

LAND PARK OFFICE SPACE FOR LEASE

1250 Sutterville Road - Sacramento, CA 95822



PROPERTY ATTRIBUTES

- Affordable Land Park Office Space
- Asking Rent: \$1.35 - \$1.45 psf (FSG)
- 17,000 sf athletic club onsite
- Available space: 5,453 RSF
- Occupancy: 86.3%
- APN: 017-0071-011
- Year built: 1977 (Class C)
- Building size: 39,850 RSF (two floors)
- Lot size: 1.38 acres
- Parking: 2 per 1,000 sf (per zoning)
- Zoning: C-1 (Limited Commercial)

LOCATION CHARACTERISTICS

- Beautiful Land Park
- Across the street from:
La Bou / Sprouts Market / Sac Zoo
- Interstate 5 only 1/4 mile to the west
- Signage available
- Property photos:
TinyURL.com/1250-Sutterville-Road

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | 916-837-3456 | Principal Broker | BRE Lic #01217349 | www.JacksCRE.com



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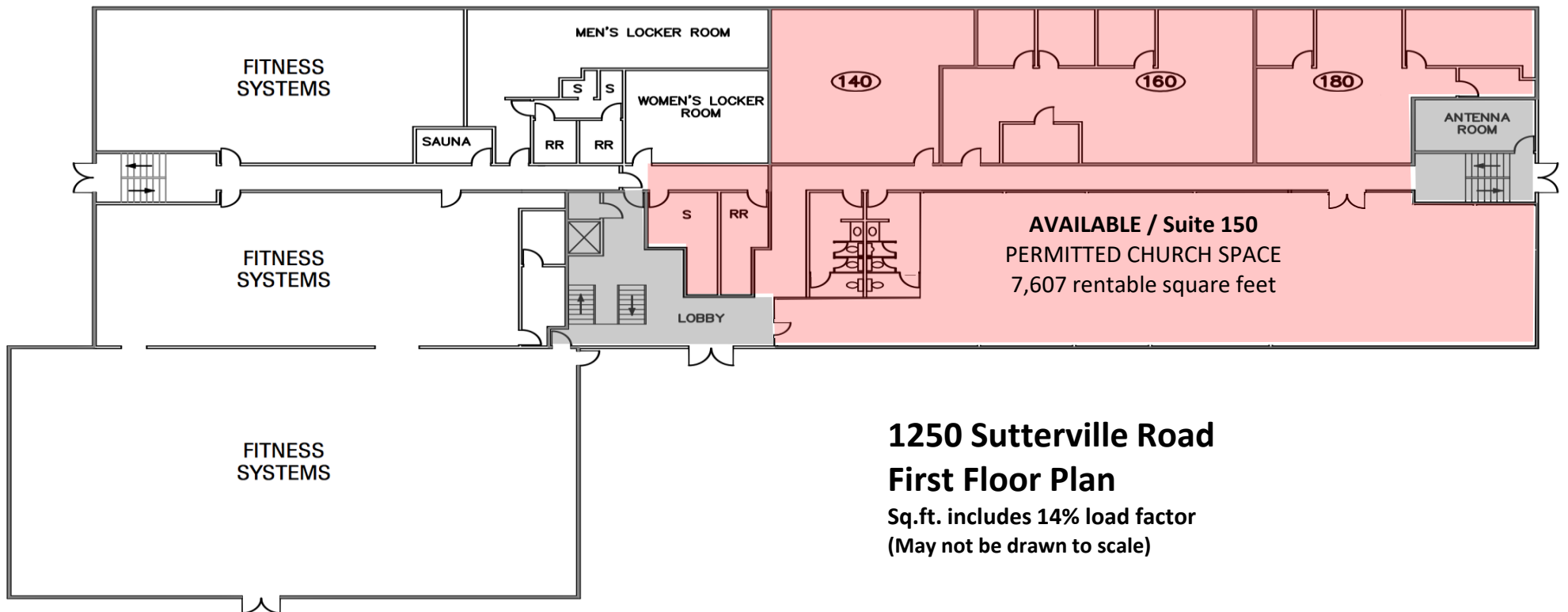


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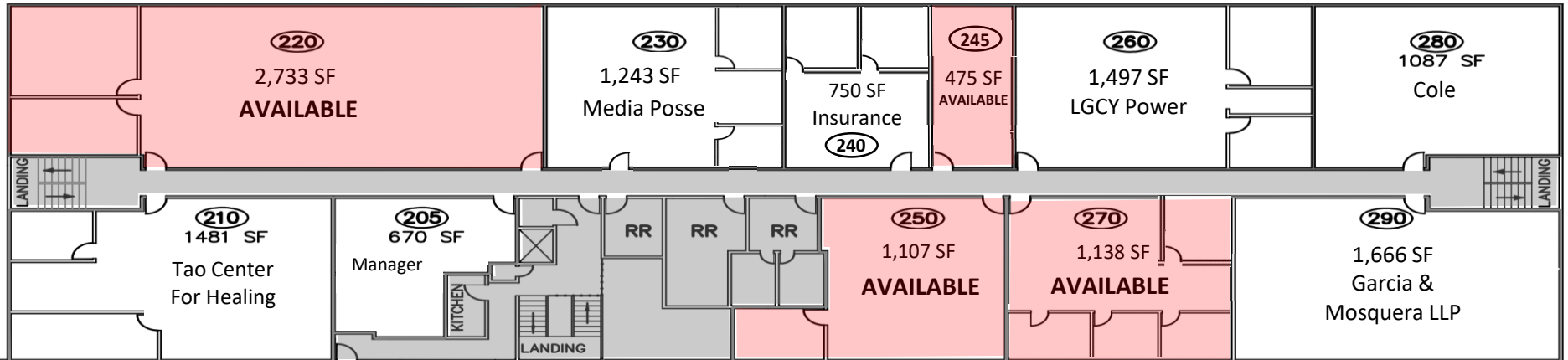
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FITNESS
SYSTEMS

1250 Sutterville Road Second Floor Plan

Sq.ft. includes 14% load factor
(May not be drawn to scale)

Available Space:
Total Combined - 5,453 SF

Possible Contiguous Spaces:
Suites 250/270 - 2,245 SF



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