

FOR LEASE-TURNKEY MEDICAL OFFICE SUITES

LIBERTY CENTER II

9381 EAST STOCKTON BOULEVARD, SUITE 124 & 222, ELK GROVE, CA 95624



**TWO FULLY BUILT-OUT MEDICAL OFFICE SUITES
1,400 RSF AND 1,900 RSF-READY FOR IMMEDIATE OCCUPANCY**

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
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PRESENTED BY:

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Exclusively Listed by

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

LOCATION AND HIGHLIGHTS



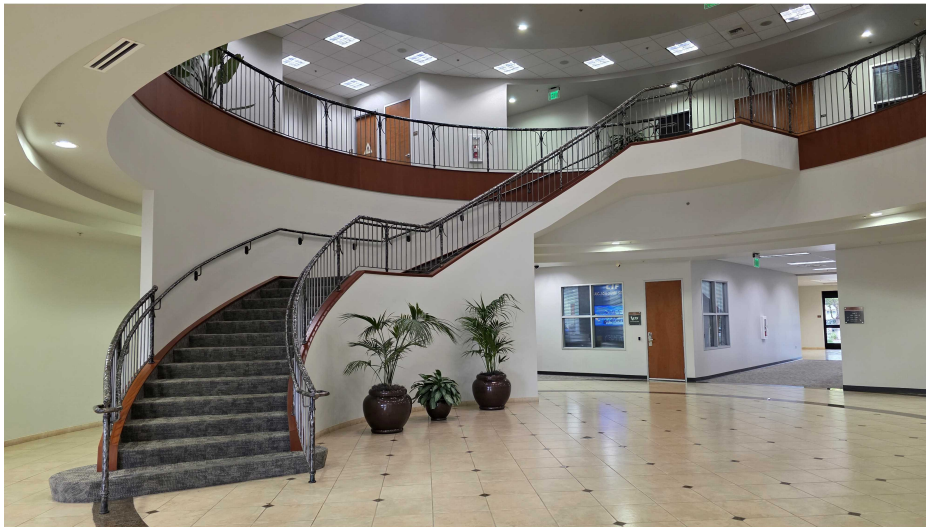
SPACE INFORMATION:

Building Name:	Liberty Center II
Suite 124 (1st Floor):	1,400 RSF
Suite 222 (2nd Floor):	1,900 RSF
Asking Rent:	\$2.25 PSF + NNN
Zoning:	BP
Signage:	Landmark Location Exposure To Hwy. 99
Building Class:	A
Demographics:	High Day and Evening Population
Area Highlights:	Restaurants, Retail Centers, Banks, Gyms, and all amenities all within a short drive.

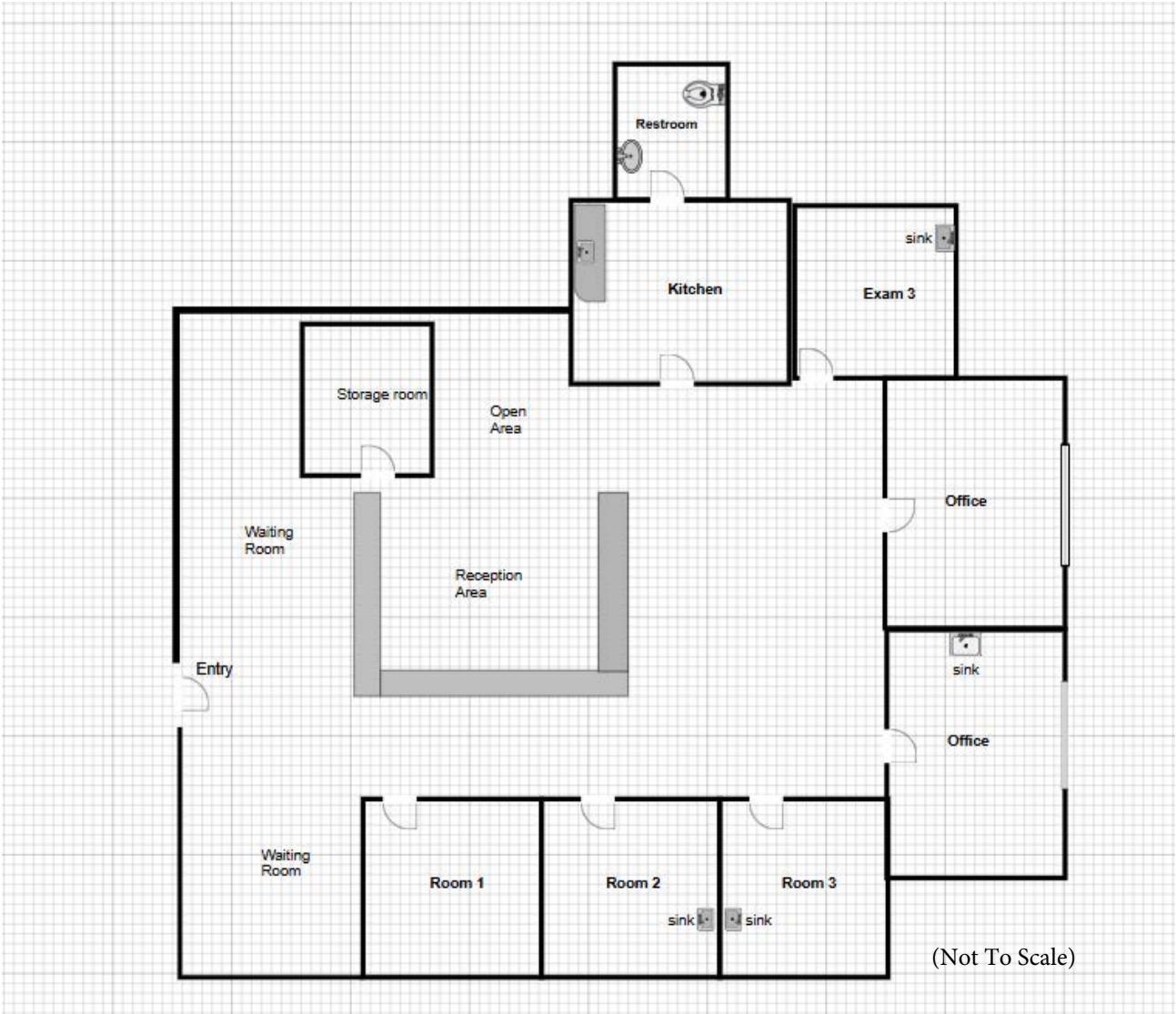
Property OVERVIEW:

9381 E Stockton Blvd, Suites #124 and #222, Elk Grove, CA 95624 offers an exceptional leasing opportunity for medical professionals seeking move-in-ready, fully built-out medical space in one of Elk Grove's most desirable areas. Featuring abundant natural light, direct door to front access, and a complete medical build-out, these suites provide an ideal environment for physicians, dentists, or healthcare specialists looking to establish or grow their practice in the heart of Elk Grove.

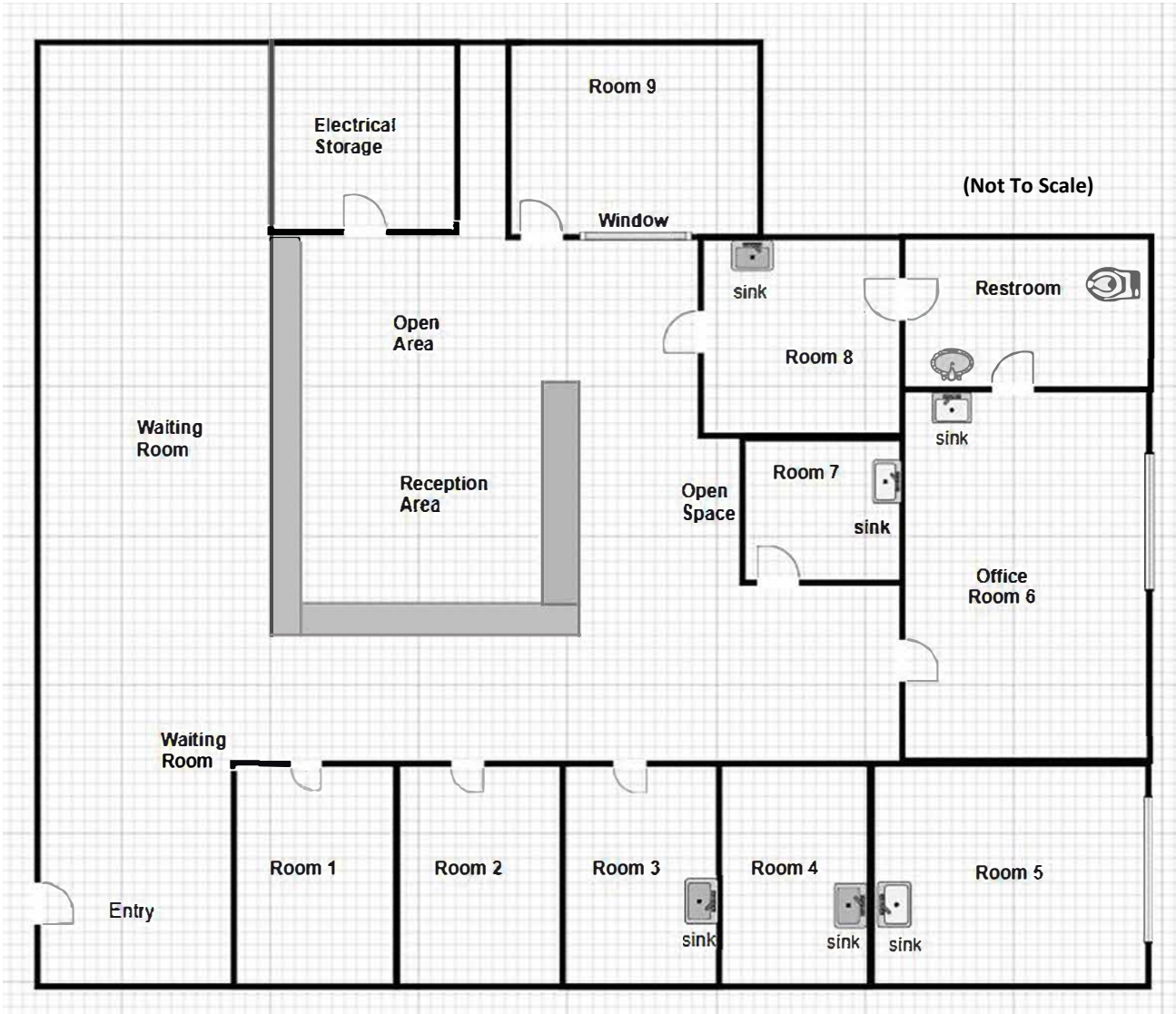
Located within Liberty Center II, a premier Class A suburban office complex on East Stockton Blvd. between Bond Road and Elk Grove Blvd., these suites offer excellent visibility, a professional setting, and convenient access to and from Highway 99. The prominent frontage along Highway 99 provides great visibility, making this a landmark location ideal for businesses seeking both exposure and accessibility. The property is just minutes from national retailers, restaurants, and a full range of nearby amenities. Don't miss the perfect opportunity to establish your business in this prime setting.



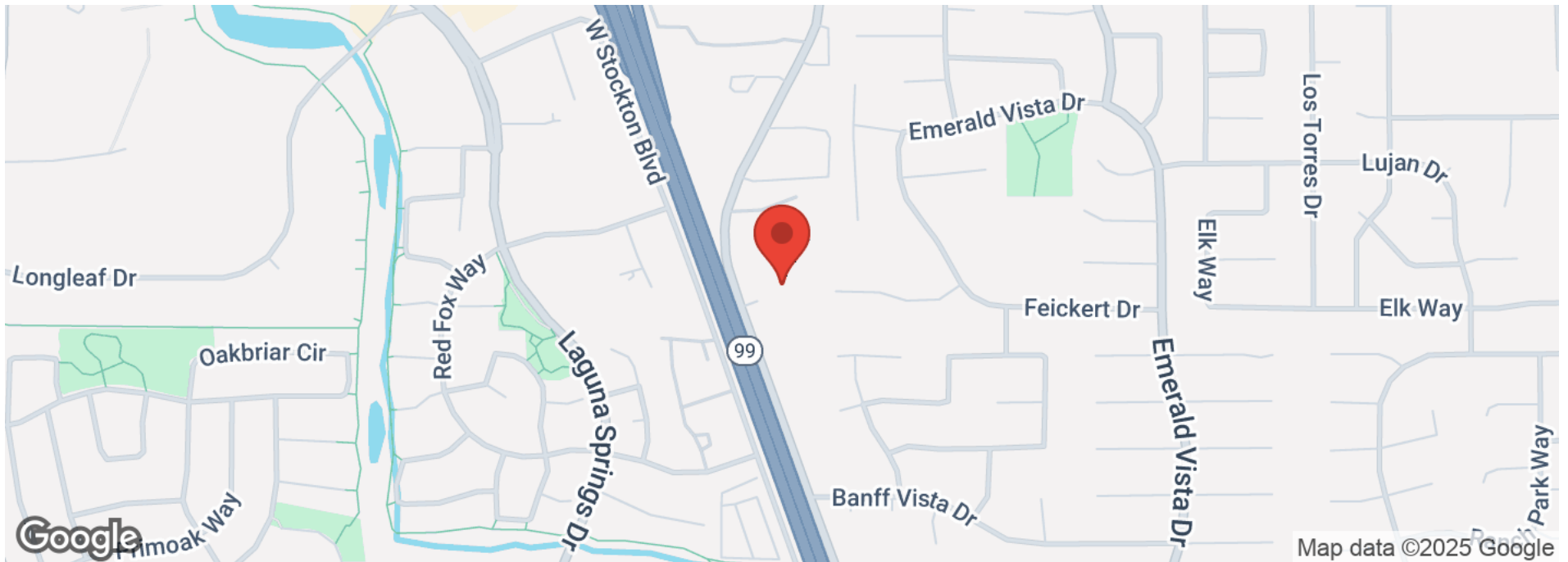
FLOOR PLAN: SUITE 124



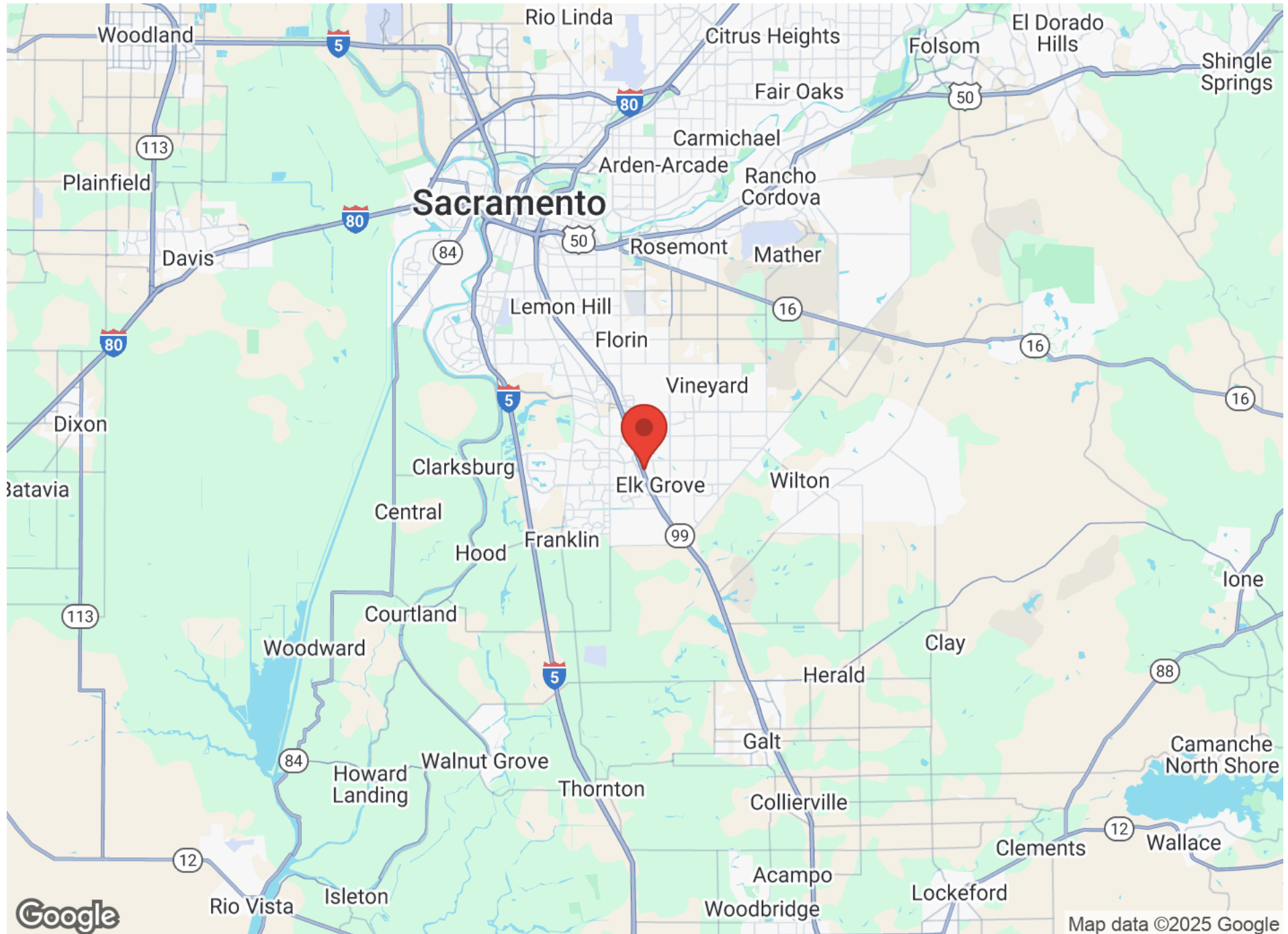
FLOOR PLAN: Suite 222



LOCATION MAPS



REGIONAL MAP



Demographic Summary Report

Liberty Center II									
9381 E Stockton Blvd, Elk Grove, CA 95624									