



77 SCRIPPS DRIVE

MEDICAL/OFFICE FOR LEASE

±845 SF UP TO ±10,089 SF AVAILABLE

PROPERTY FEATURES

- › Prominent medical office market
- › Existing medical build-out
- › Located near executive housing neighborhoods
- › Strong aging demographics
- › Abundant Parking
- › Easy access to HWY 50 and Howe Avenue

LEASE RATE

- › Contact broker for lease rate
- › Full Service Gross

WALKING DISTANCE TO THE UV RETAIL CENTER

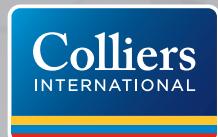


- › The UV has undergone an extensive \$15+ million renovation
- › New restaurants and eateries include Pieology, Buckhorn BBQ, Zocalo, Menchie's Frozen Yogurt and Poke Noke.

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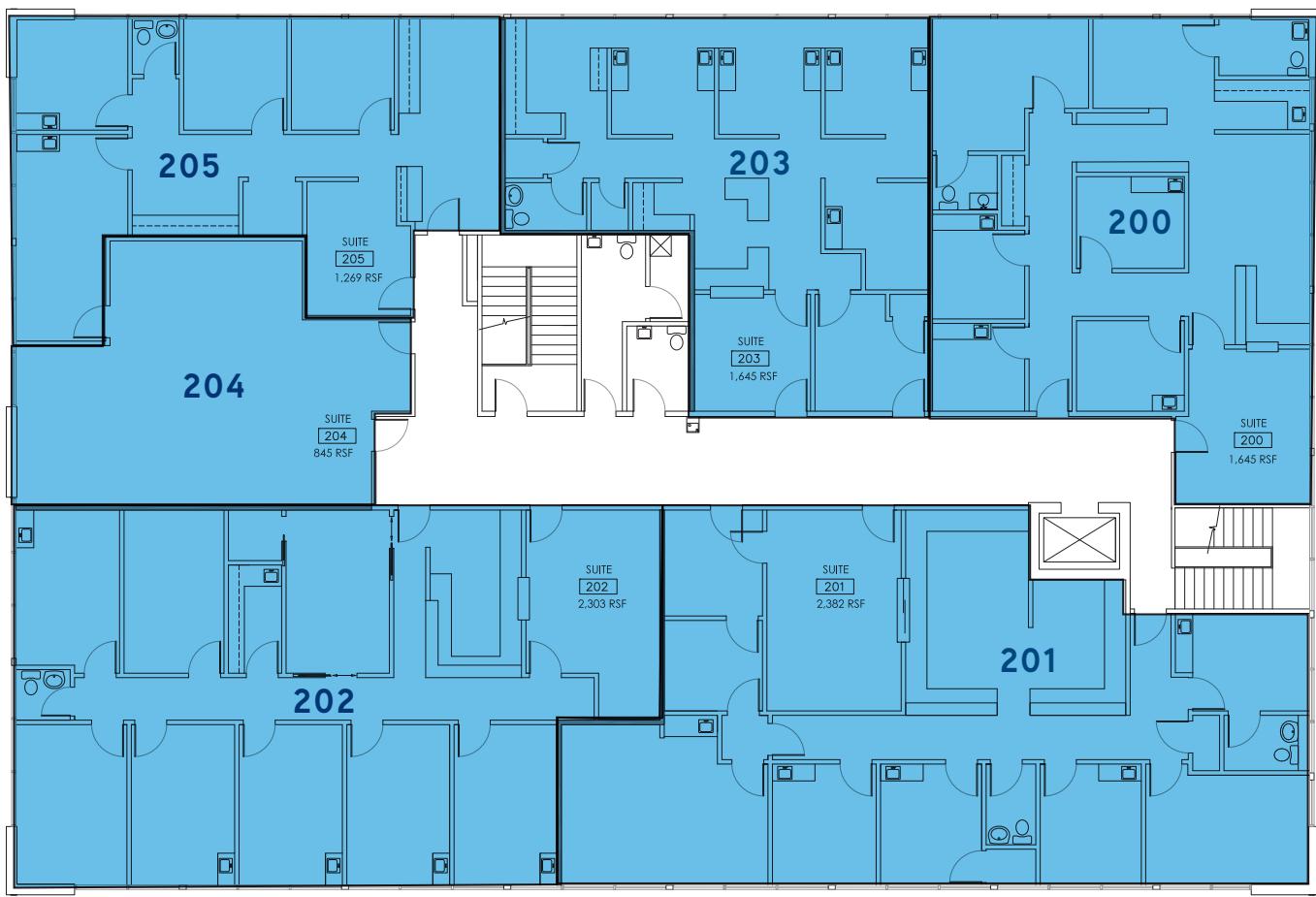




PROPERTY DESCRIPTION

The property is located within the Campus Commons submarket which is known for its proximity to Downtown, convenient market location and easy access to all major freeways. Scripps drive is an off-campus medical centric location that is supported by strong aging demographics and affluent neighborhoods nearby. The building is also strategically located near amenity rich locations such as The UV, the Pavilions Shopping Center and Loehmann's Plaza.

2ND FLOOR



AVAILABLE

- › Suite 200: ±1,645 RSF
- › Suite 201: ±2,382 RSF
- › Suite 202: ±2,303 RSF
- › Suite 203: ±1,645 RSF
- › Suite 204: ±845 RSF
- › Suite 205: ±1,269 RSF
- › Contiguous RSF: ±10,089 RSF



TENANT MIX

- › Ophthalmology
- › Dentistry
- › OBGYN
- › Endocrinology
- › Hand Biomechanics Lab



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SACRAMENTO, CA



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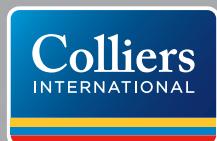
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