



**OSBORNE**  
GROUP

the  
**Leading Provider of**  
Commercial Real Estate

**MEDICAL CONDOS FOR SALE OR LEASE**  
6000 Fairway Drive, Rocklin, CA 95677



**ROBB OSBORNE**

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## PROPERTY HIGHLIGHTS

- Suite 5: ± 1,346 SF
- Suite 8: ± 2,150 SF
- Suite 15: ± 1,395 SF
- Suite 16: ± 2,002 SF
- Suite 17: ± 1,246 SF
- Suites 8, 15 & 16 were former dental spaces with adequate plumbing and fixtures in place
- Medical and office uses permitted
- Located at high visibility intersection of Fairway Drive and Sunset Blvd.
- Restaurants and additional retail centers within close proximity
- TI Allowance negotiable
- Lease Rate: \$1.50/SF Modified Gross
- Purchase Price: \$275/SF
- Condos available for purchase July 1, 2020



# FLOOR PLAN

## Available

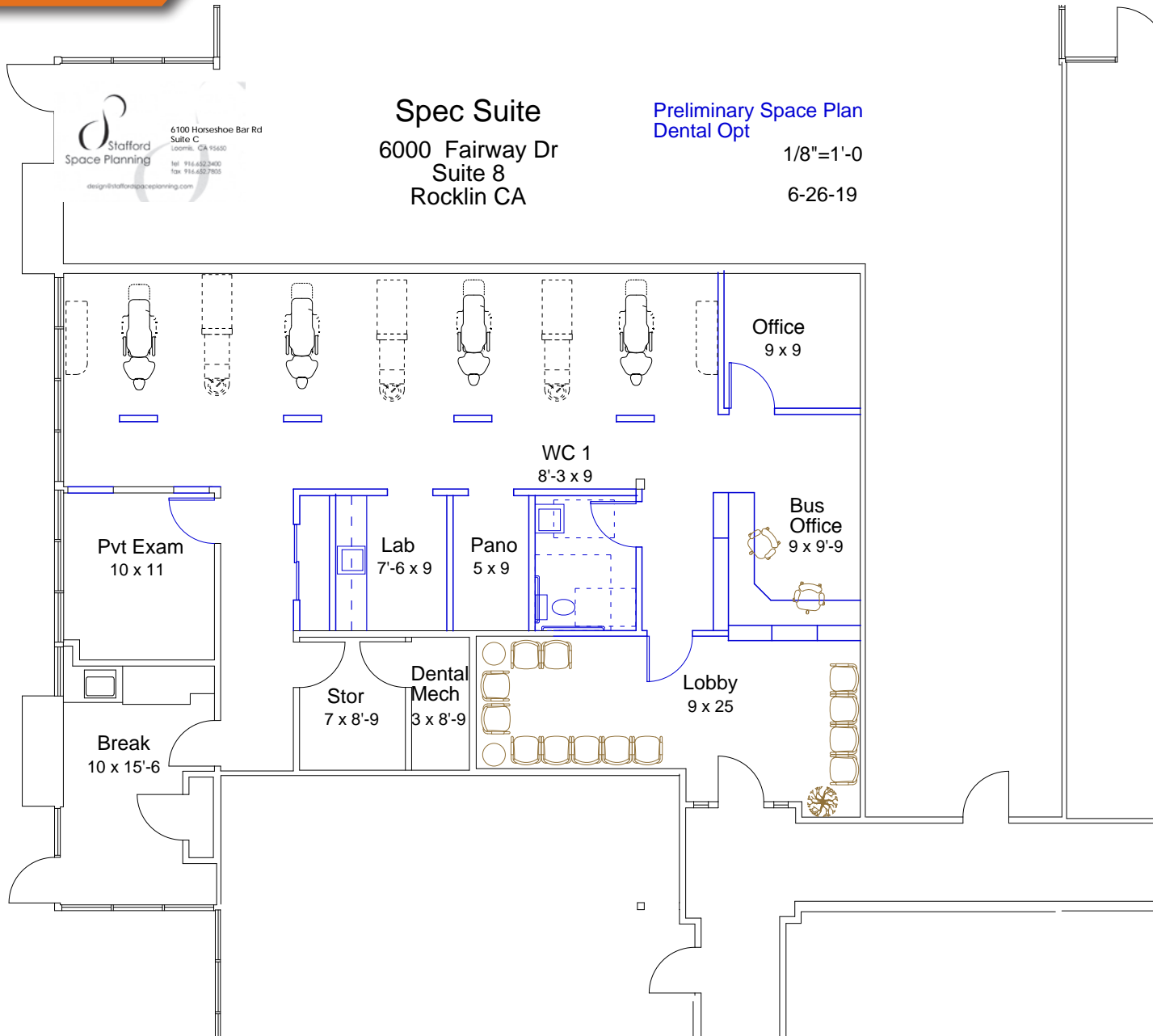
- SUITE 5: ± 1,346 SF
- SUITE 8: ± 2,150 SF
- SUITE 15: ± 1,395 SF
- SUITE 16: ± 2,002 SF
- SUITE 17: ± 1,246 SF  
(Suite 17 available 7/1/20)



\* FLOORPLAN IS NOT TO SCALE

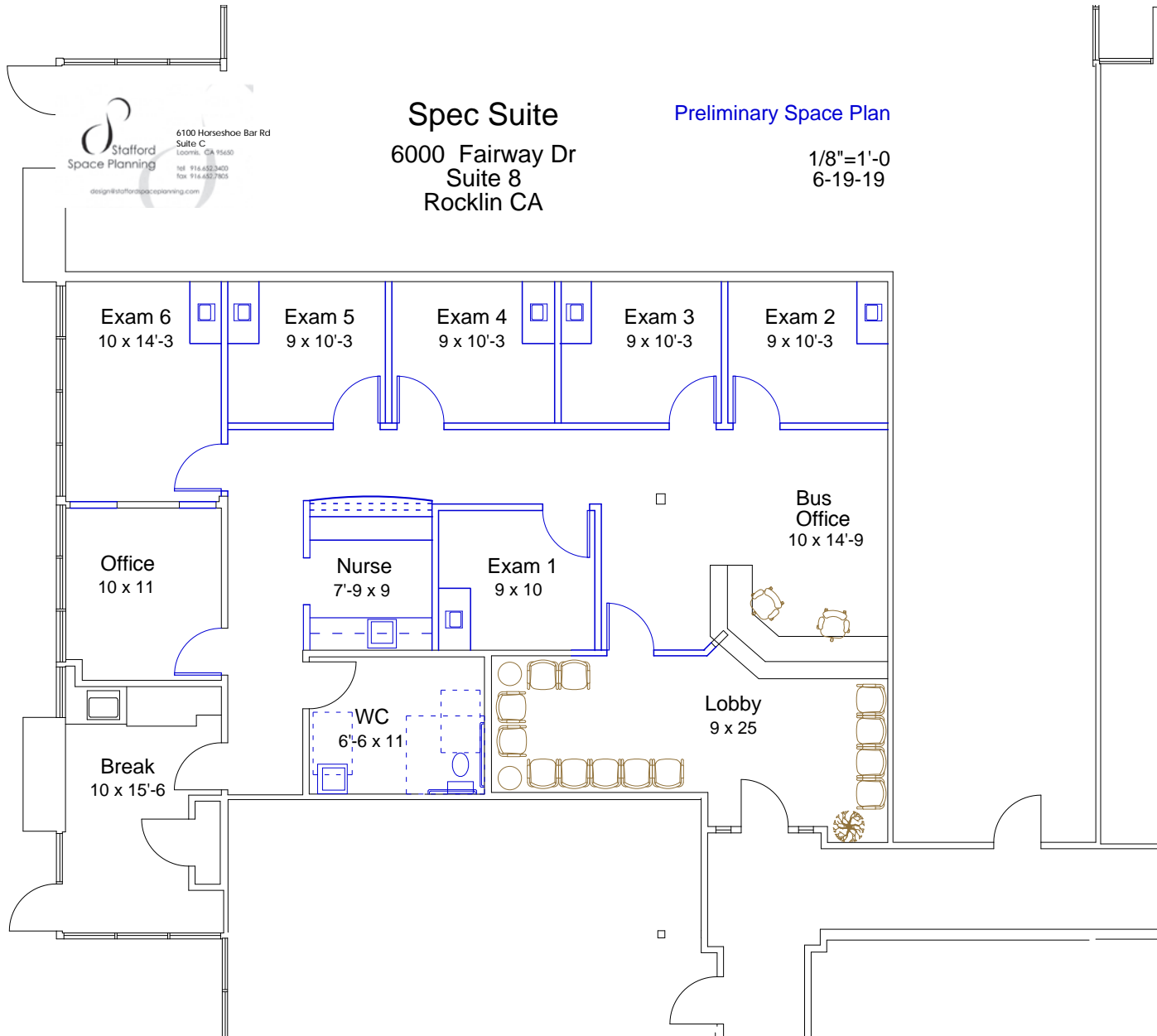
# DENTAL SPEC PLAN

## SUITE 8



# PRELIMINARY SPEC PLAN

## SUITE 8



# PRELIMINARY SPEC PLAN

## SUITE 15

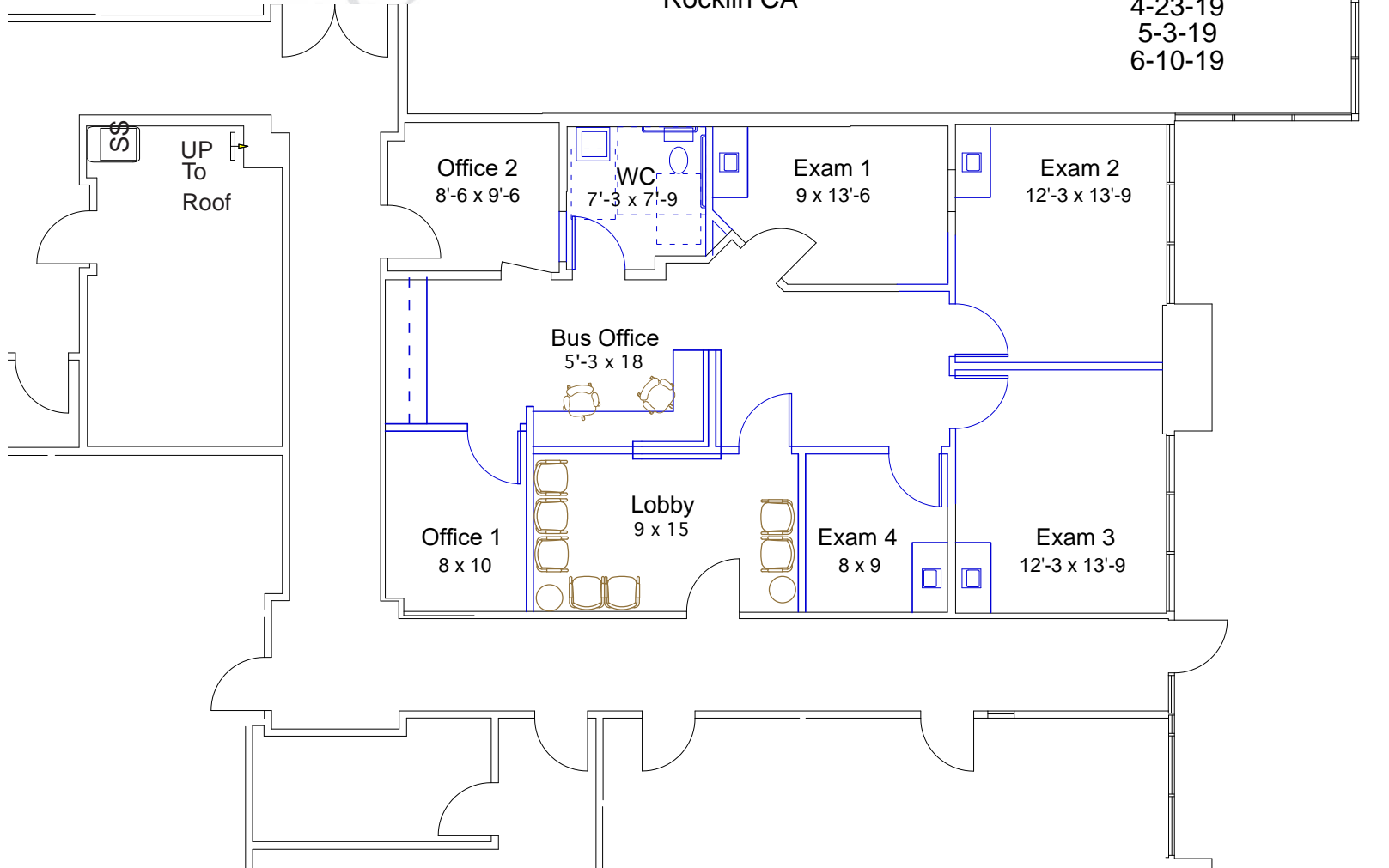


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**Spec Suite**  
6000 Fairway Dr  
Suite 15  
Rocklin CA

**Preliminary Space Plan**

1/8"=1'-0"  
4-18-19  
4-23-19  
5-3-19  
6-10-19





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