

**MEDICAL, DENTAL AND OFFICE
BUILDING**

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

FOR LEASE

1,184 RSF - 1,503 RSF MEDICAL OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Turn-key medical office suite available
- Existing medical tenant improvements are in very good condition and ready for immediate occupancy!
- Quest Lab located in building
- Excellent access to I-5 at Florin Rd
- Six (6) days a week HVAC at no extra cost
- Full Service rent includes all utilities and janitorial costs which is a attractive concession for medical space



PROPERTY DETAILS:

It is located within the hub of Medical/Professional Office buildings and is situated kitty-corner to the newly remodeled South Land Park Center anchored by the Bel-Air grocery store. The area is surrounded by a dense residential population.

LEASE RATES:

Suite 100	1,184 RSF	\$2,593.00 (\$2.19 PSF, Full Service)
Suite 202	1,503 RSF	\$3,231.00 (\$2.15 PSF, Full Service)



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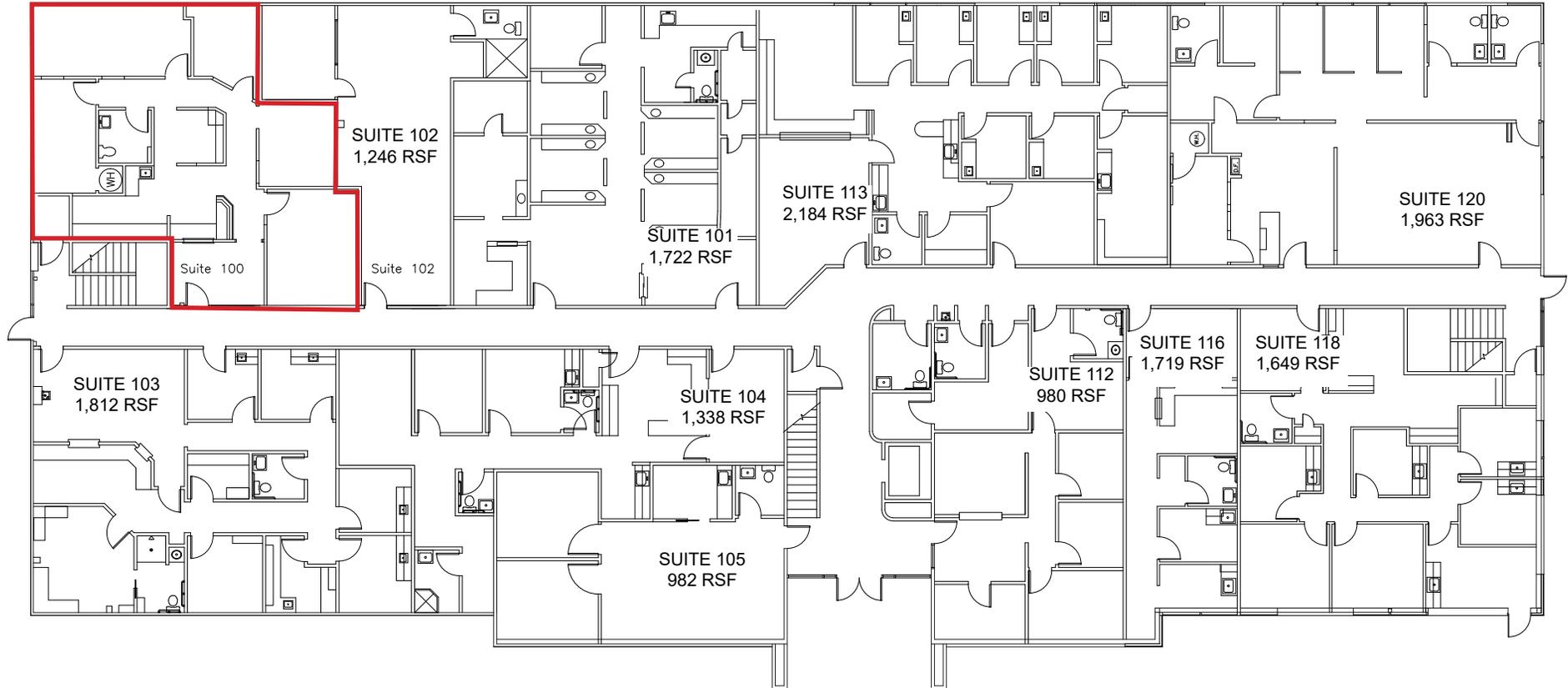
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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1ST FLOOR PLAN

AVAILABLE
SUITE 100
1,184 RSF



Suite	RSF	Lease Rate	Monthly Rent
100	1,184	\$2.19 PSF, FS	\$2,593.00

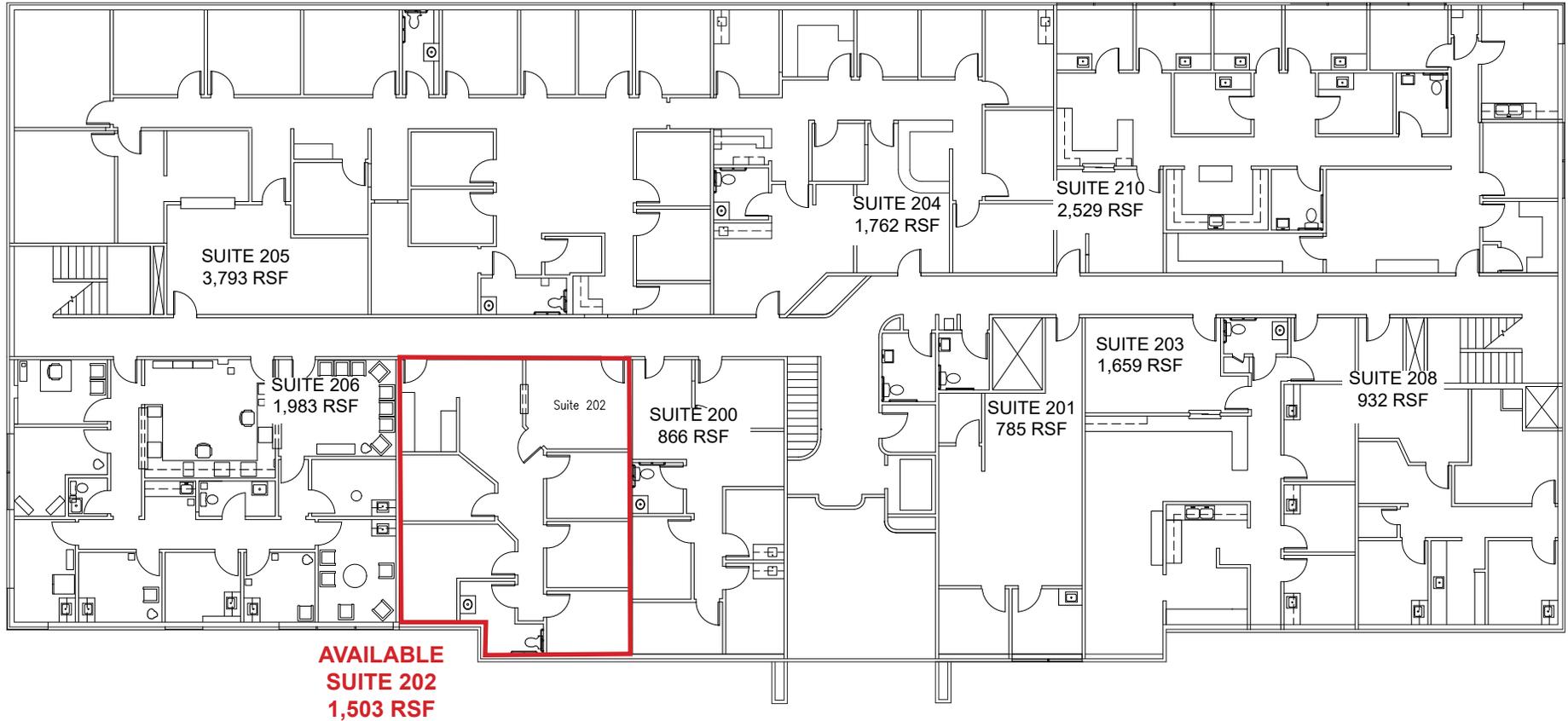
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2ND FLOOR PLAN



Suite	RSF	Lease Rate	Monthly Rent
202	1,503	\$2.15 PSF, FS	\$3,231.00

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