

FOR LEASE



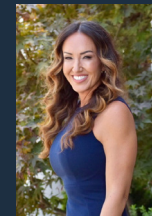
WEST COAST HEALTH & WELLNESS CENTER

EL DORADO HILLS, CA 95762

CLASS A MEDICAL OFFICE

NEW CONSTRUCTION - HIGHLY VISIBLE FROM HWY 50

+/- 1,781 - 2,657 RSF



Jayna DeSoiza Byrnes | 916.638.3890 | jayna@kcmre.com
CA DRE #01941191

Brian Rabe | 916.601.0578 | brabe@kcmre.com
CA DRE #01743359

8105 SARATOGA WAY

FIRST IMPRESSIONS

MEDICAL OFFICE SPACE | FOR LEASE



Property Details & Highlights

- Right off Hwy 50
- Highly visible from Highway
- Monument Signage
- Ample Parking
- New Construction - Class A Medical Office
- Common Conference Room
- Custom Build Out with TI Allowance
- High End Office - Medical Use Only

8105 SARATOGA WAY

MEDICAL OFFICE SPACE | FOR LEASE

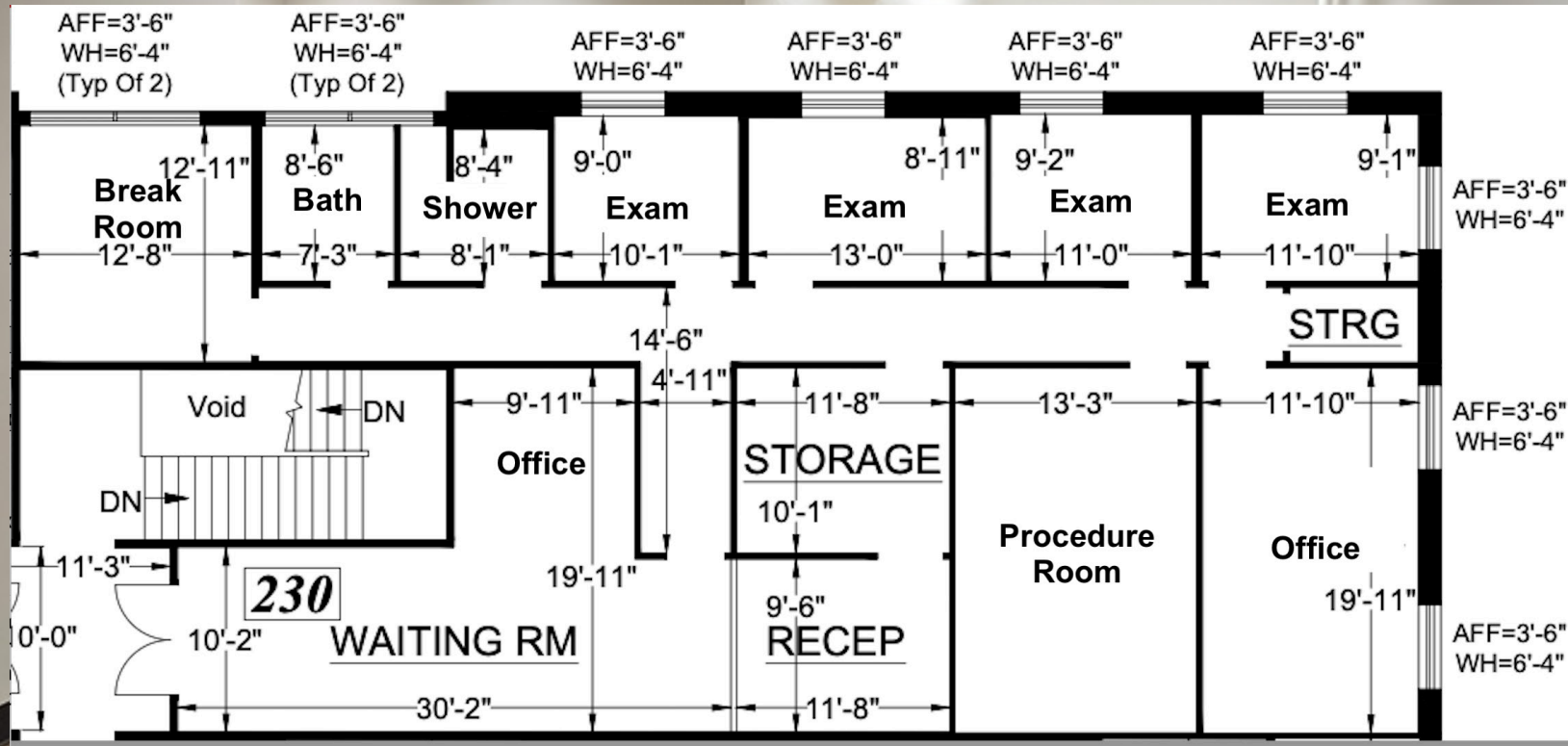
FEATURED
COMPLETED TI'S



8105 SARATOGA WAY

SUITE 230
SUBLEASE

MEDICAL OFFICE SPACE | FOR LEASE



SECOND FLOOR

Suite 230 +/- 2,299 USF / +/- 2,657 RSF

\$2.85/SF + NNN

Brand New Build out April 2025

Ready to move in

- Includes all brand new TI's
- The Unit has never been occupied
- Any additional TI's would be Tenant responsibility

*Base Rent is calculated by usable square footage. NNN is calculated by rentable square footage.

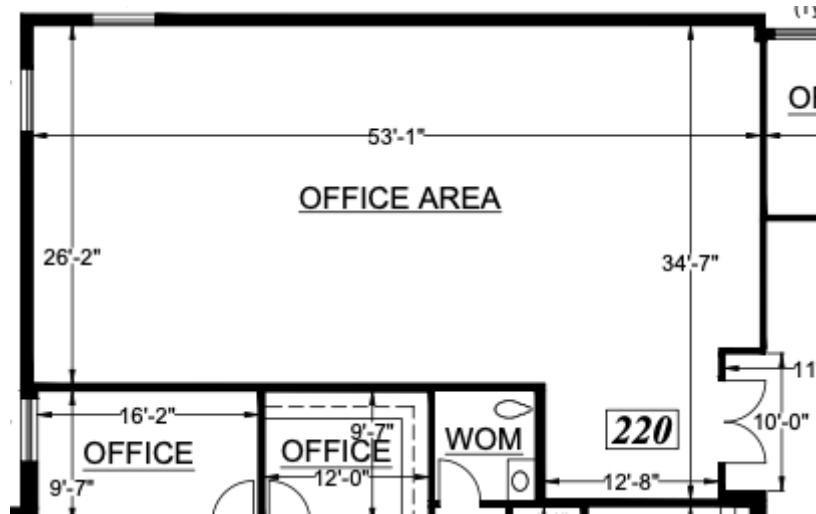
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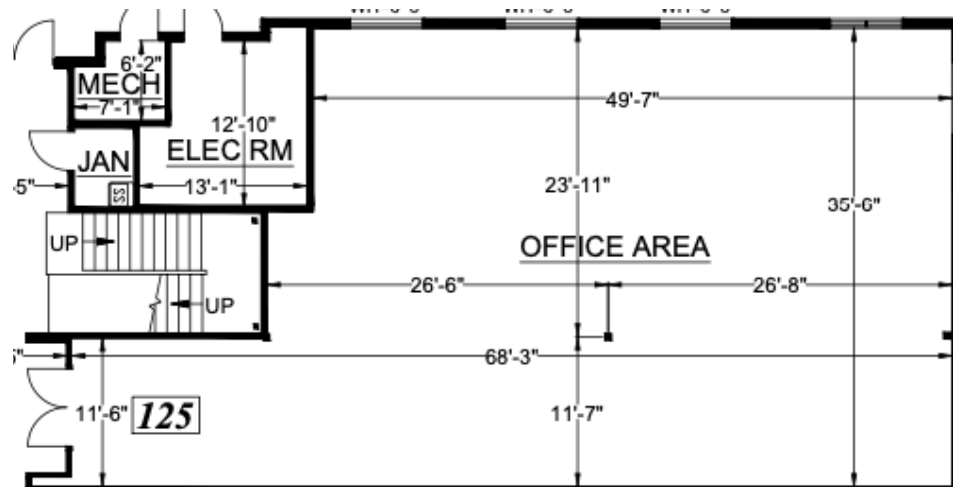
SUITE SHELLS

SUITE 120, 125 & 220

2nd Floor



1st Floor



First Floor

Suite 125 +/- 2,072 USF / +/- 2,395 RSF

\$2.75/SF + NNN*

TI Incentives

Second Floor

Suite 220 +/- 1,541 USF / +/- 1,781 RSF

\$2.75/SF + NNN*

TI Incentives

*Base Rent is calculated by usable square footage. NNN is calculated by rentable square footage.

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MEDICAL OFFICE SPACE | FOR LEASE

PHOTOS
COMMON AREA



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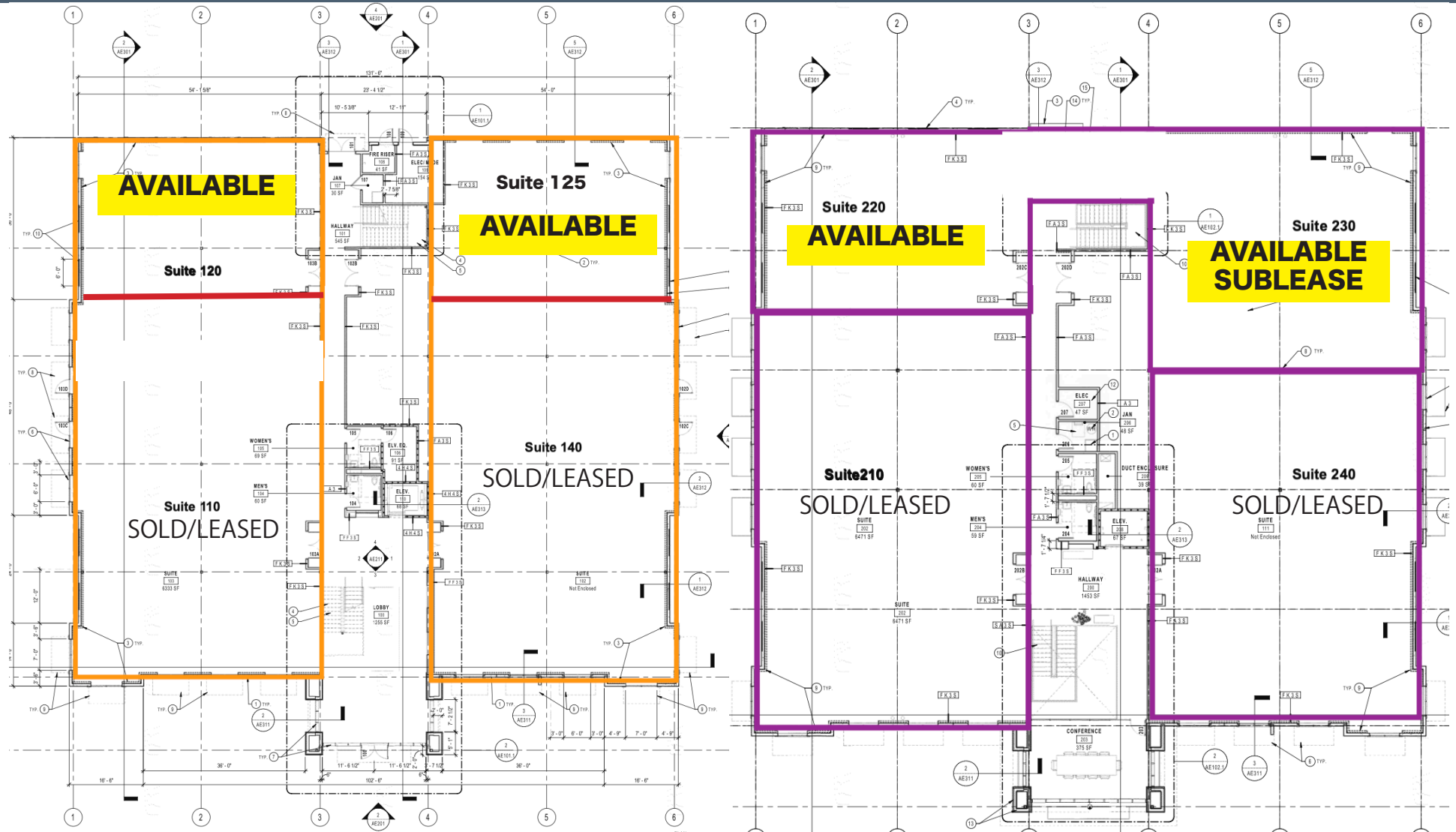
PHOTOS



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AVAILABLE SUITES



Soft Shell Building Plans

8105 SARATOGA WAY LOCATION AERIAL

MEDICAL OFFICE SPACE | FOR LEASE



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