

# 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



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# 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

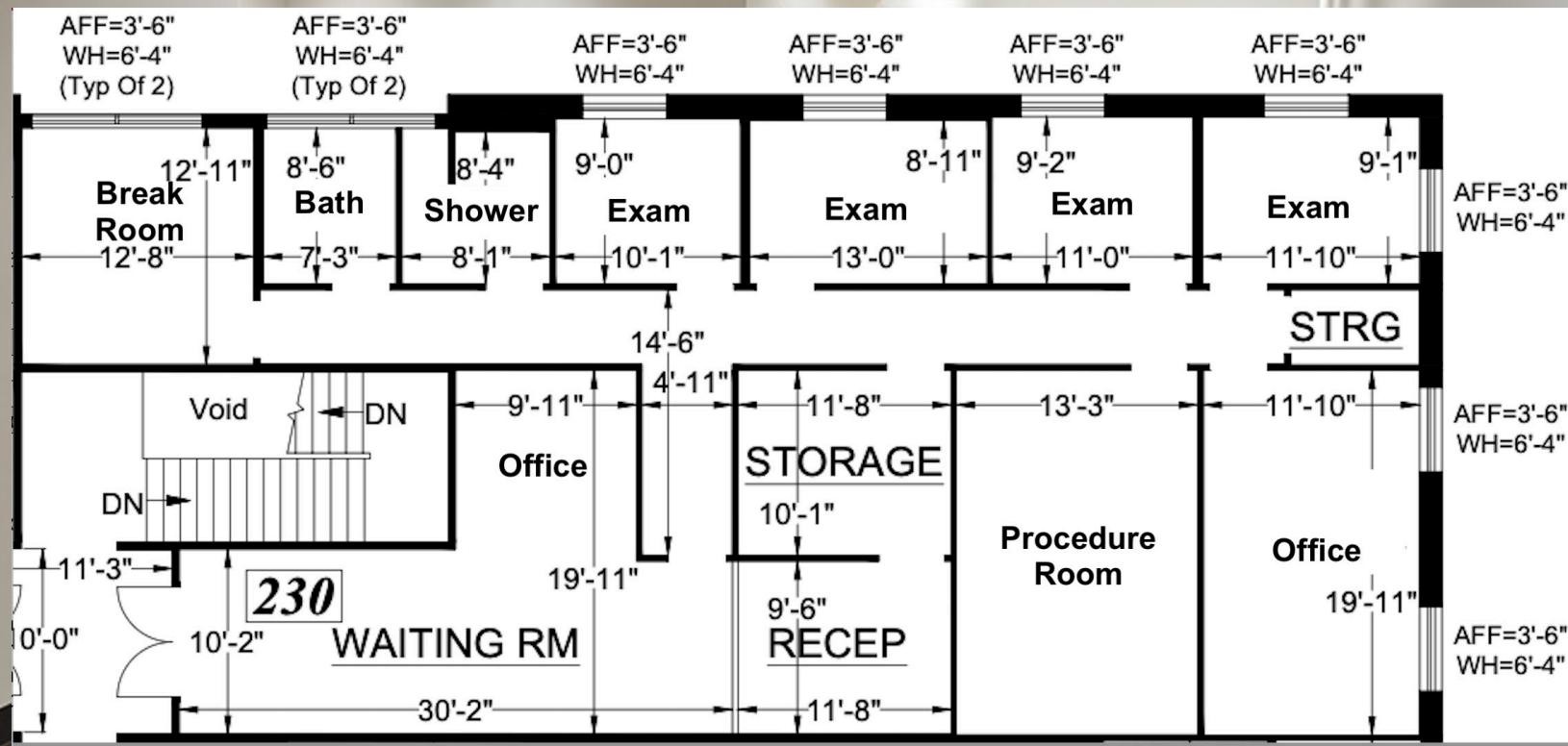
FEATURED  
COMPLETED TI'S



# 8105 SARATOGA WAY

SUITE 230  
SUBLEASE

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## SECOND FLOOR

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

**\$2.85/SF + NNN**

Brand New Build out April 2025

Ready to move in

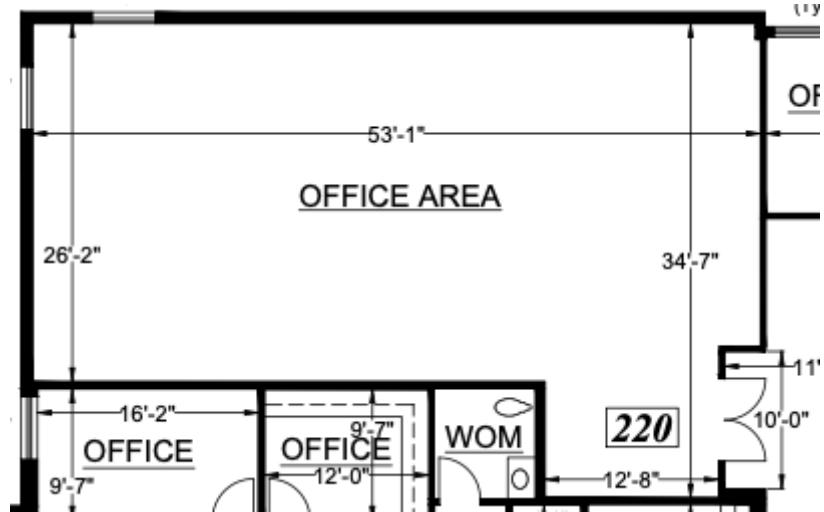
- Includes all brand new TI's
- The Unit has never been occupied
- Any additional TI's would be Tenant responsibility

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

# 8105 SARATOGA WAY

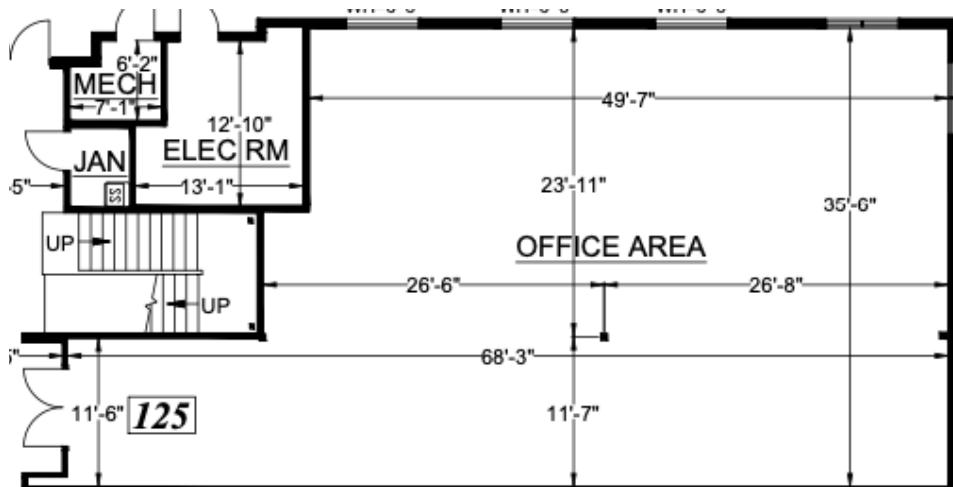
SUITE SHELLS  
SUITE 120, 125 & 220

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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.

# 8105 SARATOGA WAY

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PHOTOS  
COMMON AREA



PHOTOS

# 8105 SARATOGA WAY

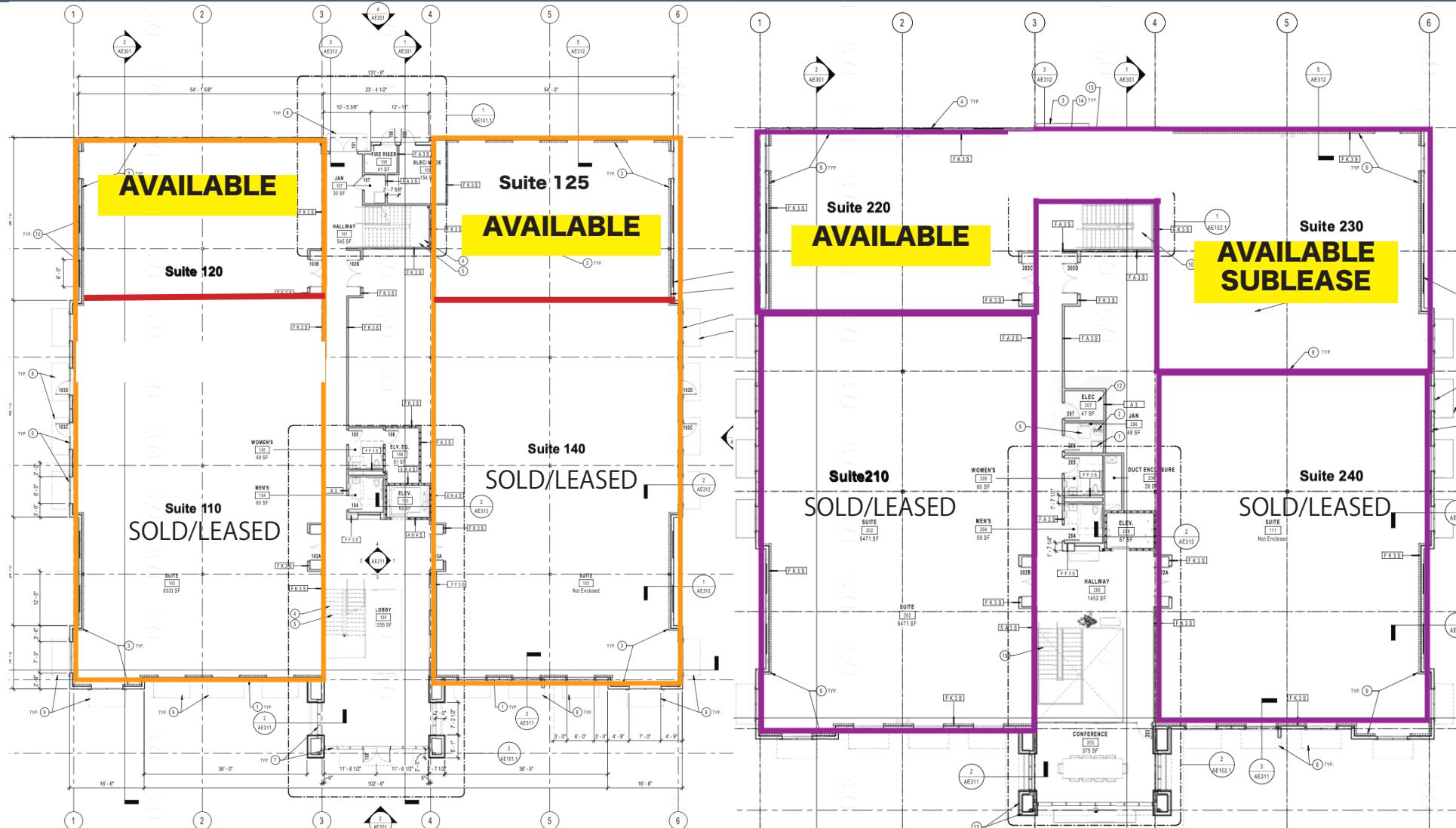
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# 8105 SARATOGA WAY

AVAILABLE SUITES

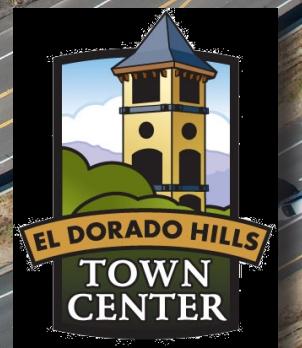
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Soft Shell Building Plans

# 8105 SARATOGA WAY LOCATION AERIAL

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