

# 9480 & 9490 MADISON AVE, ORANGEVALE, CA

±1,379 - 1,860 SF FOR LEASE • RETAIL OR OFFICE



For more information,  
please contact:

**Tyler Boyd**  
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**Voit**  
REAL ESTATE SERVICES

# FOR LEASE

## 9480 & 9490 MADISON AVENUE, ORANGEVALE, CA

### Property Highlights

- Available Suites:
  - 9480 Madison Ave - Suite 4
    - 1,860 Sq Ft
    - \$1.50/SF, Modified Gross
    - 3 Private offices, conference room, storage & utility closet and large open space
  - 9490 Madison Ave - Suite 200
    - 1,379 Sq Ft
    - \$1.50/SF, Modified Gross
    - 3 Private offices, kitchenette/break room, large reception area and open space
- Additional tenant improvements available
- Monument/Building signage available
- Retail, Office or Medical uses permitted



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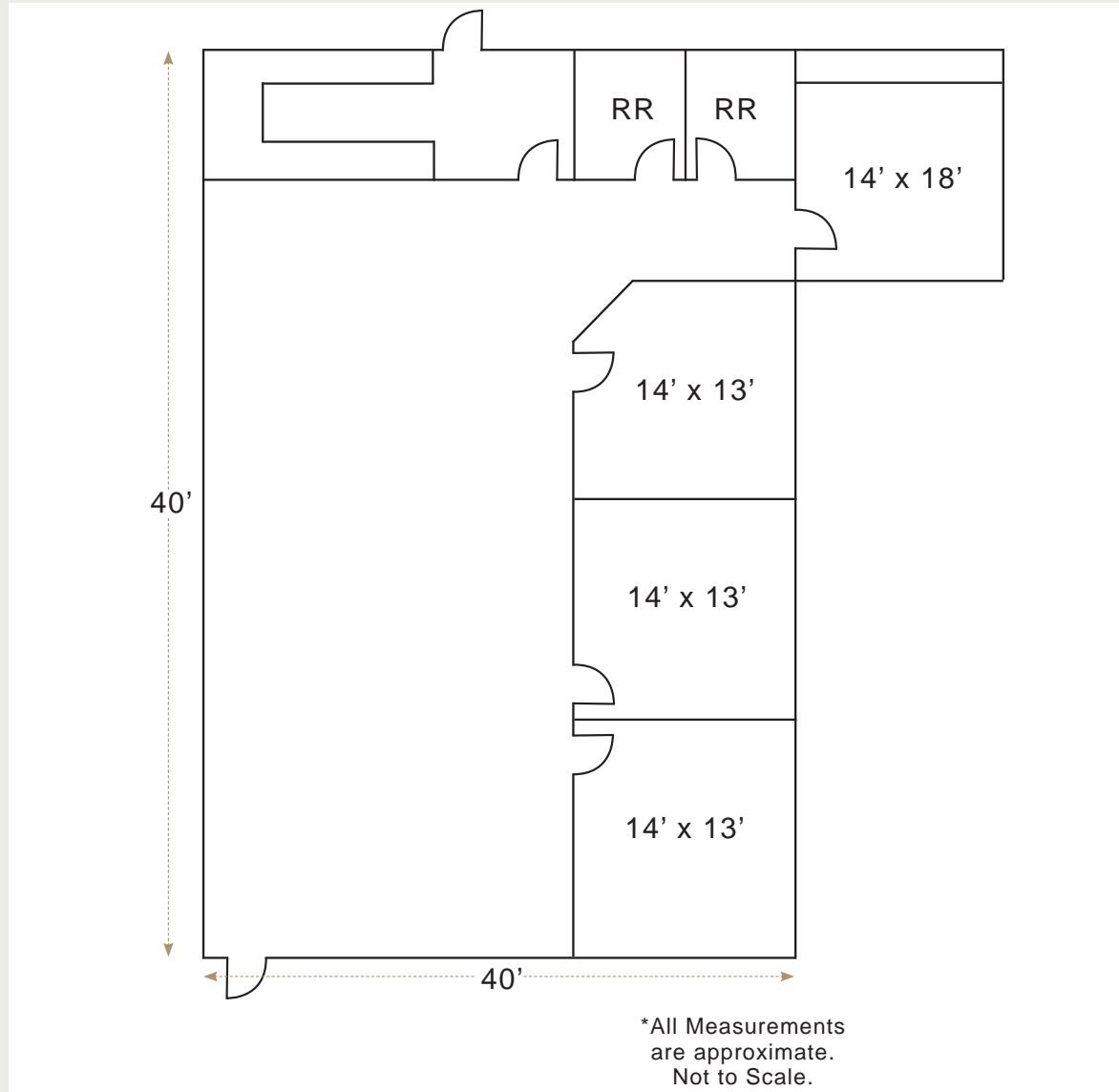


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REAL ESTATE SERVICES

# FOR LEASE

9480 & 9490 MADISON AVENUE, ORANGEVALE, CA

FLOOR PLAN - 9480 MADISON AVE, SUITE 4 | ±1,860 SQUARE FEET



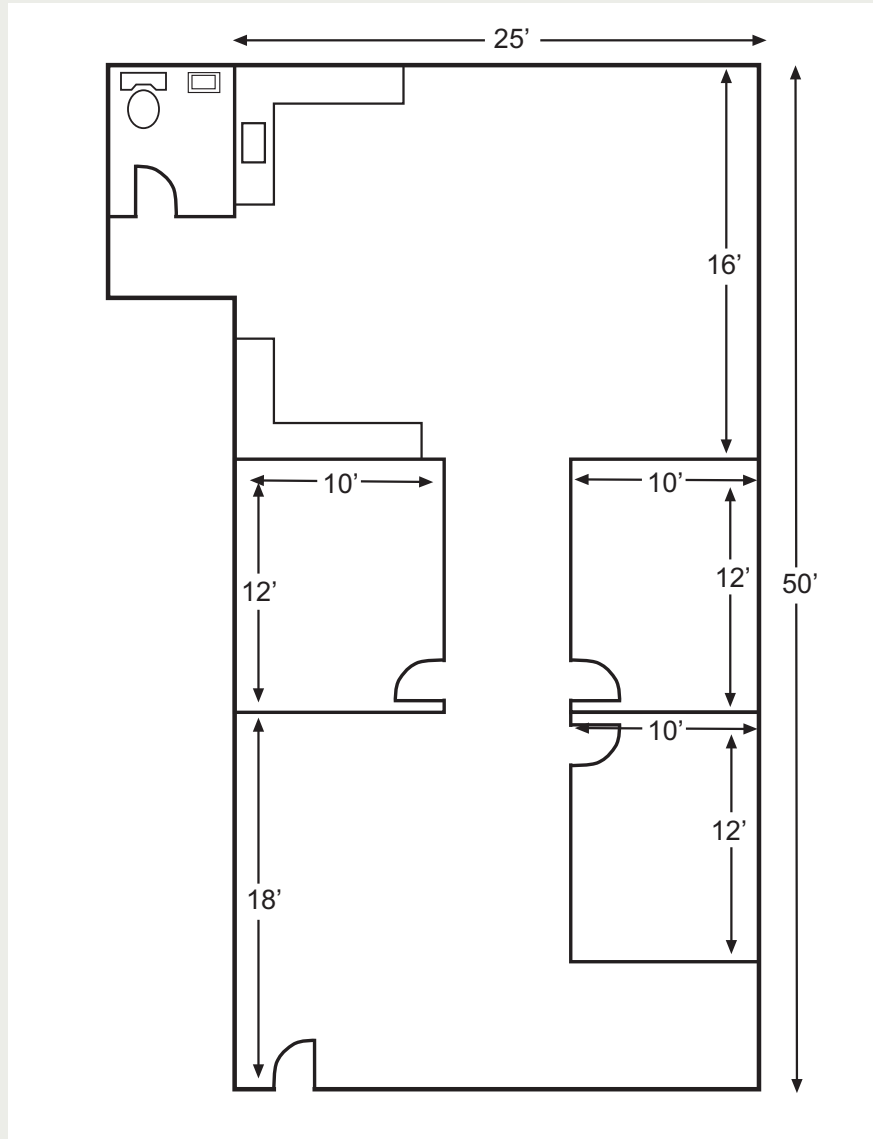
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# FOR LEASE

9480 & 9490 MADISON AVENUE, ORANGEVALE, CA

FLOOR PLAN - 9490 MADISON AVE, SUITE 200 | ±1,379 SQUARE FEET



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