

**CARMICHAEL PROFESSIONAL CENTER**  
**6720 - 6728 FAIR OAKS BLVD**  
**CARMICHAEL, CA**  
FOR LEASE  
536 RSF - 2,488 RSF OFFICE SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

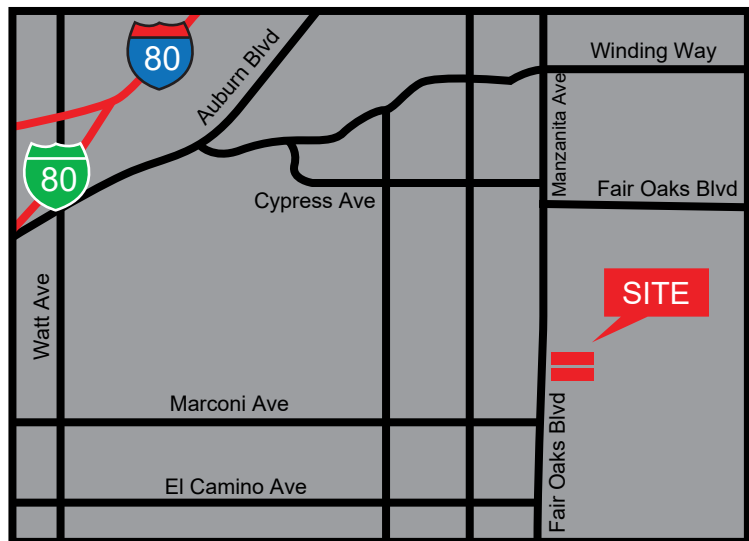
**FEATURES:**

- Fair Oaks Blvd visibility and signage
- Turn-key office suites
- Both individual buildings on each parcel are connected with a stairway and breezeway
- Great buidling and monument signage
- Zoned BP (Business Professional)
- Abundant parking (4/1,000 SF)
- 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:**

6722 - Suite 203:	536 RSF	\$ 724.00 (\$1.35 PSF, MG)
6722 - Suite 204:	540 RSF	\$ 729.00 (\$1.35 PSF, MG)
6726 - Suite 403:	1,357 RSF	\$1,832.00 (\$1.35 PSF, MG)
6726 - Suite 405:	1,131 RSF	\$1,572.00 (\$1.39 PSF, MG)
6728 - Suite 400B:	557 RSF	\$ 752.00 (\$1.35 PSF, MG)

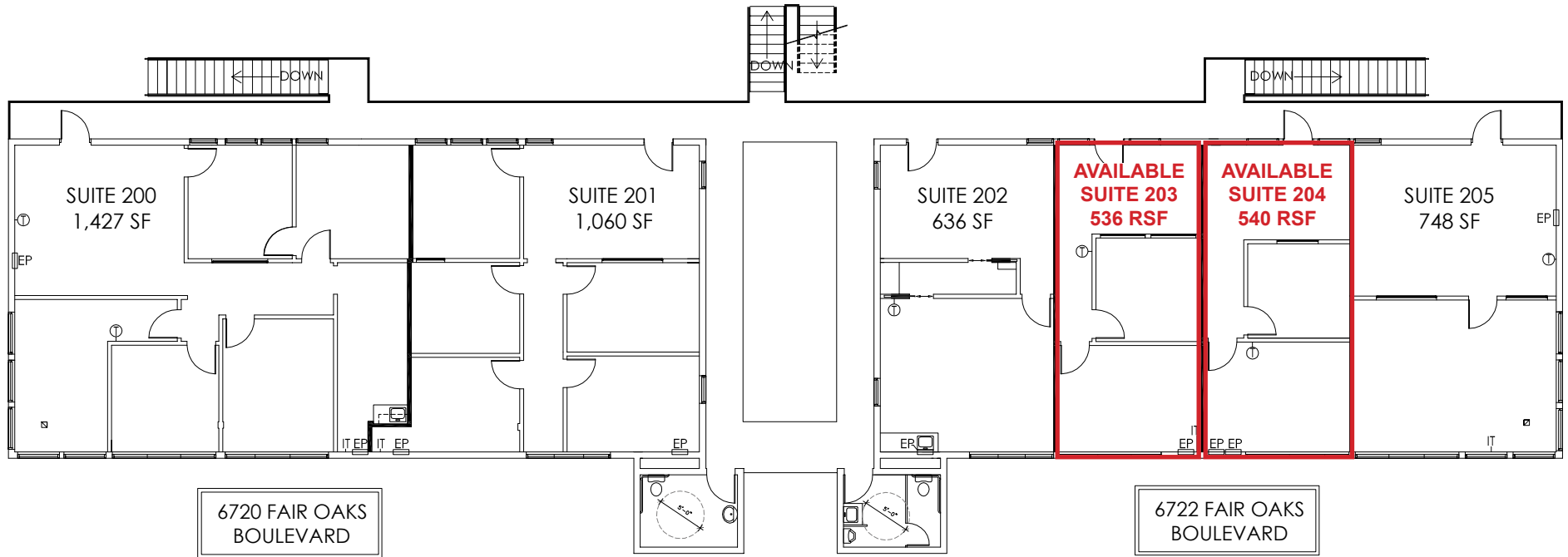
Suites 403/405 can be combined for 2,488 RSF at \$1.35 PSF, MG.

MG = Modified Gross.  
 Separate electrical meters.

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**6720-6722 FAIR OAKS BLVD**  
**2ND FLOOR**



Suite	RSF	Lease Rate	Monthly Rent
203	536	\$1.35 PSF, MG	\$724.00
204	540	\$1.35 PSF, MG	\$729.00

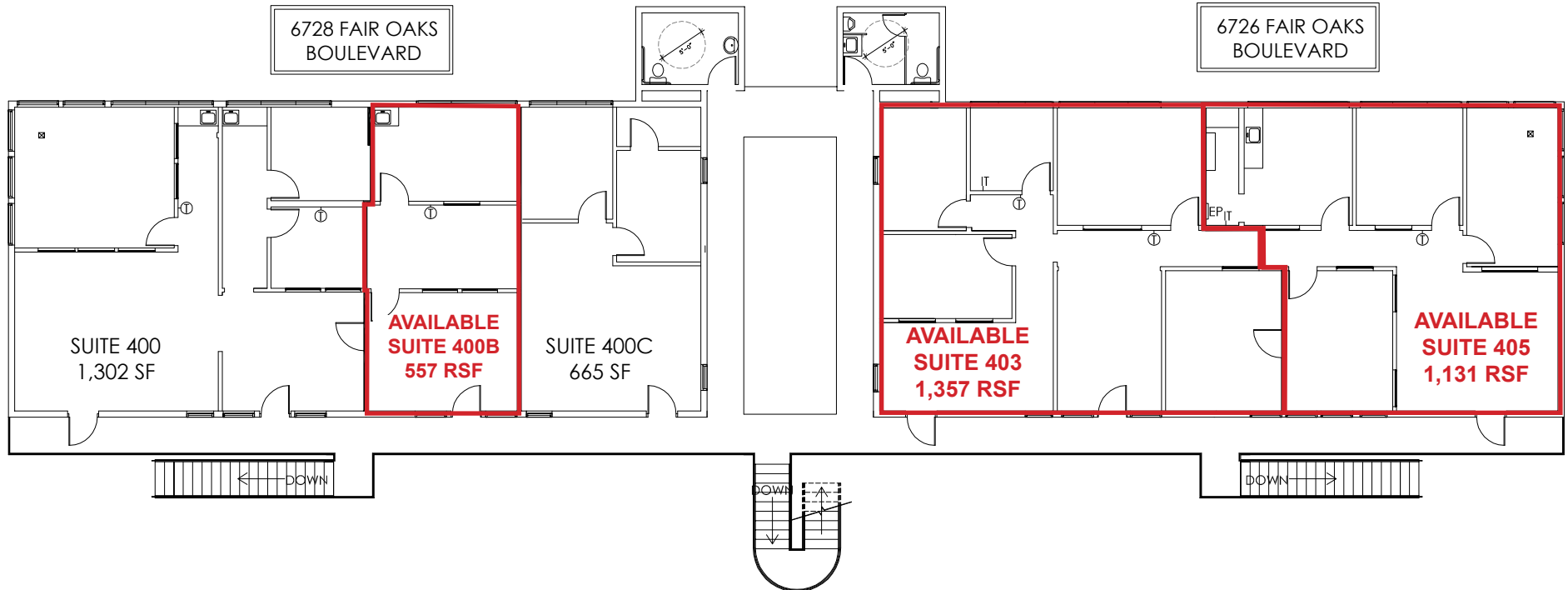
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**6726-6728 FAIR OAKS BLVD**  
**2ND FLOOR**



Suite	RSF	Lease Rate	Monthly Rent
400B	557	\$1.35 PSF, MG	\$752.00

Suite	RSF	Lease Rate	Monthly Rent
403	1,357	\$1.35 PSF, MG	\$1,832.00
405	1,131	\$1.39 PSF, MG	\$1,572.00

Suites can be combined for 2,488 RSF at \$1.35 PSF, MG.

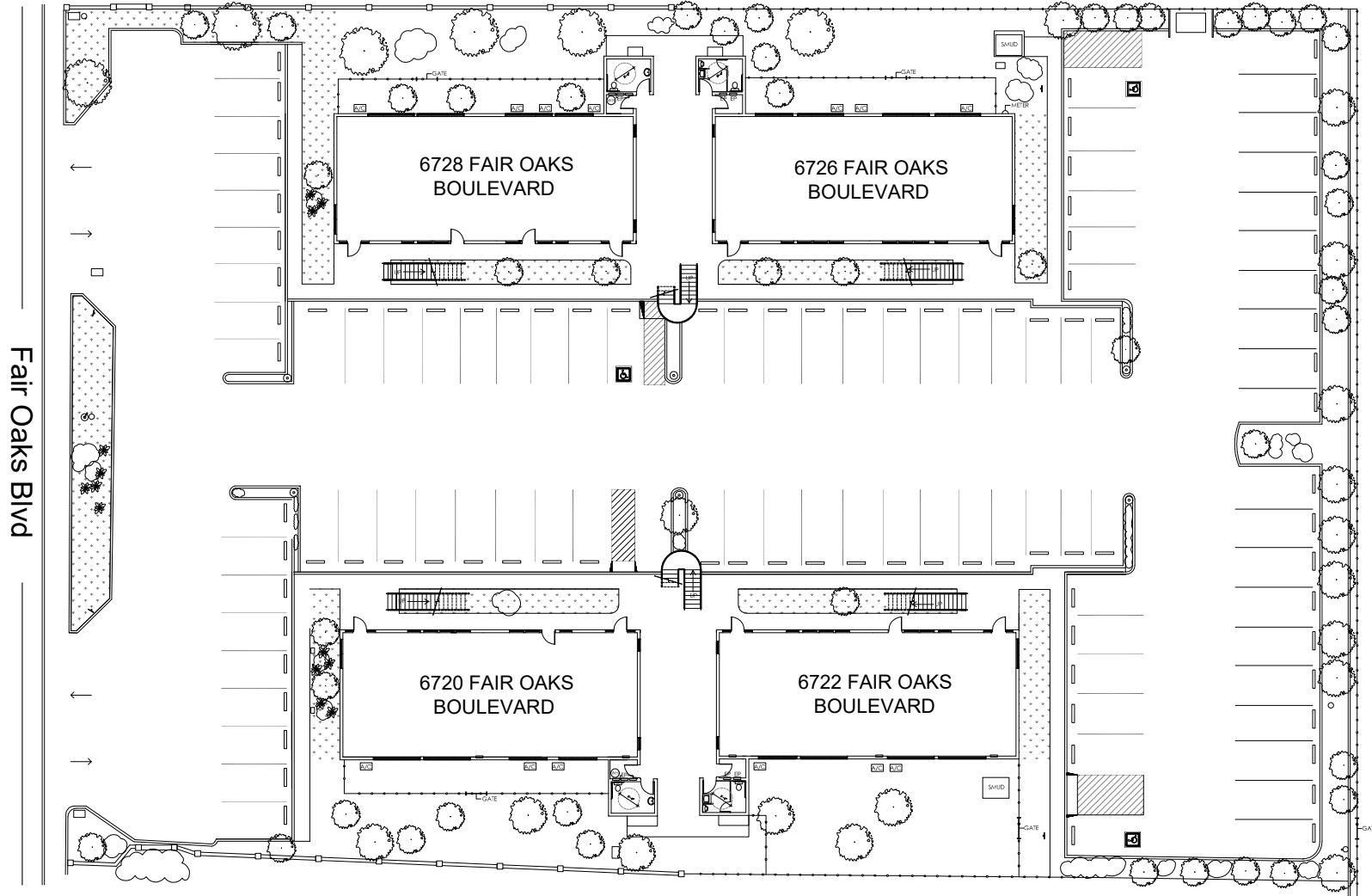
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SITE PLAN



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FOR LEASE

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