

MEDICAL OFFICE BUILDING

406 SUNRISE AVE

ROSEVILLE, CA

46,611 SF 3 STORY BUILDING FOR SALE

1,076 SF - 15,272 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

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PROPERTY DETAILS:

Attractive building 46,611 SF 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:

\$1.69 - \$1.79 PSF, Full Service

SALE PRICE:

\$7,297,000.00 (\$156.59 PSF)

FEATURES:

- Existing, valuable medical space tenant improvements are in good condition
- Zoned for Medical/Office
- Close proximity to area hospitals
- Parking Ratio: 4.01 per 1,000 SF
- Excellent freeway access & visibility
- 2nd generation Hospital/Clinic



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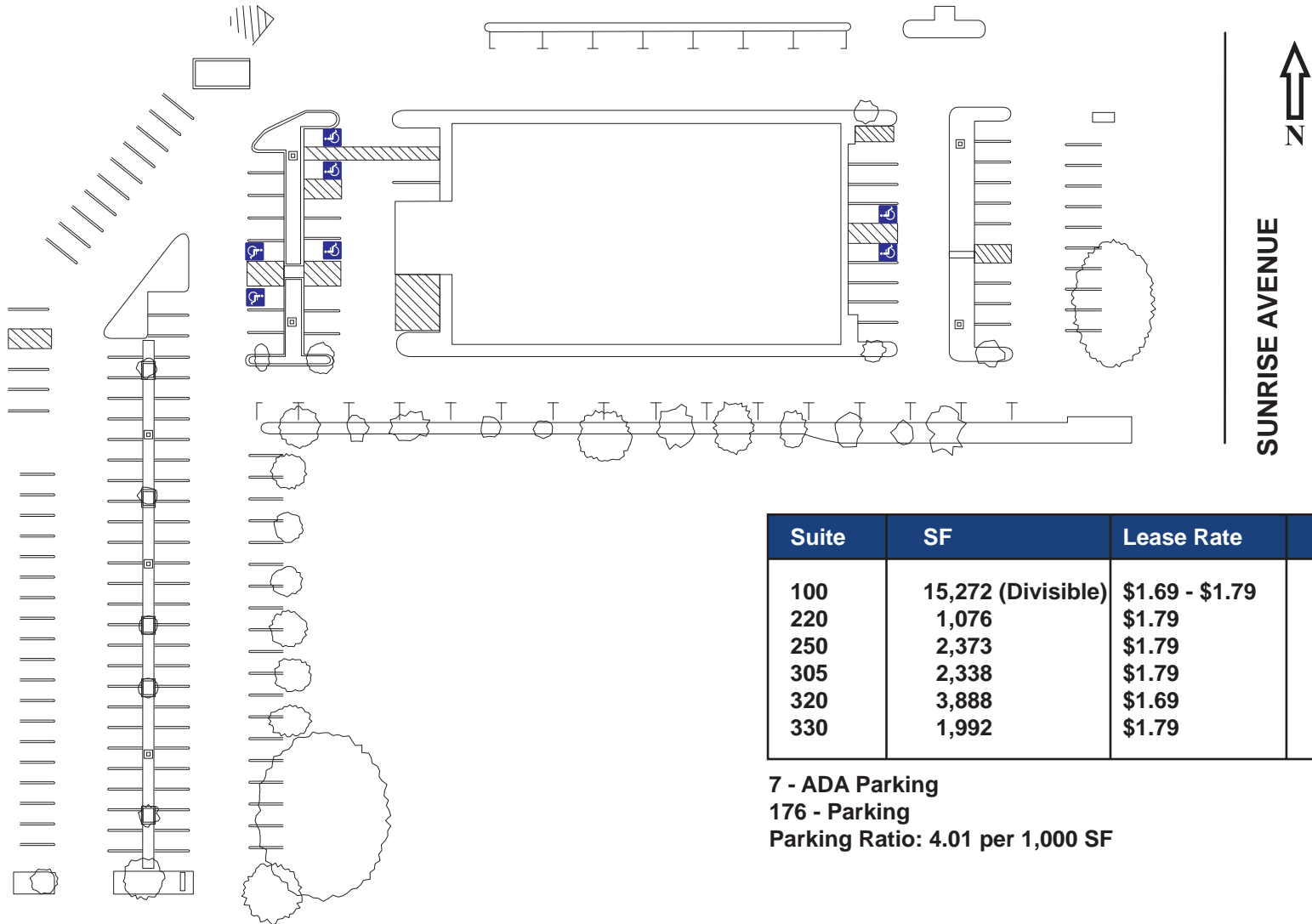
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**FOR SALE
OR LEASE**

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SITE PLAN



Suite	SF	Lease Rate	Monthly Rent
100	15,272 (Divisible)	\$1.69 - \$1.79	\$25,810.00
220	1,076	\$1.79	\$ 1,926.00
250	2,373	\$1.79	\$ 4,248.00
305	2,338	\$1.79	\$ 4,185.00
320	3,888	\$1.69	\$ 6,571.00
330	1,992	\$1.79	\$ 3,566.00

7 - ADA Parking
176 - Parking
Parking Ratio: 4.01 per 1,000 SF

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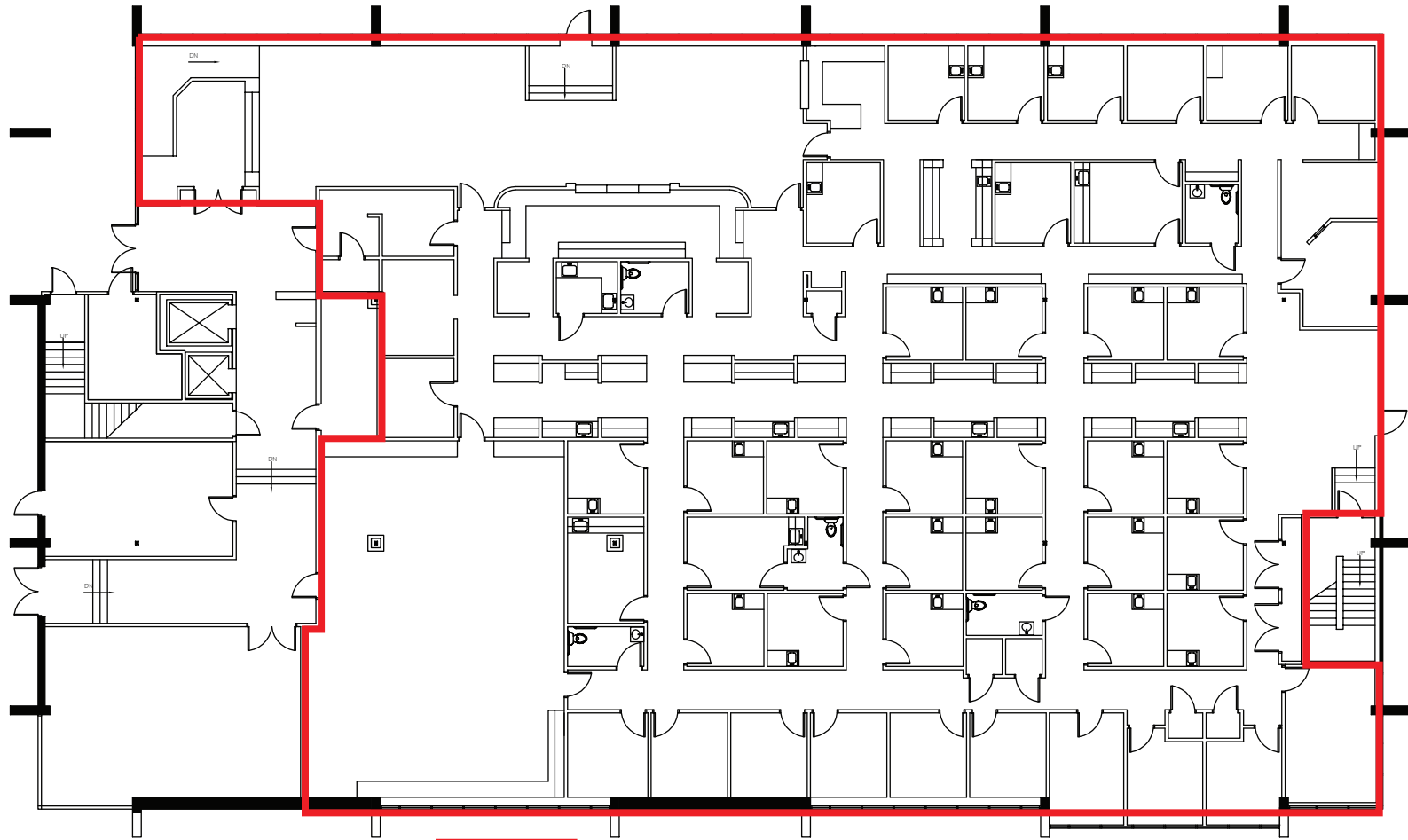
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1ST FLOOR



**AVAILABLE
SUITE 100
15,272 SF**

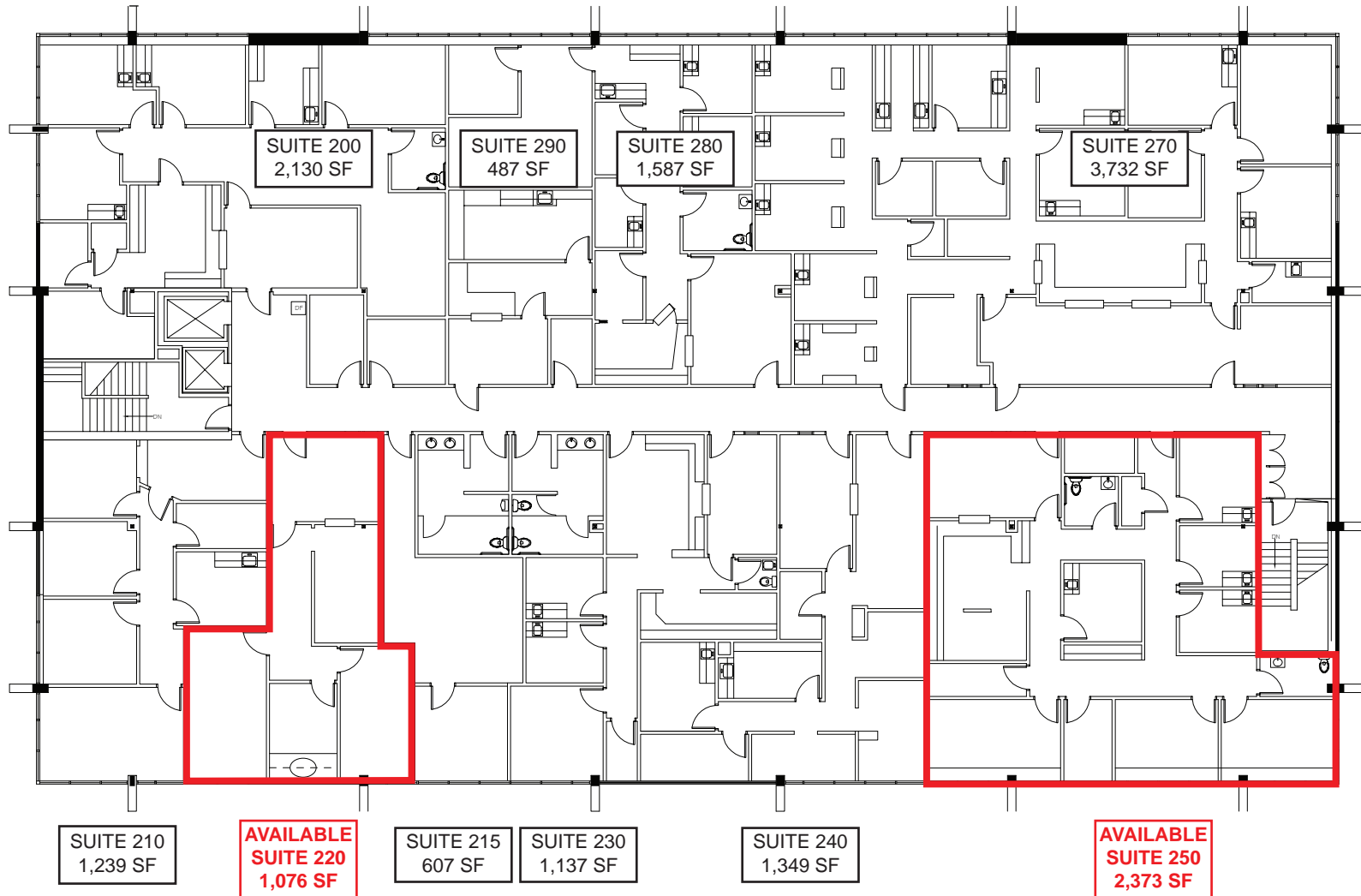
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2ND FLOOR



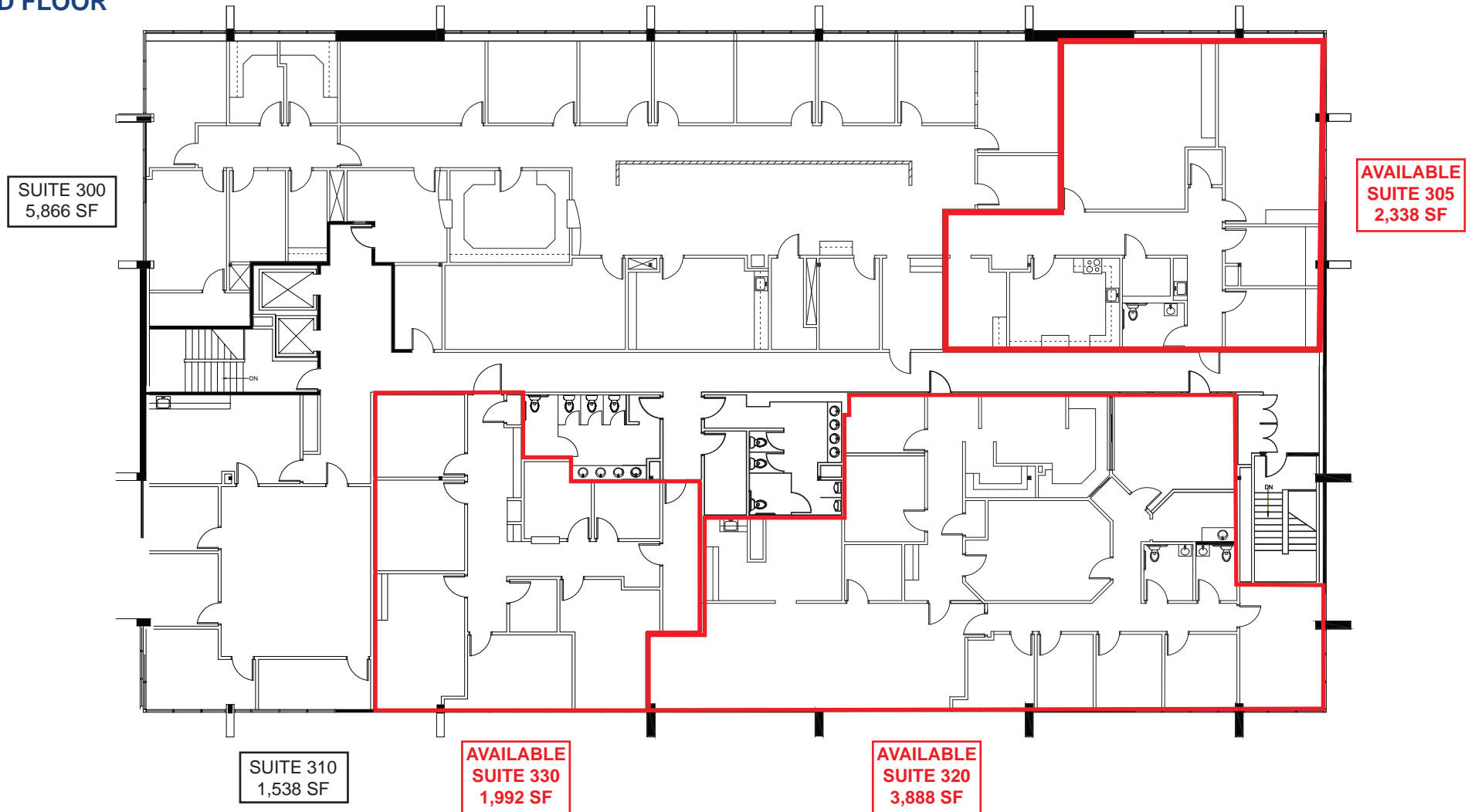
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3RD FLOOR



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