

FOR LEASE | ALONG METHODIST HOSPITAL MEDICAL CORRIDOR

HOSPITAL DRIVE MEDICAL OFFICE BUILDING

7501 Hospital Drive,
Sacramento, CA 95823



HENRY UNG INC
COMMERCIAL REAL ESTATE

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PROPERTY HIGHLIGHTS



Medical & Professional Office Suites: ±978–±3,187 RSF available in an established multi-tenant building, with many suites featuring existing medical-office improvements and select move-in-ready spaces.



Prime Healthcare Location: Directly across from Methodist Hospital, approximately one block from Sierra Vista Hospital, and ¼ mile from Kaiser Permanente, with abundant on-site parking.



Convenient & Accessible: Easy Highway 99 access via Cosumnes River Boulevard and Mack Road, with nearby restaurants, retail, and everyday amenities. Asking Rate: \$2.20/SF/Month, Modified Gross.



BUILT: 1975



STORIES: 3



RBA: ±26,258.



TYPICAL FLOOR: ±8,835 SF



ZONING: H-PUD



PARKING: 134 ONSITE OPEN/UNRESERVED PARKING



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AVAILABLE SUITES

SUITE 103 **±3,187 RSF**

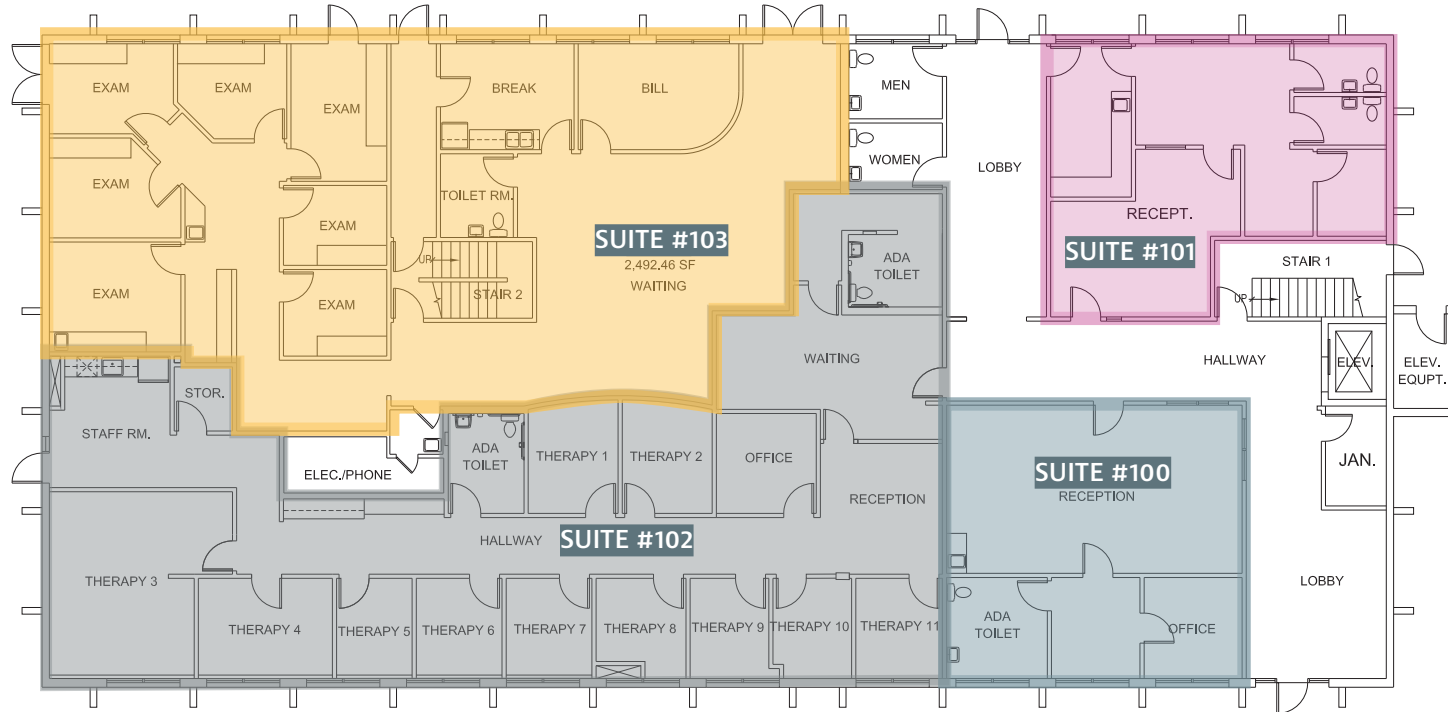
SUITE 205B **±896 RSF**

SUITE 301 **±998 RSF**

SUITE 303 **±1,898 RSF**

FLOOR PLAN | 1ST FLOOR

7501 Hospital Drive, Sacramento, CA 95823



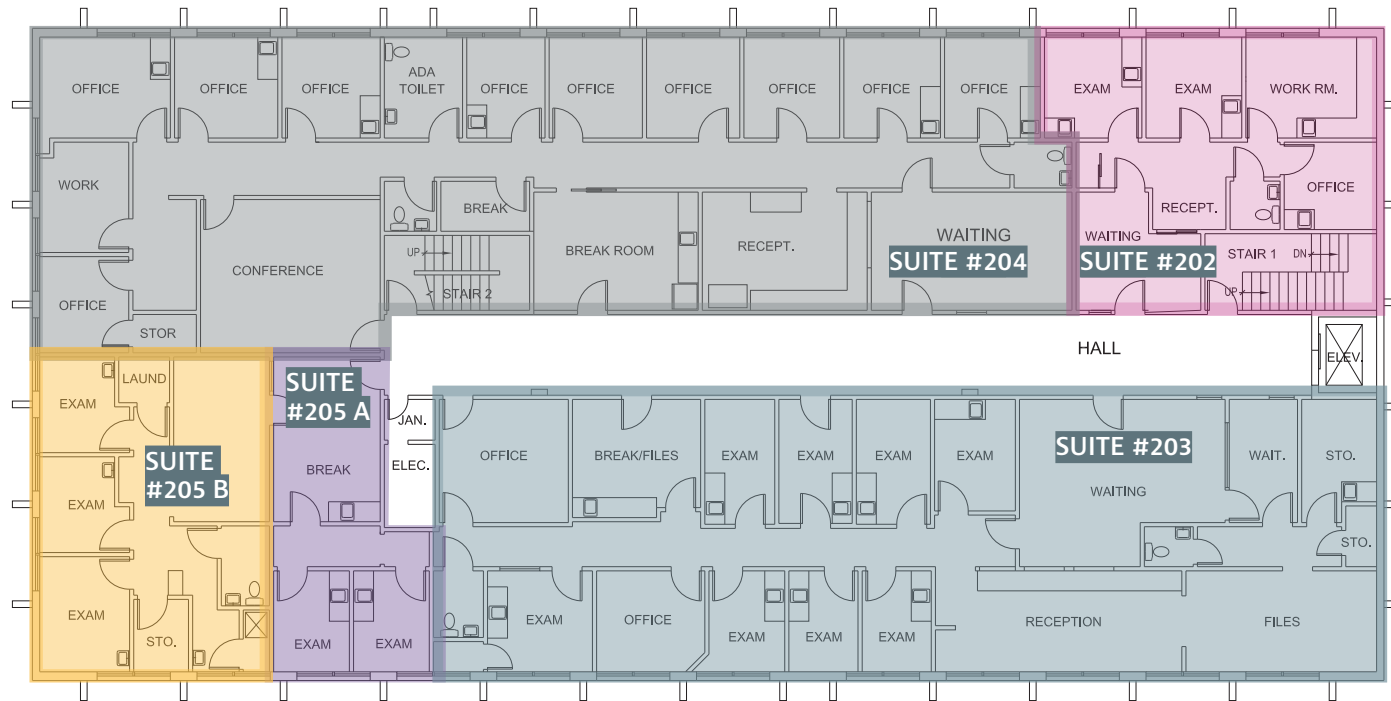
1ST FLOOR AVAILABILITY

SUITE 103 ±3,187 RSF

**All measurements are approximate.*

FLOOR PLAN | 2ND FLOOR

7501 Hospital Drive, Sacramento, CA 95823



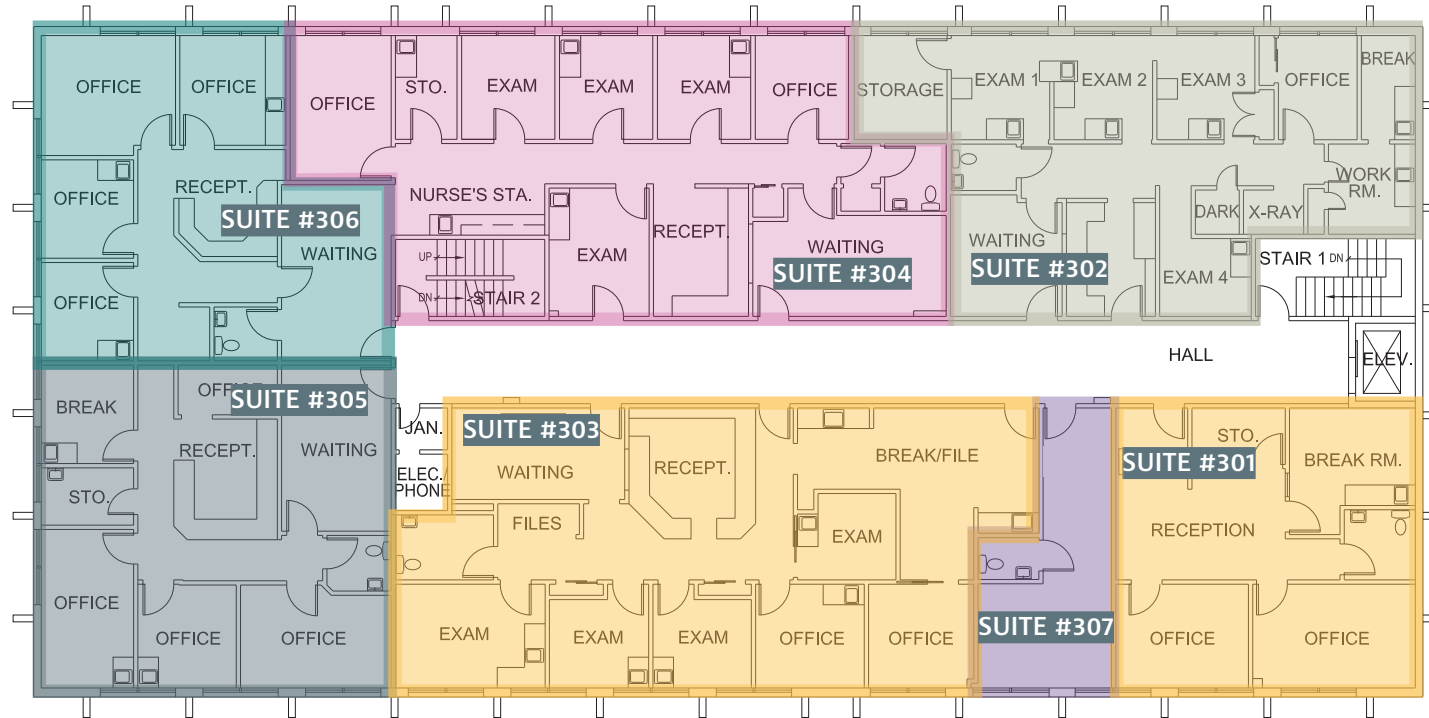
2ND FLOOR AVAILABILITY

SUITE 205B ±896 RSF

**All measurements are approximate.*

FLOOR PLAN | 3RD FLOOR

7501 Hospital Drive, Sacramento, CA 95823



3RD FLOOR AVAILABILITY

SUITE 301 ±998 RSF

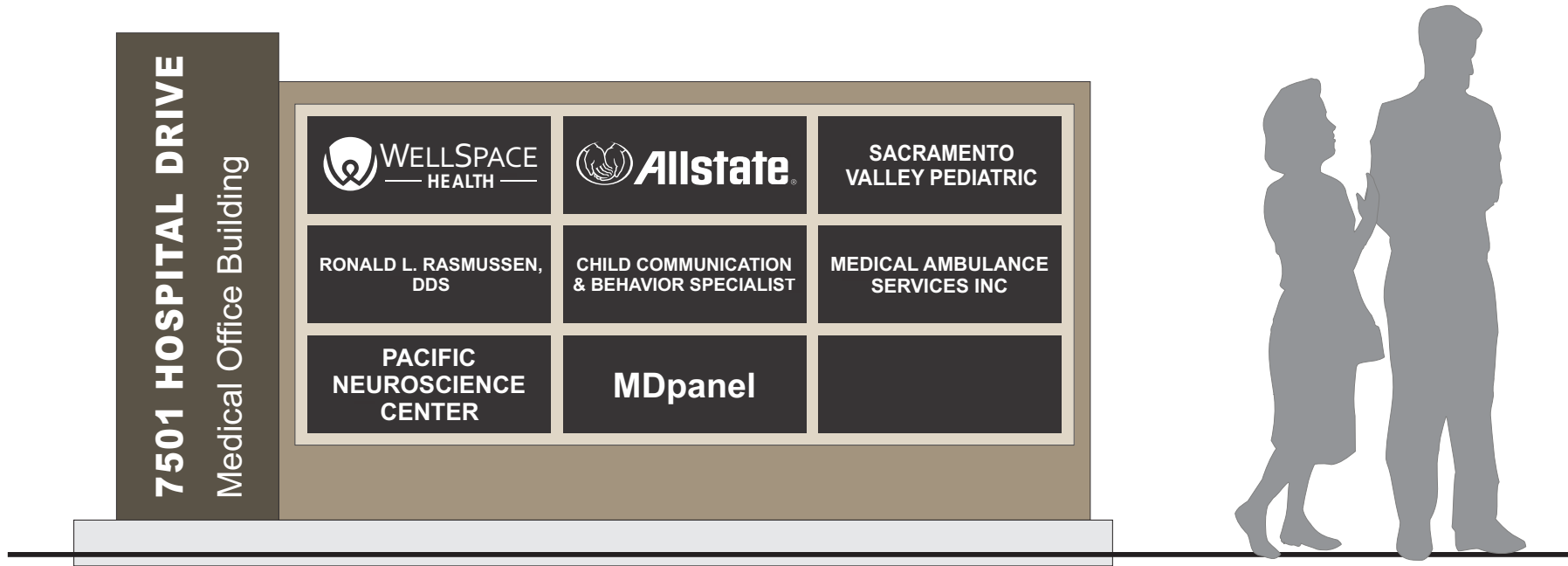
SUITE 303 ±1,898 RSF

**All measurements are approximate.*



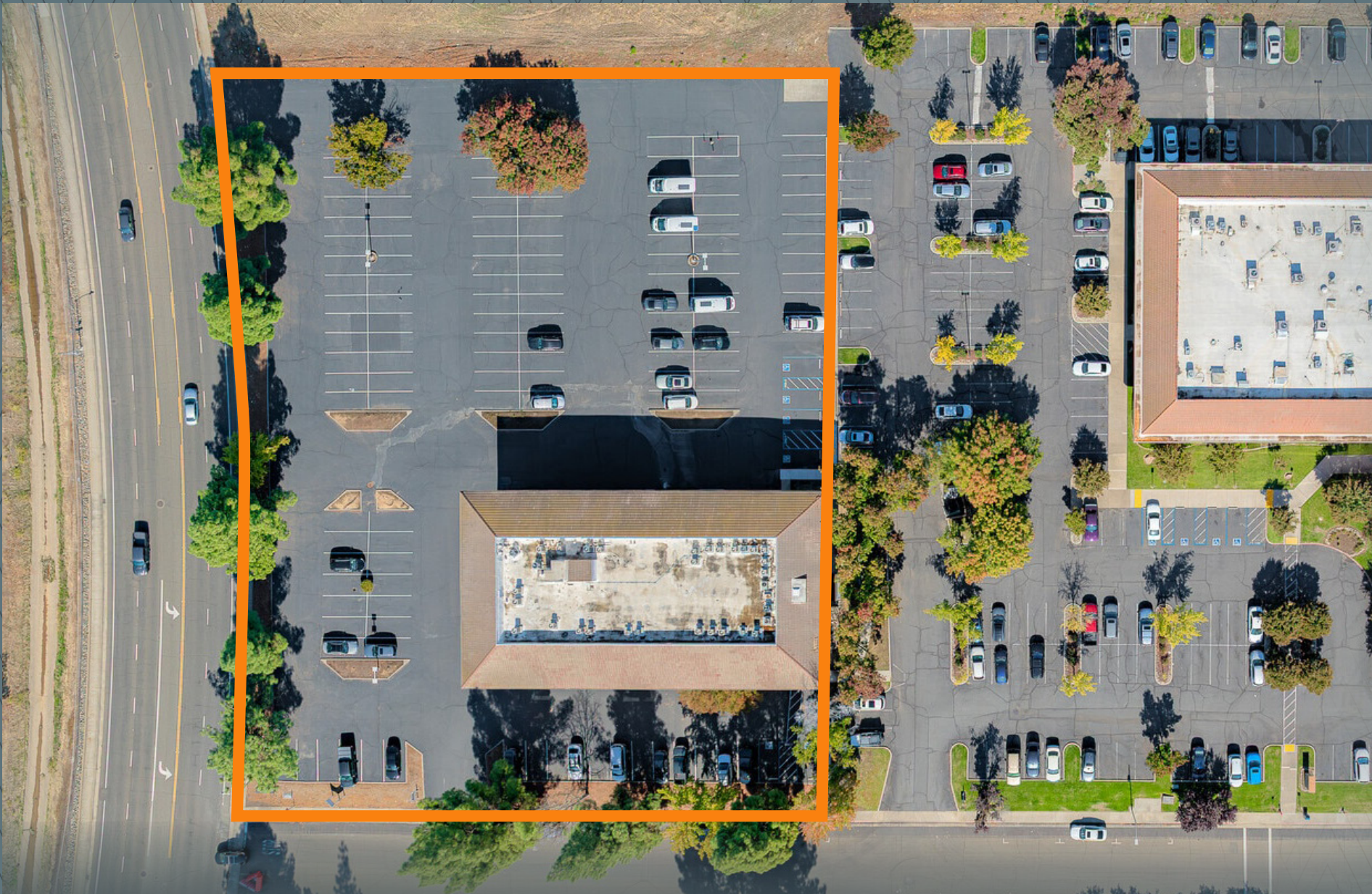
PROPERTY SIGNAGE

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