

# OFFICE AND MEDICAL BUILDING

4600 47TH AVENUE

SACRAMENTO, CA

FOR LEASE

872 RSF - 2,055 RSF OFFICE SUITES

# ETHAN CONRAD

PROPERTIES INC.



**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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DRE: #02083873

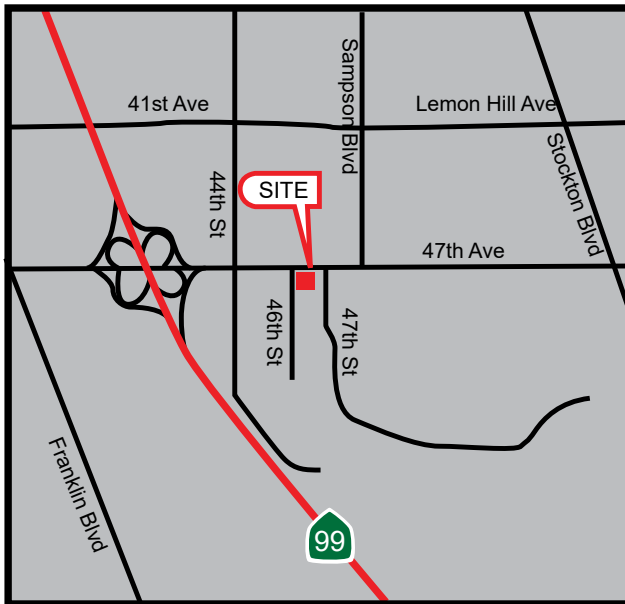
connor@ethanconradprop.com

**VIEW VIRTUAL TOUR**

**916.779.1000**

## FEATURES:

- Excellent lease rates and variety of suite sizes available
- Suites available for immediate occupancy
- Building and monument signage opportunities
- Easy access to Hwy 99
- Zoned: BP (Business and Professional Office)
- Abundant on-site parking
- Pharmacy on-site



## PROPERTY DETAILS:

Two story Professional Office and Medical building with completed renovations which have completely transformed the property.

Attractive lease rates make it an outstanding value. Tenant improvement funds available.

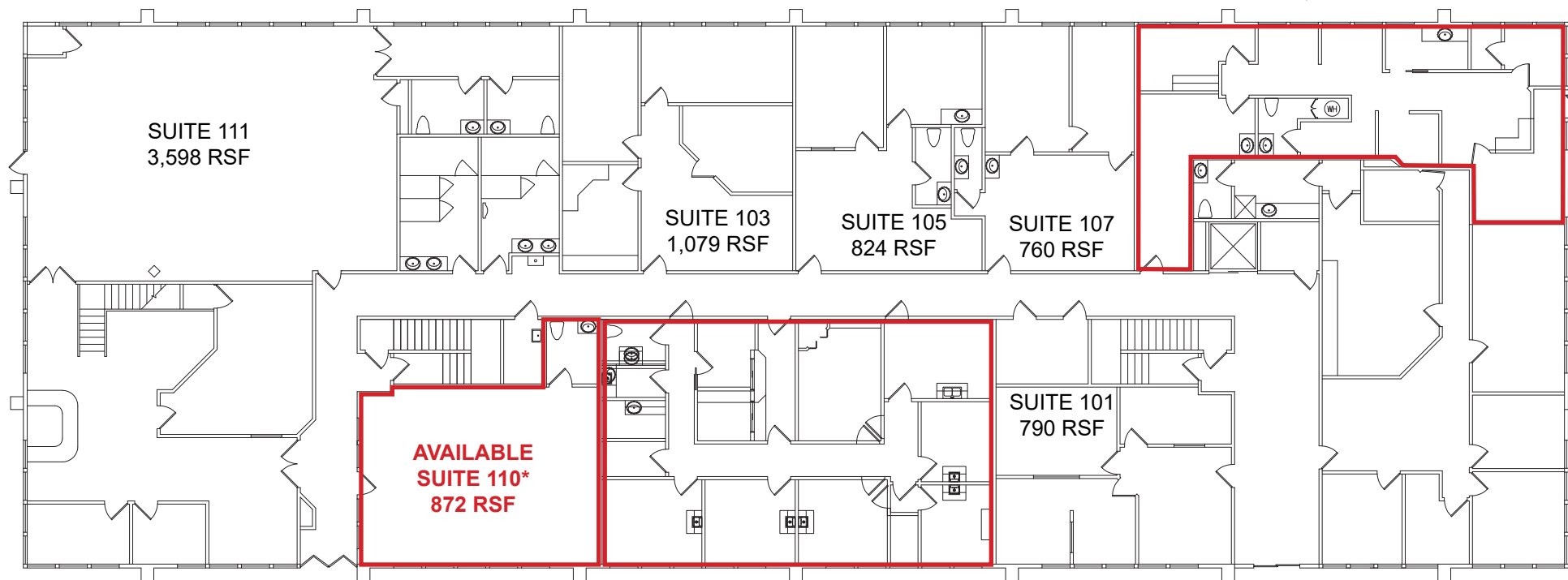
## LEASE RATES:

\$1.39 - \$1.45 PSF, Full Service

Full Service rent includes utilities, janitorial and maintenance costs.



**1ST FLOOR PLAN**



Suite	RSF	Lease Rate	Monthly Rent
100	1,324	\$1.45 PSF, FS	\$1,920.00
106	1,827	\$1.45 PSF, FS	\$2,649.00
110	872	\$1.45 PSF, FS	\$1,264.00

\*Available with 30 days' notice.

**AVAILABLE  
SUITE 106  
1,827 RSF**

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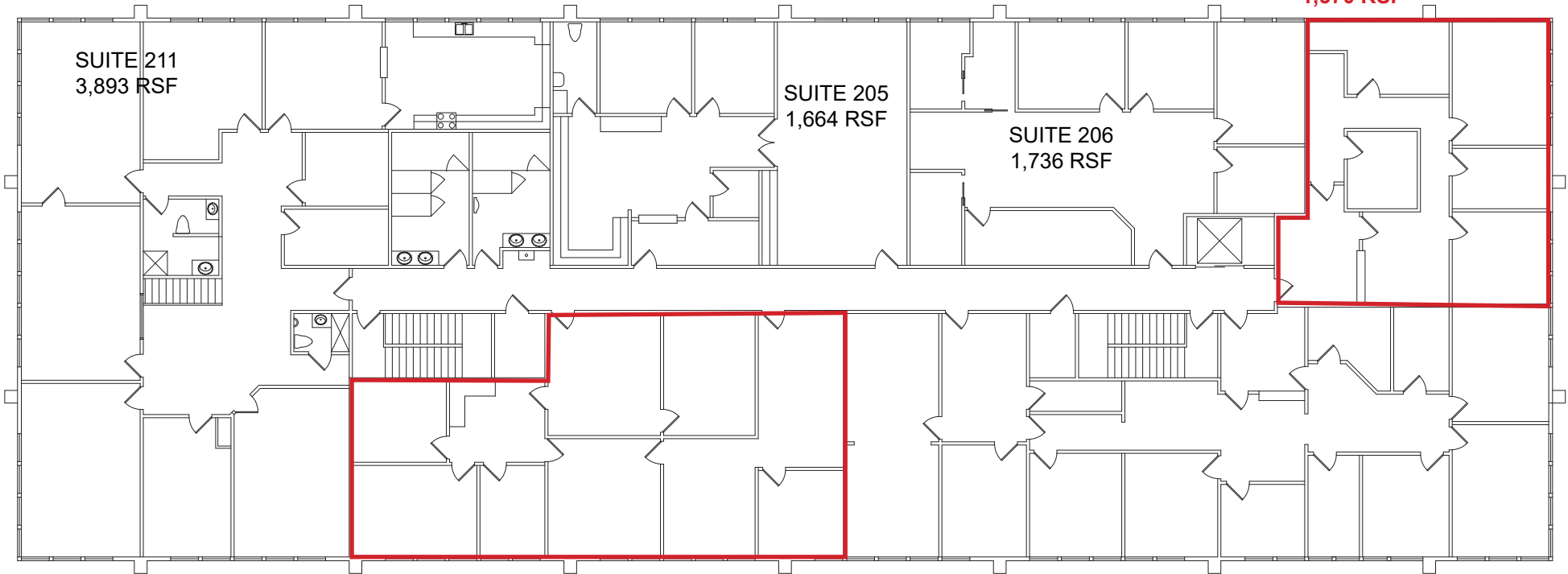
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**2ND FLOOR PLAN**



**AVAILABLE**  
**SUITE 208**  
**1,370 RSF**

**AVAILABLE**  
**SUITE 200**  
**2,055 RSF**

SUITE 210  
 3,078 RSF

Suite	RSF	Lease Rate	Monthly Rent
200	2,055	\$1.39 PSF, FS	\$2,856.00
208	1,370	\$1.39 PSF, FS	\$1,904.00

**VIEW VIRTUAL TOUR**

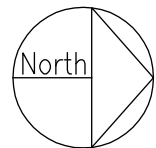
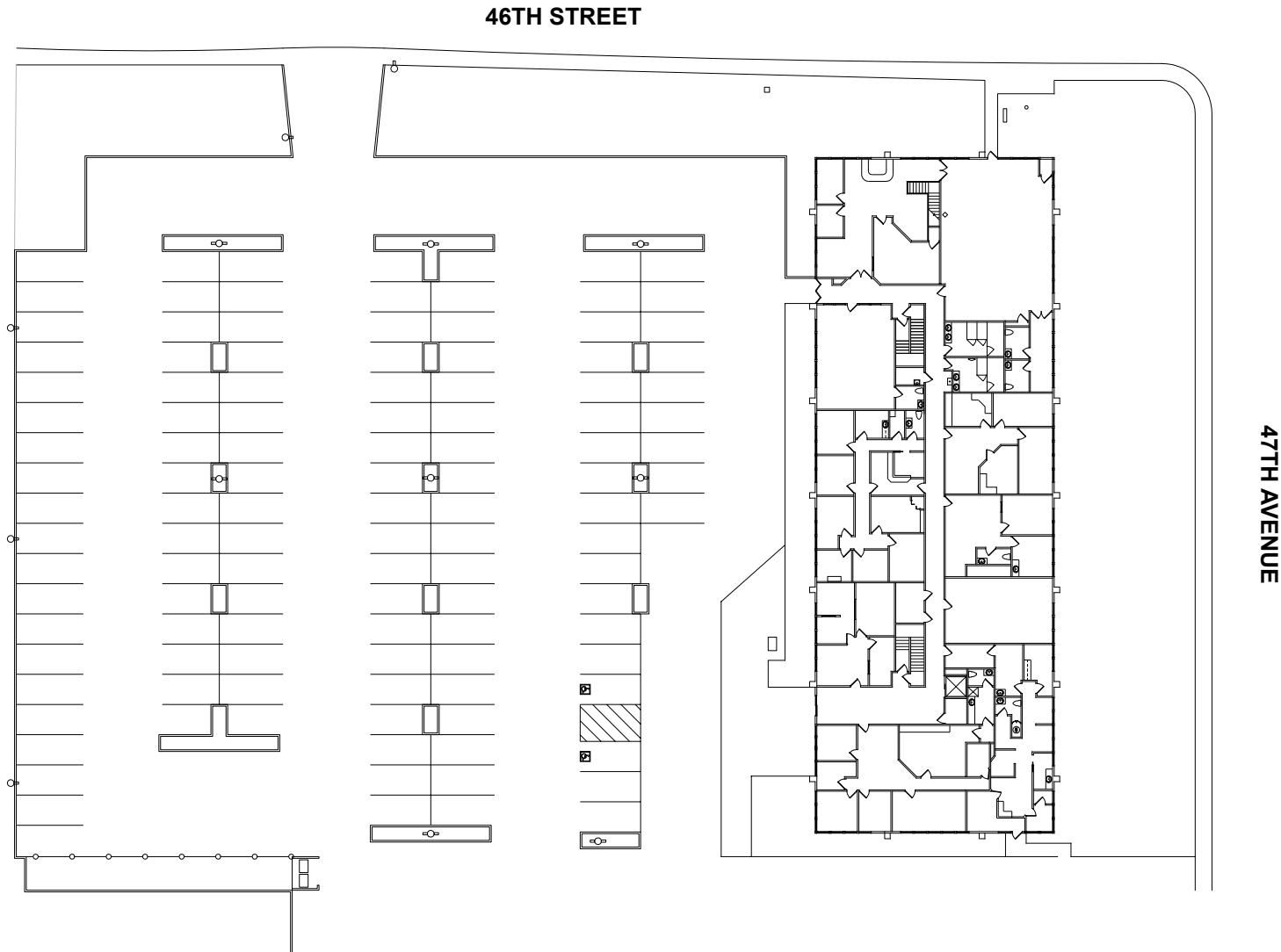
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SITE PLAN



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