

MEDICAL OFFICE BUILDING
406 SUNRISE AVE
ROSEVILLE, CA
FOR LEASE
607 SF - 3,964 SF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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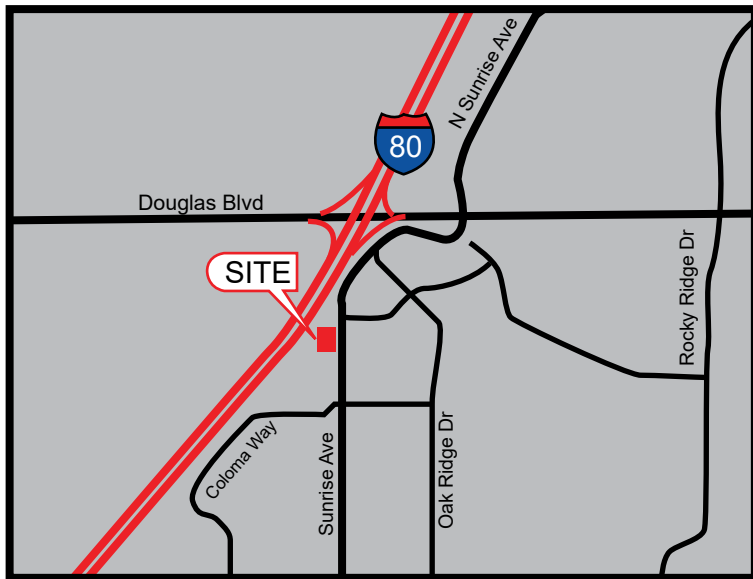
FEATURES:

- Existing, valuable medical space tenant improvements are in good condition
- Close proximity to area hospitals
- 4.01/1,000 SF parking ratio
- Excellent freeway access and visibility
- Suite 280 is a turn-key medical office

PROPERTY DETAILS:

Attractive 46,611 RSF 3-story Medical Office building with flexible and functional tenant improvements. Prominent visibility off I-80.

Great location with retail and restaurants nearby. Features large offices, reception and waiting areas.



LEASE RATES:

Suite 215*	607 RSF	\$1,208.00 (\$1.99 PSF, Full Service)
Suite 230	1,137 RSF	\$2,263.00 (\$1.99 PSF, Full Service)
Suite 280	1,587 RSF	\$3,158.00 (\$1.99 PSF, Full Service)
Suite 307	1,760 RSF	\$3,326.00 (\$1.89 PSF, Full Service)
Suite 310	1,538 RSF	\$2,753.00 (\$1.79 PSF, Full Service)
Suite 320	1,667 RSF	\$3,084.00 (\$1.85 PSF, Full Service)
Suite 325	2,297 RSF	\$4,571.00 (\$1.99 PSF, Full Service)
Suites 320/325	3,964 RSF	\$7,333.00 (\$1.85 PSF, Full Service)

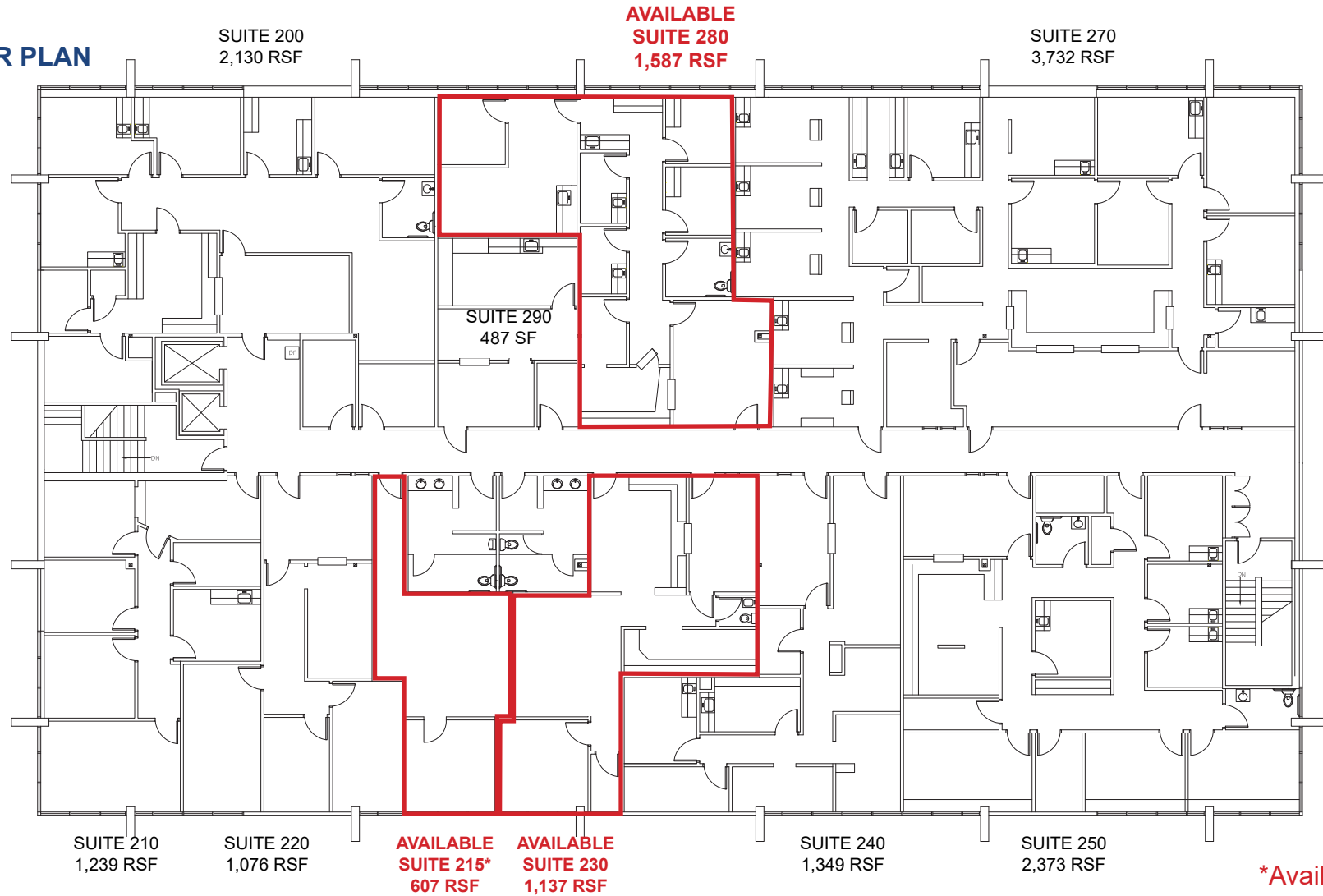
*Available 10/01/25.

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2ND FLOOR PLAN



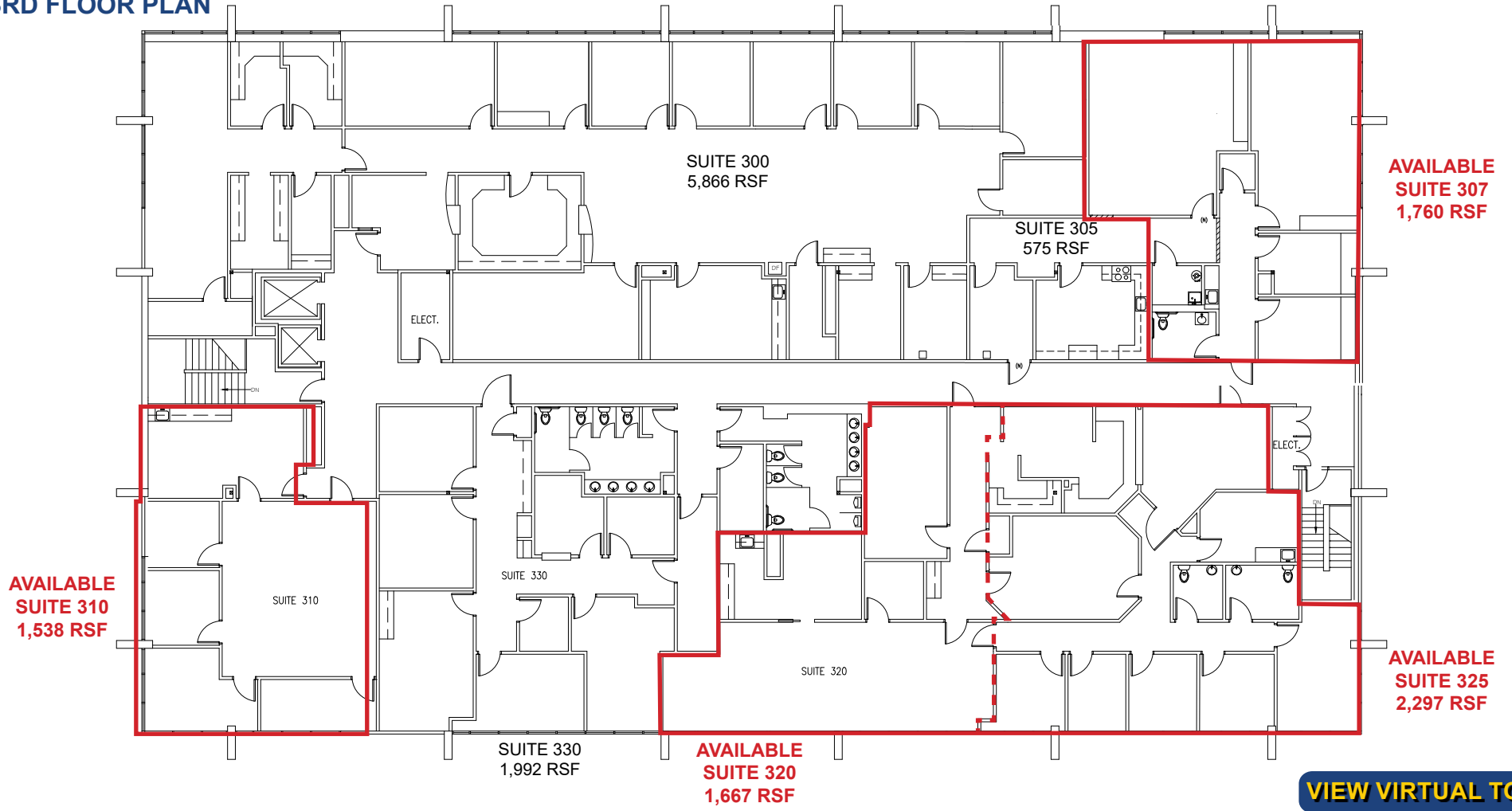
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3RD FLOOR PLAN

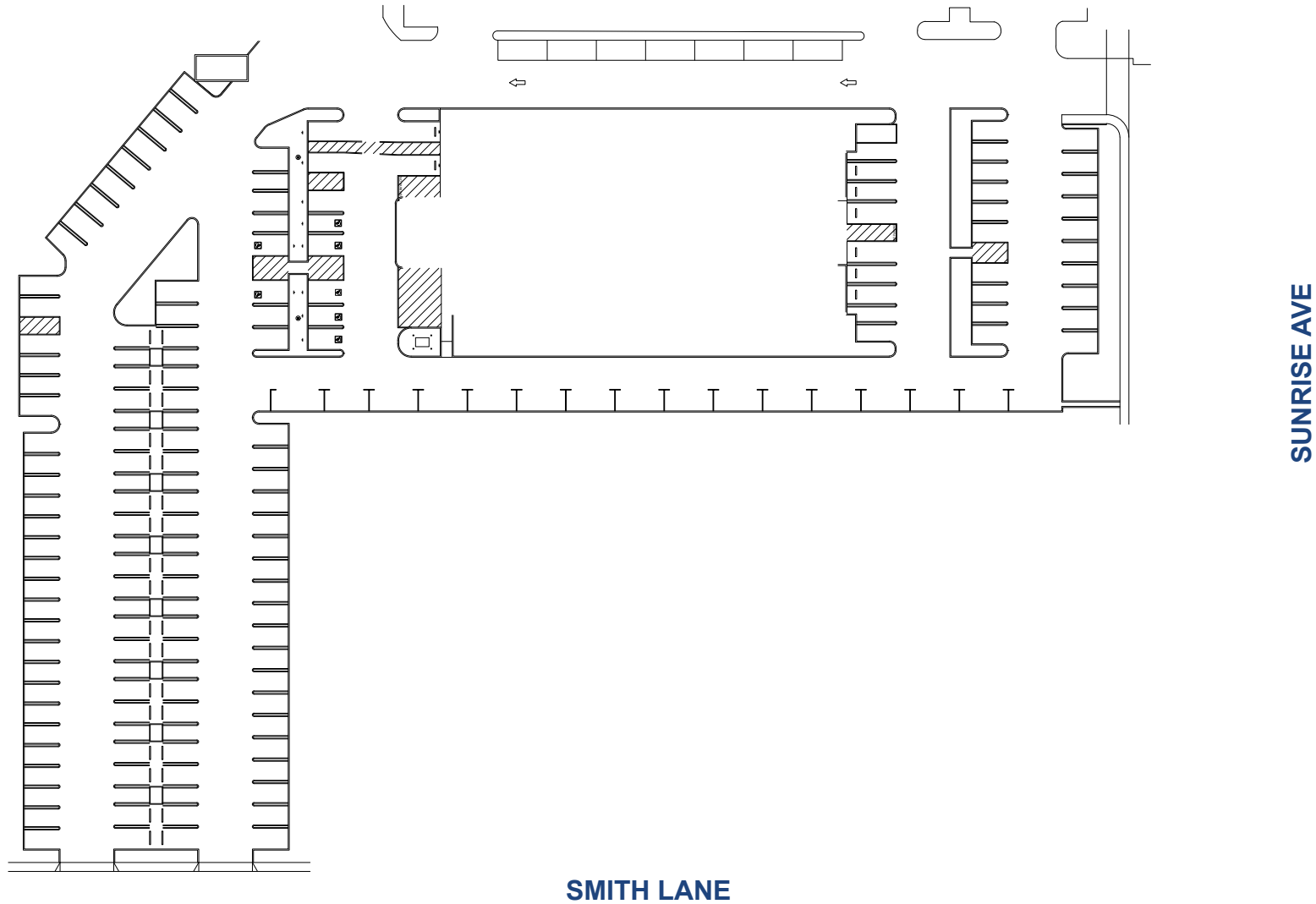


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SITE PLAN



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