MEDICAL OFFICE BUILDING

**NOW
REMODELED**



2737 WOODBERRY WAY RANCHO CORDOVA, CA

FEATURES:

- Property is now remodeled and looks very attractive both on the exterior, interior of the common areas as well as the available suites.
- Small medical office suites available
- Good access to Hwy 50 via Zinfandel & Mather
- Very competitive lease rates
- Zoning: OIMU

COMMENTS:

Building signage is available. Very convenient location with many lunch options in walking distance.

LEASE RATE:

\$0.85 PSF, Modified Gross
Tenant pays utilities and janitorial

PURCHASE PRICE:

\$696,000.00 (\$68.00 PSF)

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD

PROPERTIES INC.

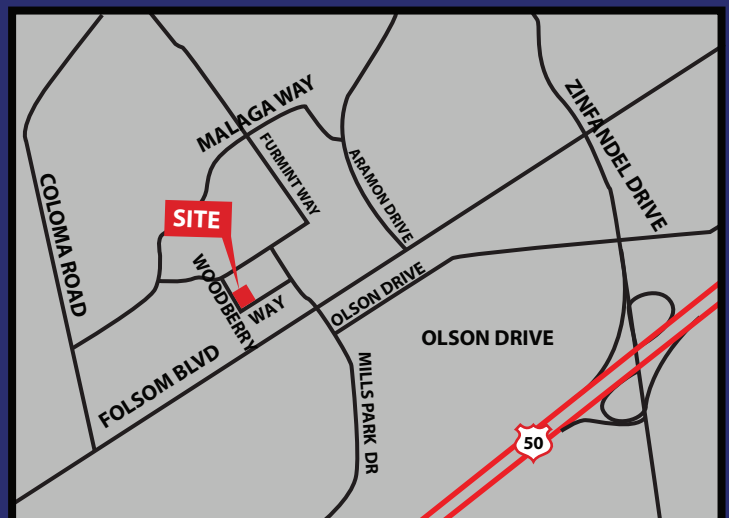
(916) 779-1000

1300 National Drive, Suite 100

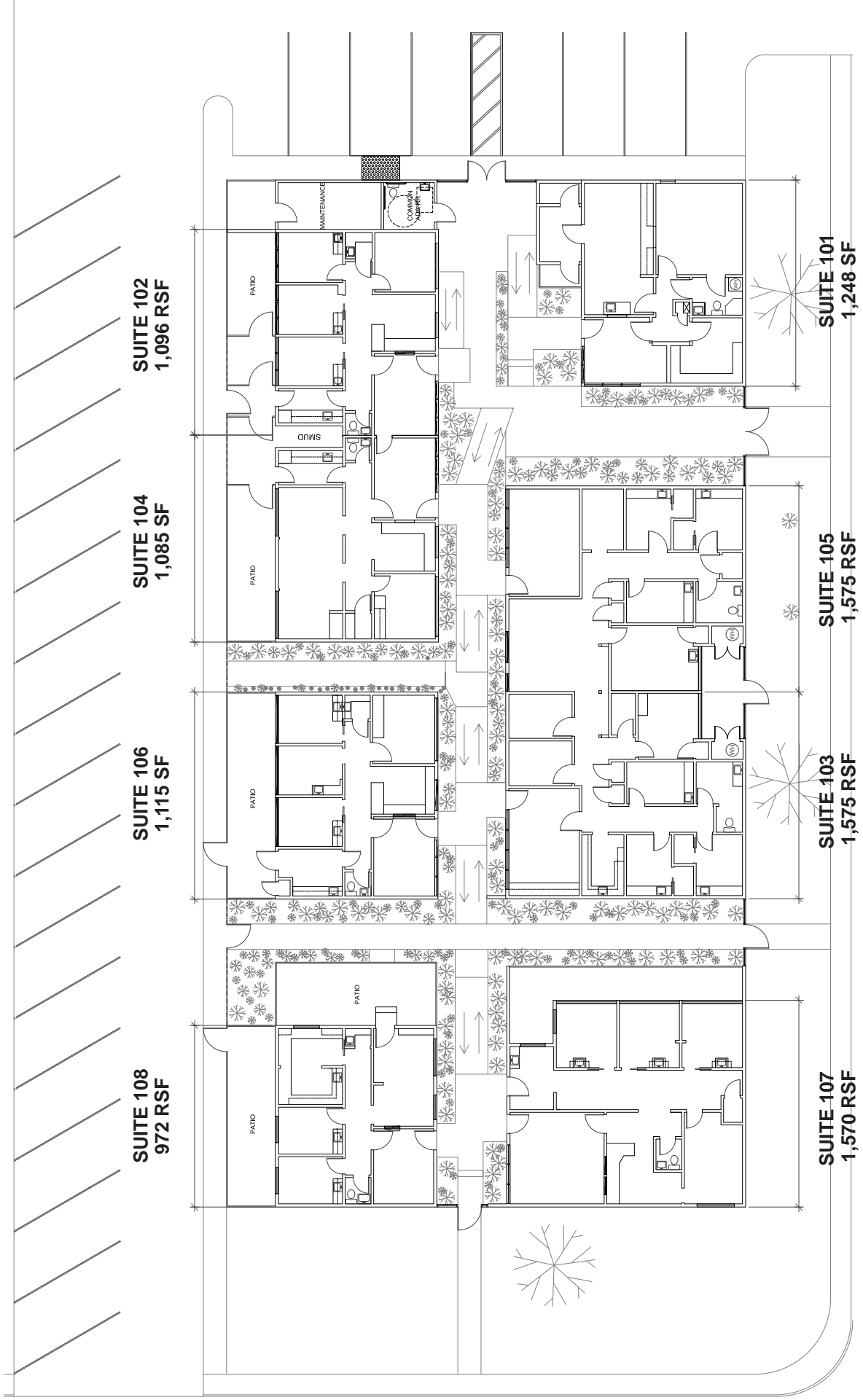
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