

**CARMICHAEL PROFESSIONAL CENTER**  
**6720-6728 FAIR OAKS BLVD**  
**CARMICHAEL, CA**

636 SF - 2,487 SF AVAILABLE  
4,611 SF OFFICE BUILDING FOR SALE

**ETHAN CONRAD**  
PROPERTIES INC.



**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**



**FEATURES:**

- Four (4), 2 story, office buildings.
- 6720: 4,611 SF Available
- 6722: 2,512 SF Available
- 6728: 1,967 SF Available
- Both individual buildings on each parcel are connected with a stairway & breezeway.
- Good building and monument signage available
- Zoned BP (Business Professional)
- 4/1,000 SF Parking.
- Fiber ready! (AT&T)



**PROPERTY DETAILS:**

Well located, art deco styled, office buildings with great exposure and access on Fair Oaks Blvd. Features mature landscaping and is surrounded by a good mix of residential and retail establishments. Many dining options close by including Milagro Centre.

**LEASE RATES:**

\$0.99 - \$1.15 PSF.

MG = Modified Gross.

6726 & 6728: Electrical costs fixed at \$0.17 PSF.

6720 & 6722: Separate electrical meters.

**SALE PRICE:**

6720 Fair Oaks: 4,611 SF  
\$819,000.00 (\$177.50 PSF)

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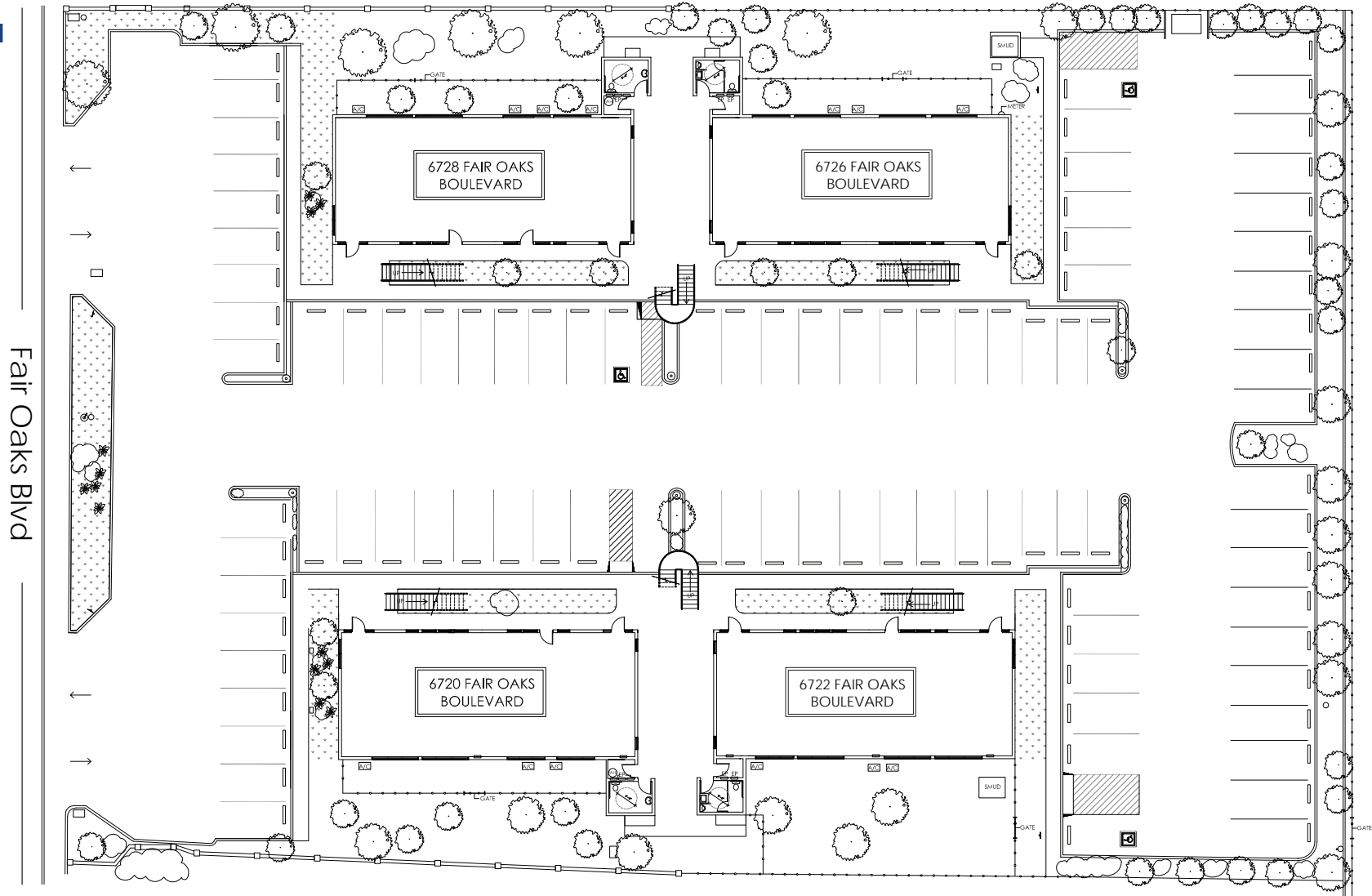
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FOR LEASE

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SITE PLAN



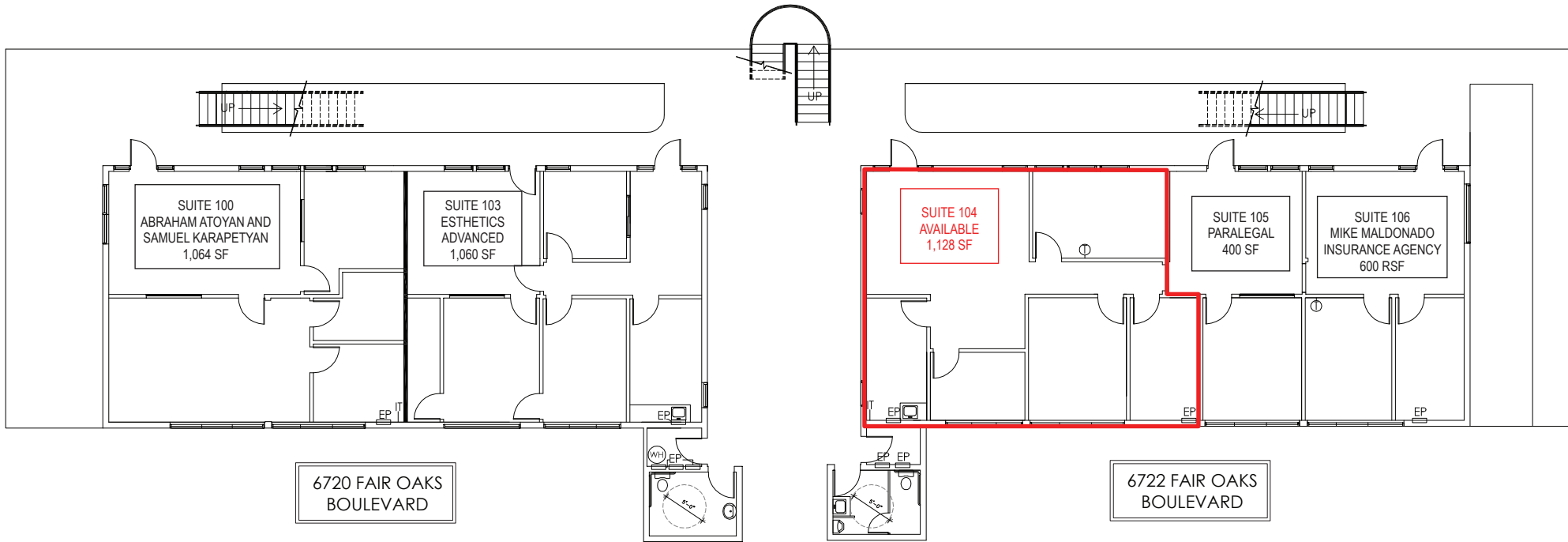
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**6720-6722 FAIR OAKS BLVD - FIRST FLOOR**



6722 Fair Oaks Blvd			
Suite	SF	Lease Rates	Monthly Rent
104	1,128	\$1.09 PSF	\$1,230.00

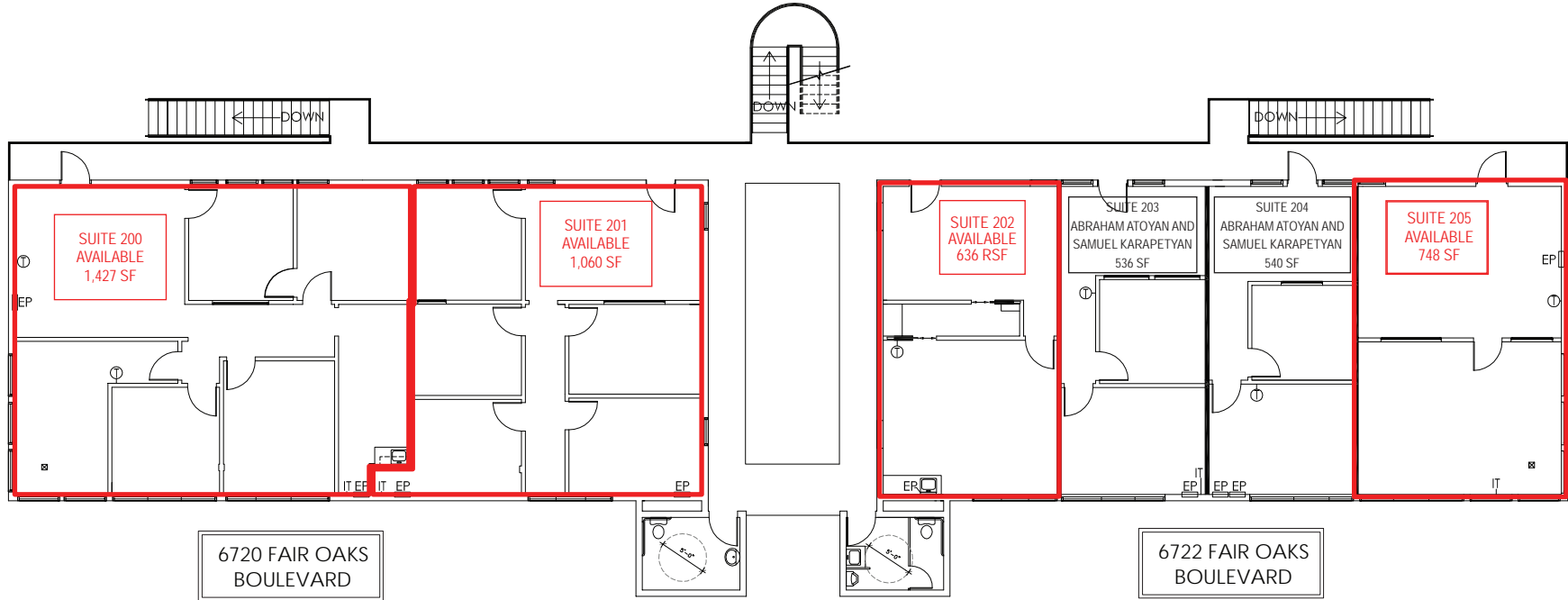
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**6720-6722 FAIR OAKS BLVD - SECOND FLOOR**



6720 Fair Oaks Blvd			
Suite	SF	Lease Rates	Monthly Rent
200	1,427	\$1.09 PSF	\$1,555.00
201	1,060	\$1.04 PSF	\$1,102.00

6722 Fair Oaks Blvd			
Suite	SF	Lease Rates	Monthly Rent
202	636	\$0.99 PSF	\$630.00
205	748	\$0.99 PSF	\$741.00

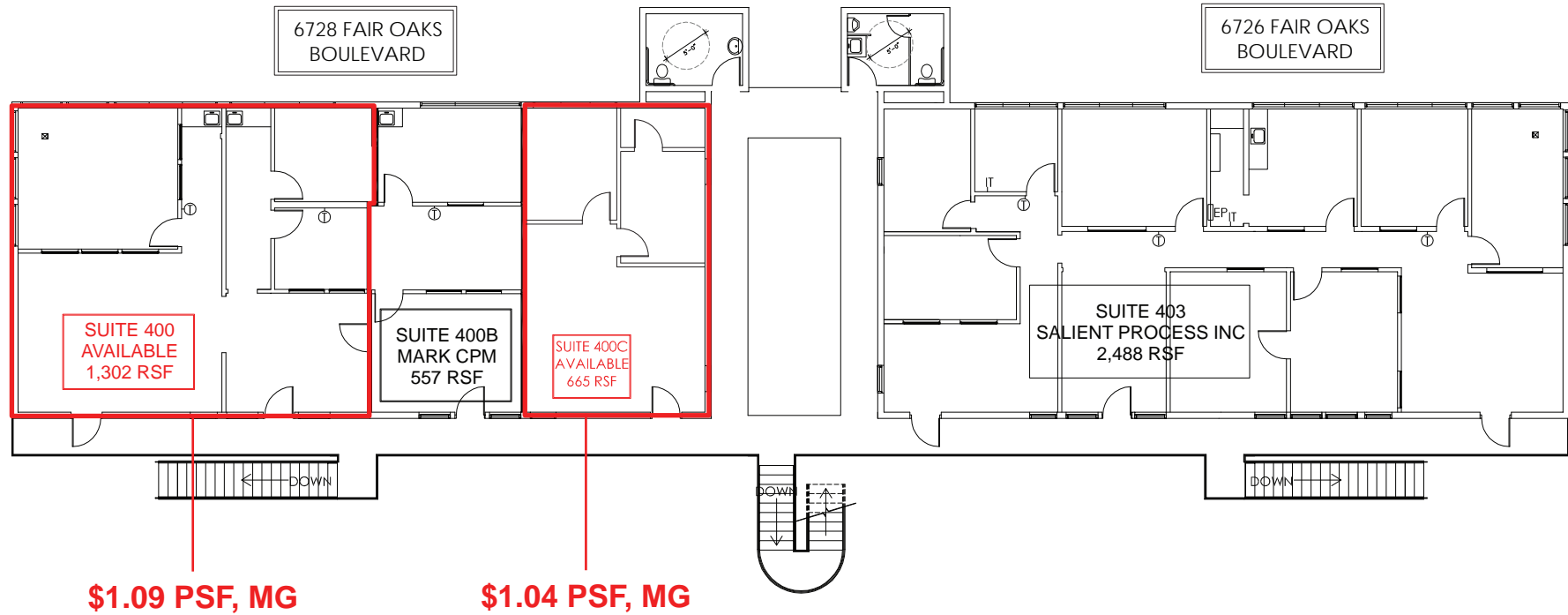
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6726-6728 FAIR OAKS BLVD - SECOND FLOOR



6728 Fair Oaks Blvd			
Suite	SF	Lease Rates	Monthly Rent
400	1,302	\$1.09 PSF	\$1,419.00
400C	665	\$1.04 PSF	\$ 692.00

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