

Office / Flex | For Lease

**CBRE**

# 6105 - 6115 Main Avenue

Orangevale, CA 95662

## Contact Information:

Shana Lennon  
Vice President  
+1 916 781 4868  
shana.lennon@cbre.com  
Lic. 01446203

Canyon Oaks Business Center: ±1,545, ±1,545, ±2,410 and ±2,940 RSF Available



- **Suite 4: ±1,545 RSF**
- *\$1.15 psf/month, NNN*
- NNN: \$0.25 psf
- Suite has two private offices and a small breakroom
- Close proximity to professional offices, retail and dining
- Along Main Avenue and Green-back Lane
- Warehouse space with rollup door

## AVAILABLE 4-2025

- **Suite 8: ±2,410 RSF**
- *\$1.15 psf/month, NNN*
- NNN: \$0.25 psf
- Suite has three private offices and a small breakroom
- Close proximity to professional offices, retail and dining
- Along Main Avenue and Green-back Lane
- Warehouse space with rollup door

- **Suite 5: ±1,545 RSF**
- *\$1.30 psf/month, NNN*
- NNN: \$0.25 psf
- Suite has three private offices and a small breakroom
- Close proximity to professional offices, retail and dining
- Along Main Avenue and Green-back Lane
- Warehouse space with rollup door

## AVAILABLE 4-2025

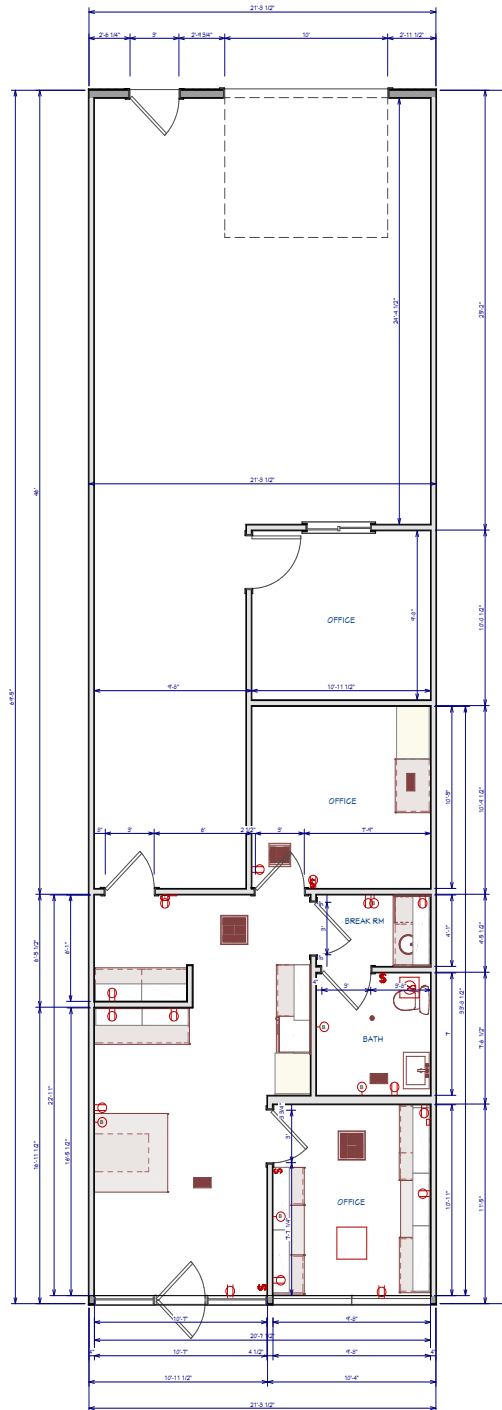
- **Suites 9&10: ±2,940 RSF**
- *\$1.15 psf/month, NNN*
- NNN: \$0.25 psf
- Suite has three private offices and a small breakroom
- Close proximity to professional offices, retail and dining
- Along Main Avenue and Green-back Lane
- Warehouse space with rollup door

## Site Plan



SITE PLANS ARE NOT TO SCALE—ALL  
DIMENSIONS ARE APPROXIMATE.

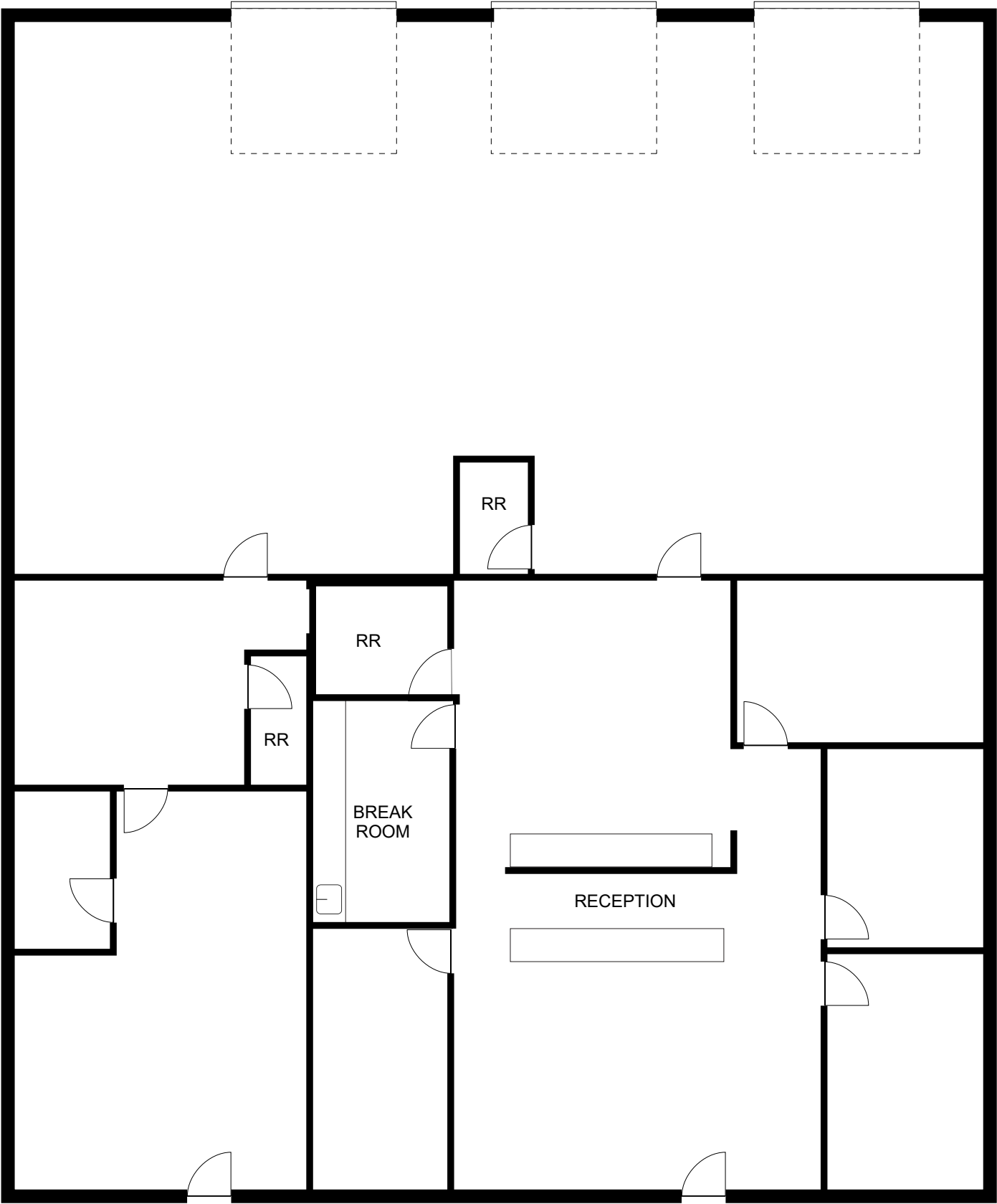
**Floor Plan - Suite 5**  
**Approx. 1,545 SF**



EXISTING LAYOUT

Suite 8: ±2,410 RSF

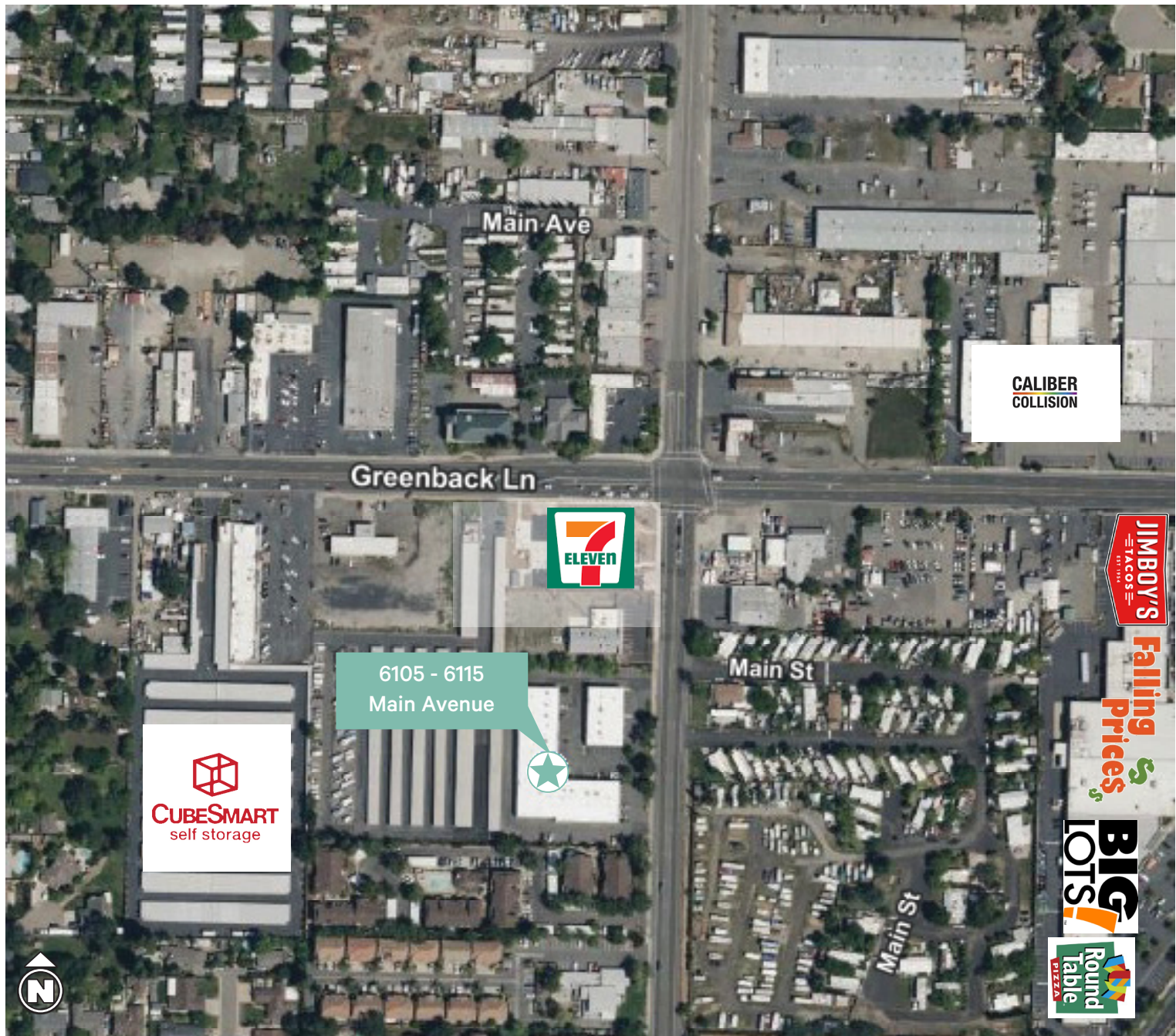
Suites 9&10: ±2,940 RSF





6105 - 6115 Main Avenue  
Orangevale, CA 95662

For Lease



## Contact Information:

### Shana Lennon

Vice President  
+1 916 781 4868  
shana.lennon@cbre.com  
Lic. 01446203

### CBRE, Inc.

1512 Eureka Road, Ste. 100  
Roseville, CA 95661  
+1 916 781 2400  
Lic. 00409987

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.com/shana.lennon](http://www.cbre.com/shana.lennon)

**CBRE**