

**FOR LEASE
719 SF - 2,591 SF OF QUALITY MEDICAL, DENTAL
AND OFFICE SPACE AVAILABLE**



**7248 SOUTH LAND PARK DRIVE
SACRAMENTO, CA**

FEATURES:

- Quest lab located in building
- Pharmacy on-site
- Excellent access to I-5 at Florin Road
- Abundant parking
- Six (6) day a week HVAC at no extra cost
- No NNN's, CAM's or additional utility costs
- Landlord pays for janitorial

COMMENTS:

Building has great freeway access at I-5 and Florin Rd, the property is attractive and designed as a medical building with a significant amount of existing medical tenant improvements.

LEASE RATES:

\$1.69 - \$1.79 PSF, Full Service

FOR MORE INFORMATION CONTACT:

Sean O'Hare

seano@ethanconradprop.com

Ethan Conrad

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ETHAN CONRAD

PROPERTIES INC.

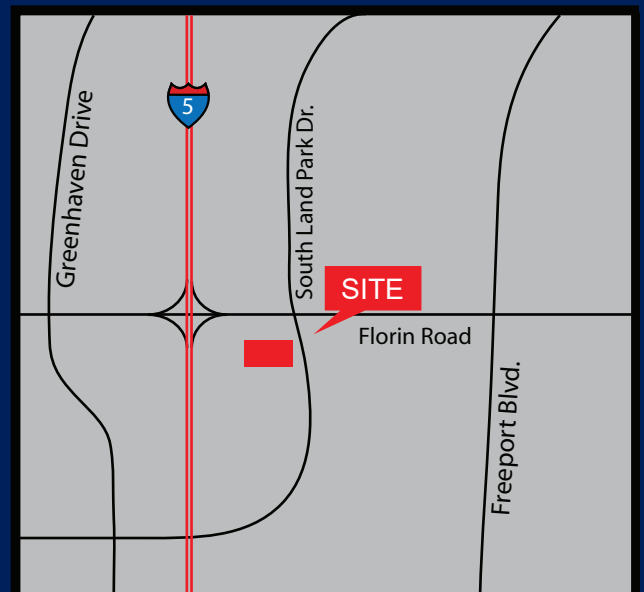
(916) 779-1000

1300 National Drive, Suite 100

Sacramento, CA 95834

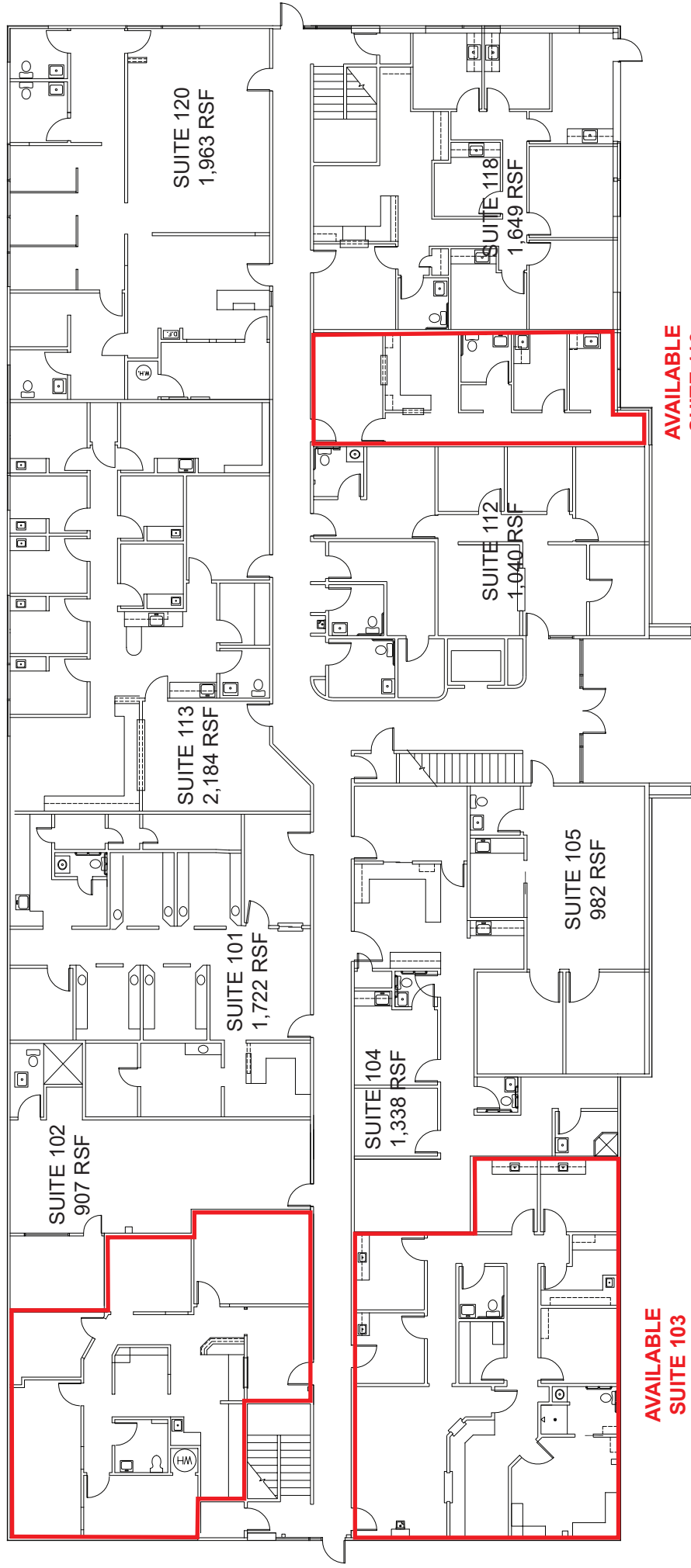
Fax: (916) 779-1200

www.ethanconradprop.com



7248 SOUTHLAND PARK, SACRAMENTO CA

SUITE 100
1,523 RSF
 Available with
 30 days notice



AVAILABLE
SUITE 103
1,812 RSF

AVAILABLE
SUITE 116
719 RSF

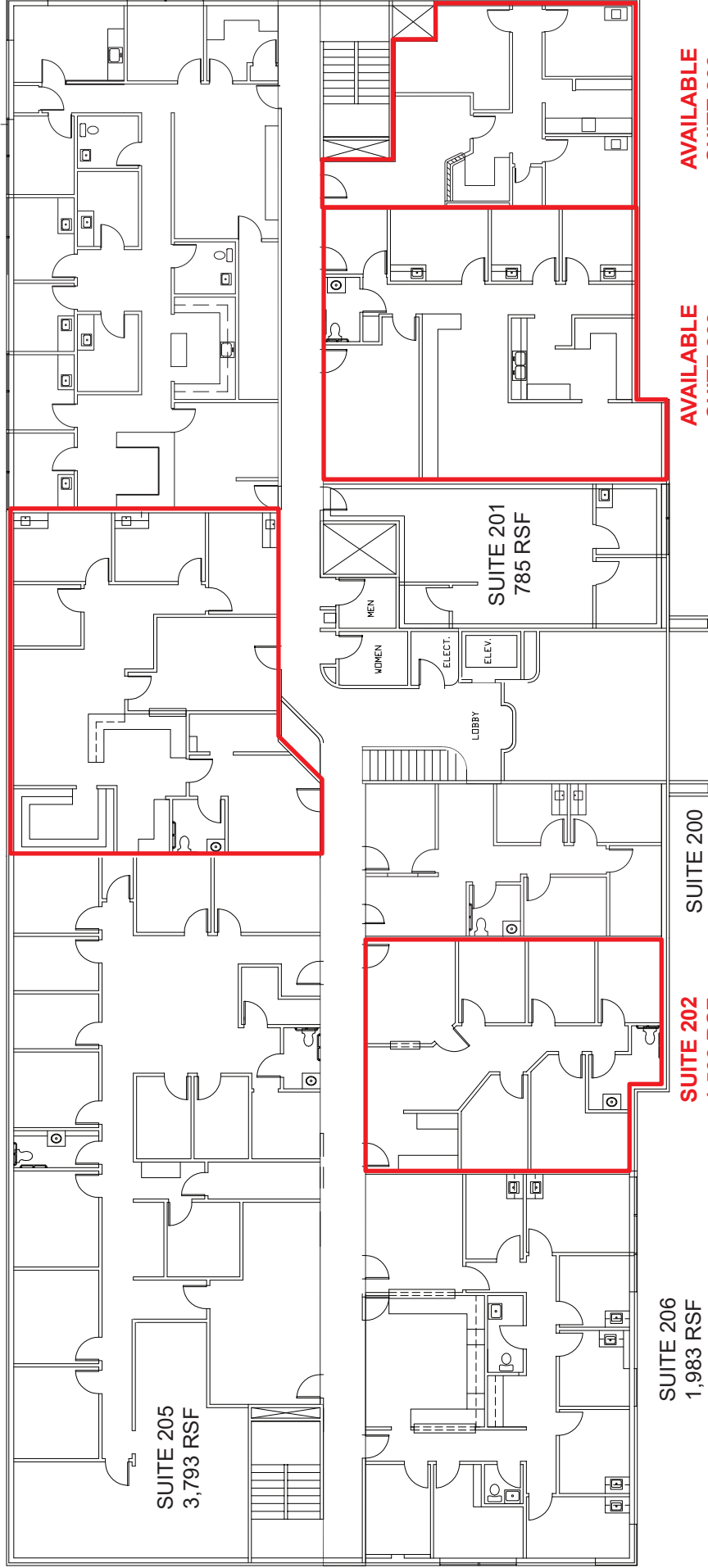
SUITE	SF	LEASE RATE	RENT
100	1,523	\$1.79 PSF	\$2,726.00
103	1,812	\$1.69 PSF	\$3,062.00
116	719	\$1.69 PSF	\$1,215.00

ETHAN CONRAD PROPERTIES
 FIRST FLOOR
 7248 SOUTHLAND PARK, SACRAMENTO CA

7248 SOUTHLAND PARK, SACRAMENTO CA

AVAILABLE
SUITE 204
1,762 RSF

SUITE 210
2,529 RSF



SUITE 206
1,983 RSF

SUITE 202
1,503 RSF
 Available with
 30 day notice

SUITE 200
866 RSF

AVAILABLE
SUITE 203
1,659 RSF

AVAILABLE
SUITE 208
932 RSF

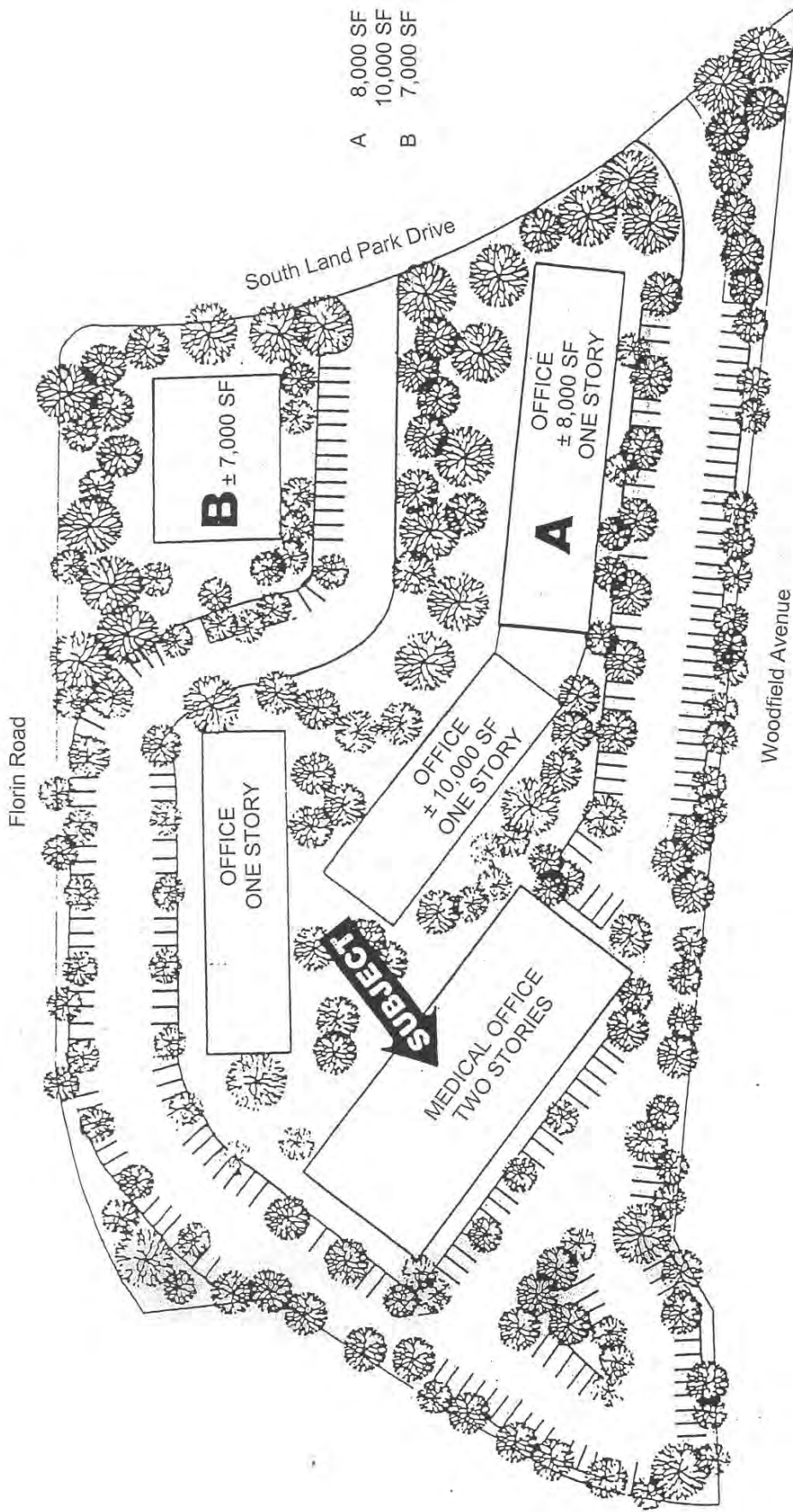
SUITE	SF	LEASE RATE	RENT
202	1,503	\$1.79 PSF	\$2,690.00
203	1,659	\$1.69 PSF	\$2,804.00
204	1,762	\$1.69 PSF	\$2,978.00
208	932	\$1.79 PSF	\$1,668.00



ETHAN CONRAD PROPERTIES
 SECOND FLOOR
 7248 SOUTHLAND PARK, SACRAMENTO CA

7248 SOUTHLAND PARK, SACRAMENTO CA

SITE PLAN



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.