

FOR SALE / LEASE

James Hall Financial Center

9355 E Stockton Blvd, Elk Grove, CA

±8,962 SF AVAILABLE - INVESTMENT OPPORTUNITY



CONTACT

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FEATURES & HIGHLIGHTS

±52,963 SF, office building, **\$9,875,000 (\$186/SF)**

±8,962SF Available for Lease: **\$1.95/SF, Full Service**

Freeway-visible building signage and monument signage available

Immediate access off Hwy 99

Upscale lobby finishes, courtyard with tables and chairs

Parking 4.5/1,000 (200 spaces)

3.42 acre site, built in 2005

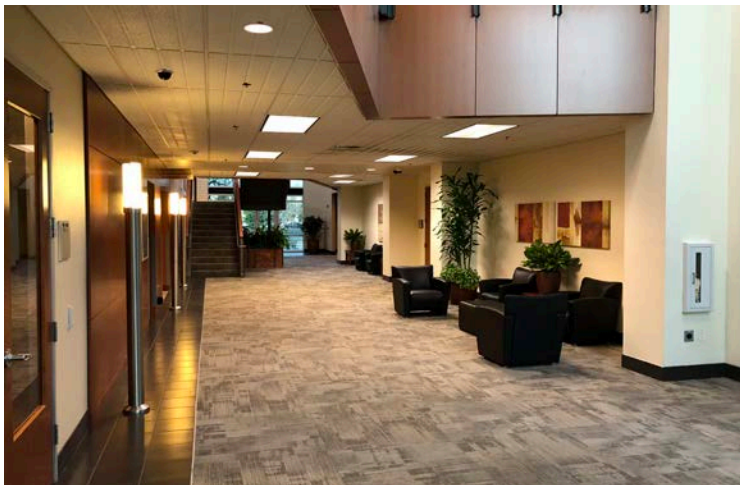
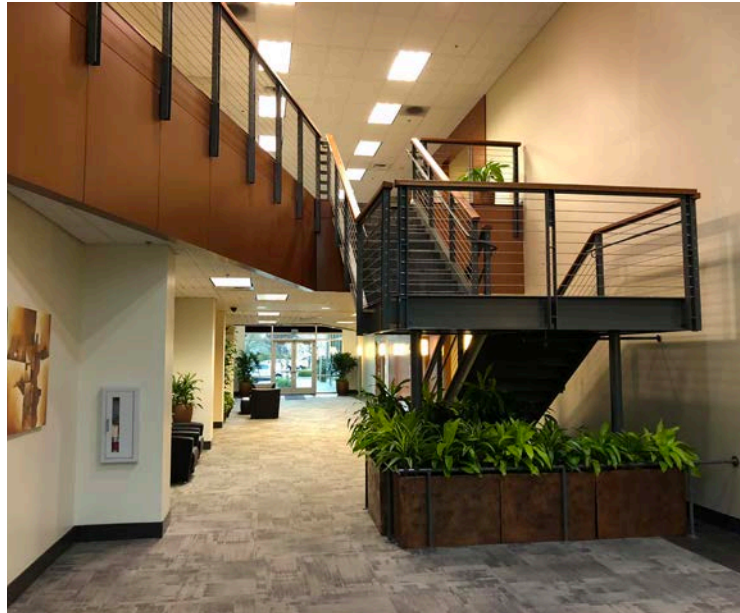
Zoned BP - Medical Uses Allowed

Max contiguous 6,000 RSF

AVAILABLE SUITES

SUITE 200: ±5,902 RSF

SUITE 205: ±3,060 RSF



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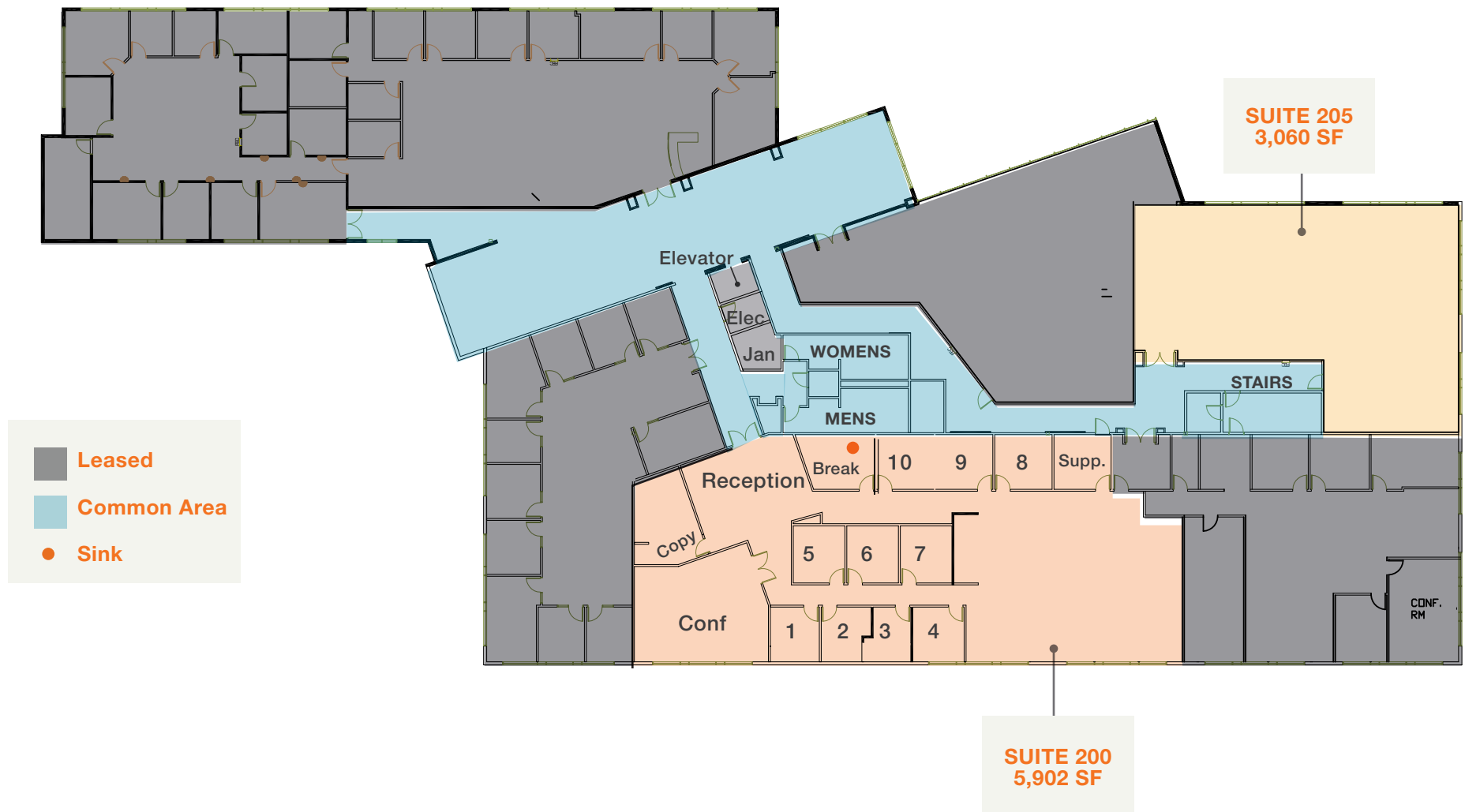
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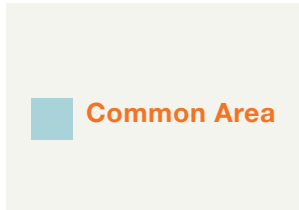
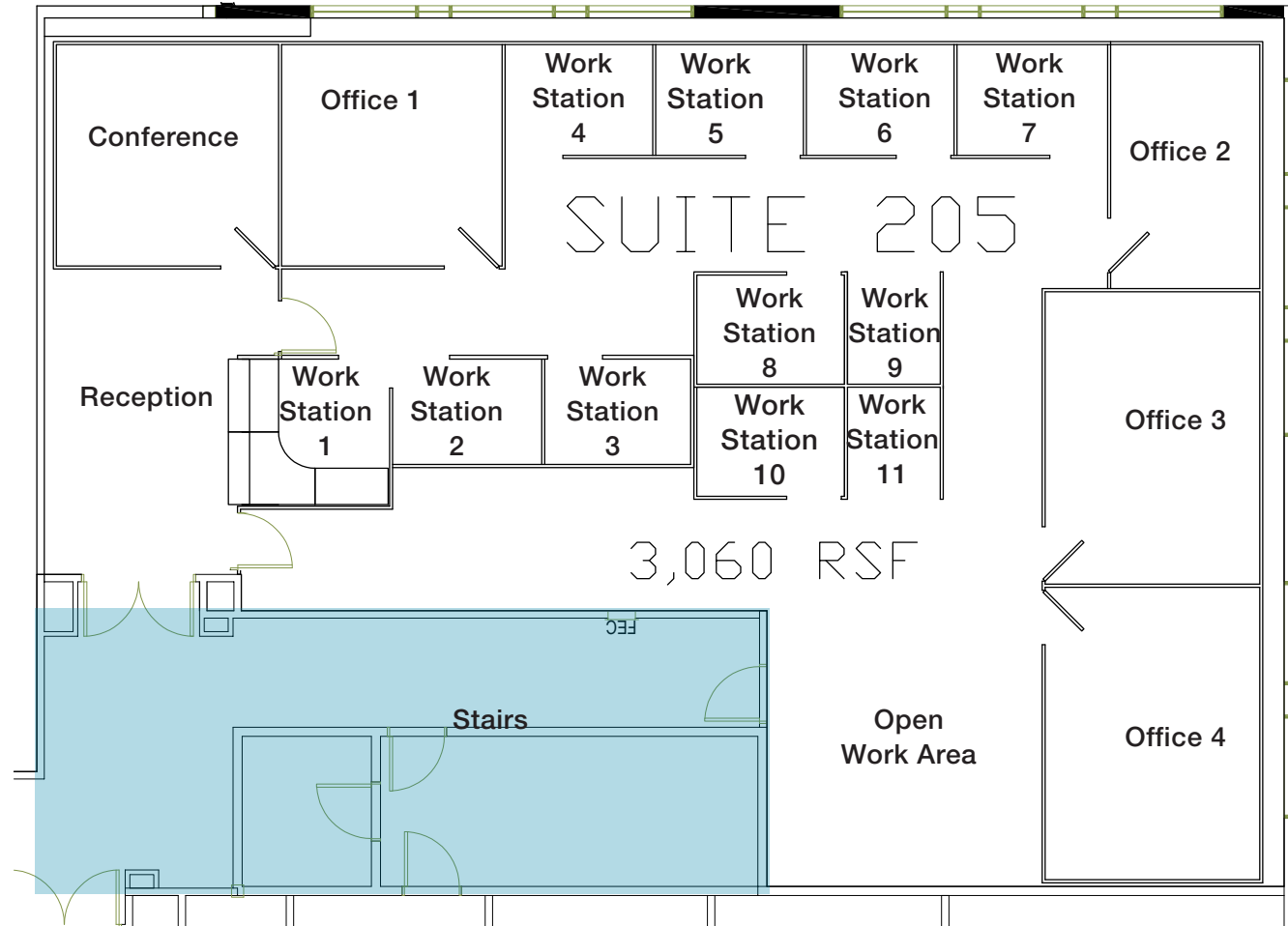
SECOND FLOOR



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SUITE 205 FLOOR PLAN



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SUITE 205 PHOTOS



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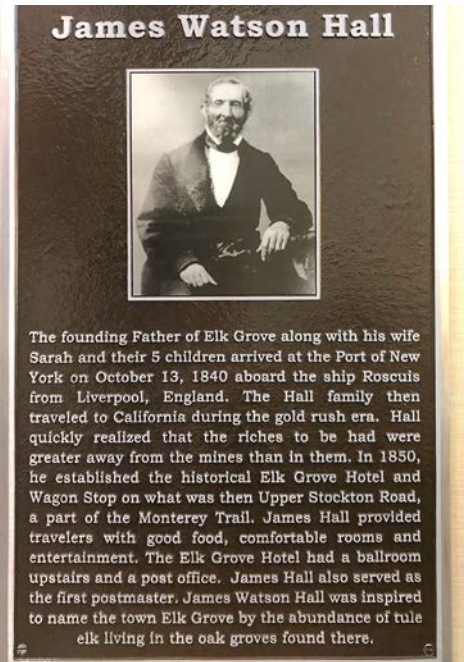
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FREEWAY VISIBILITY



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SURROUNDING AREA



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