

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: $\pm 1,545$, $\pm 1,545$, $\pm 2,410$ and $\pm 2,940$ 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 Greenback 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 Greenback 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 Greenback 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 Greenback Lane
- Warehouse space with rollup door

Site Plan

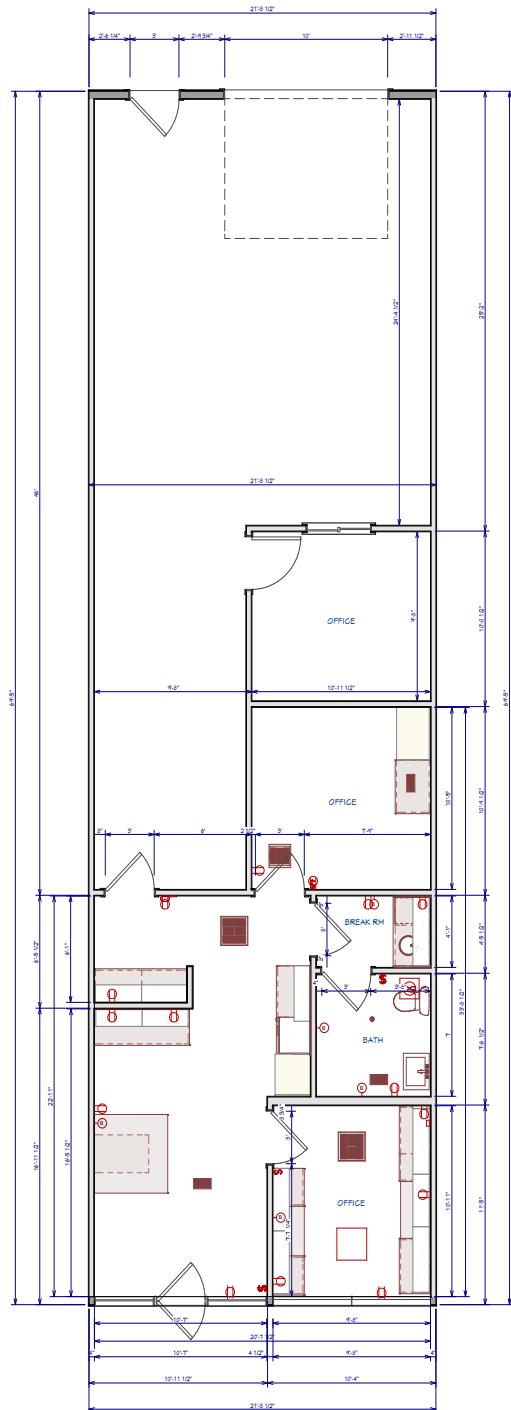


SITE PLANS ARE NOT TO SCALE—ALL
DIMENSIONS ARE APPROXIMATE.

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Floor Plan - Suite 5
Approx. 1,545 SF



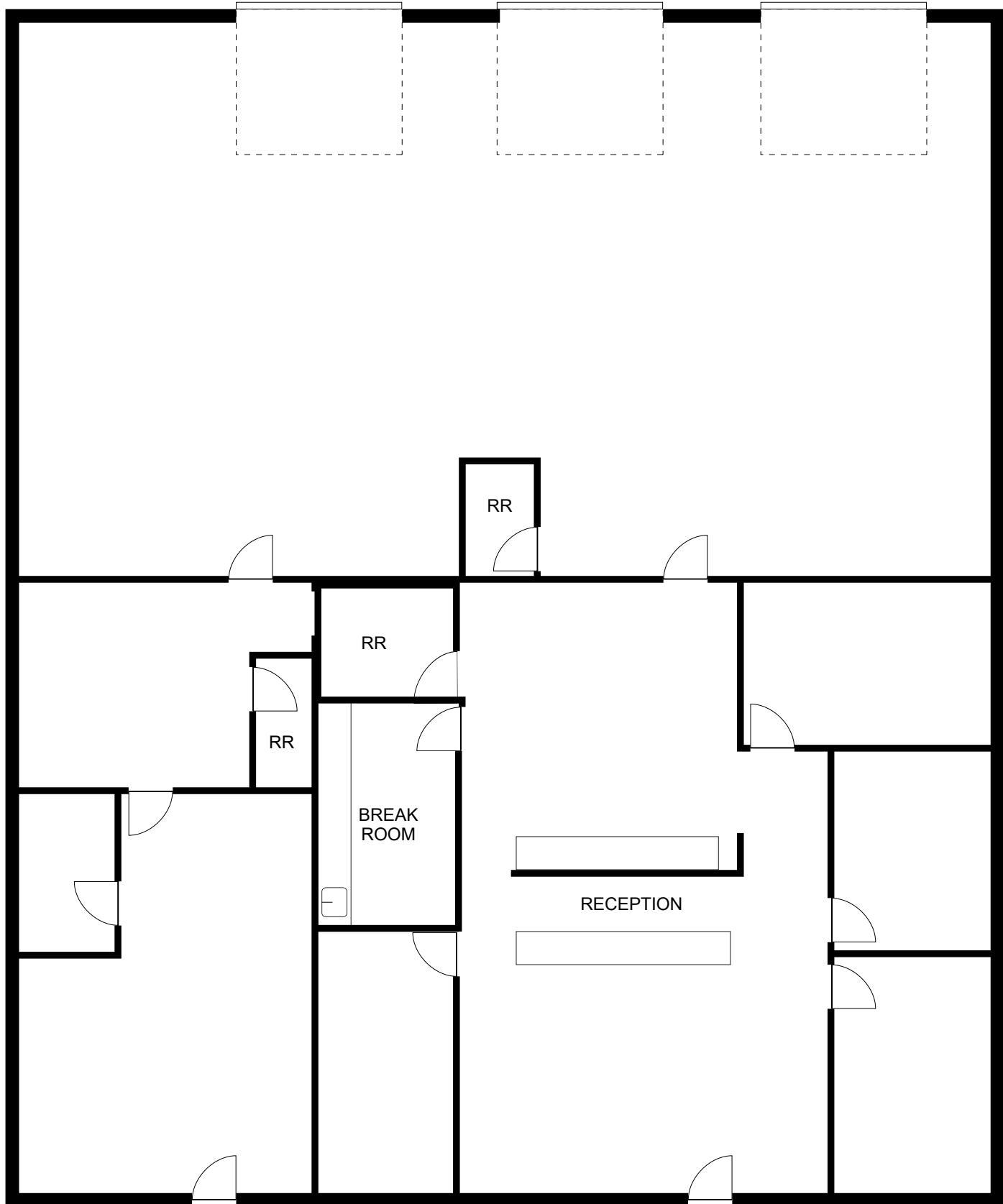
EXISTING LAYOUT

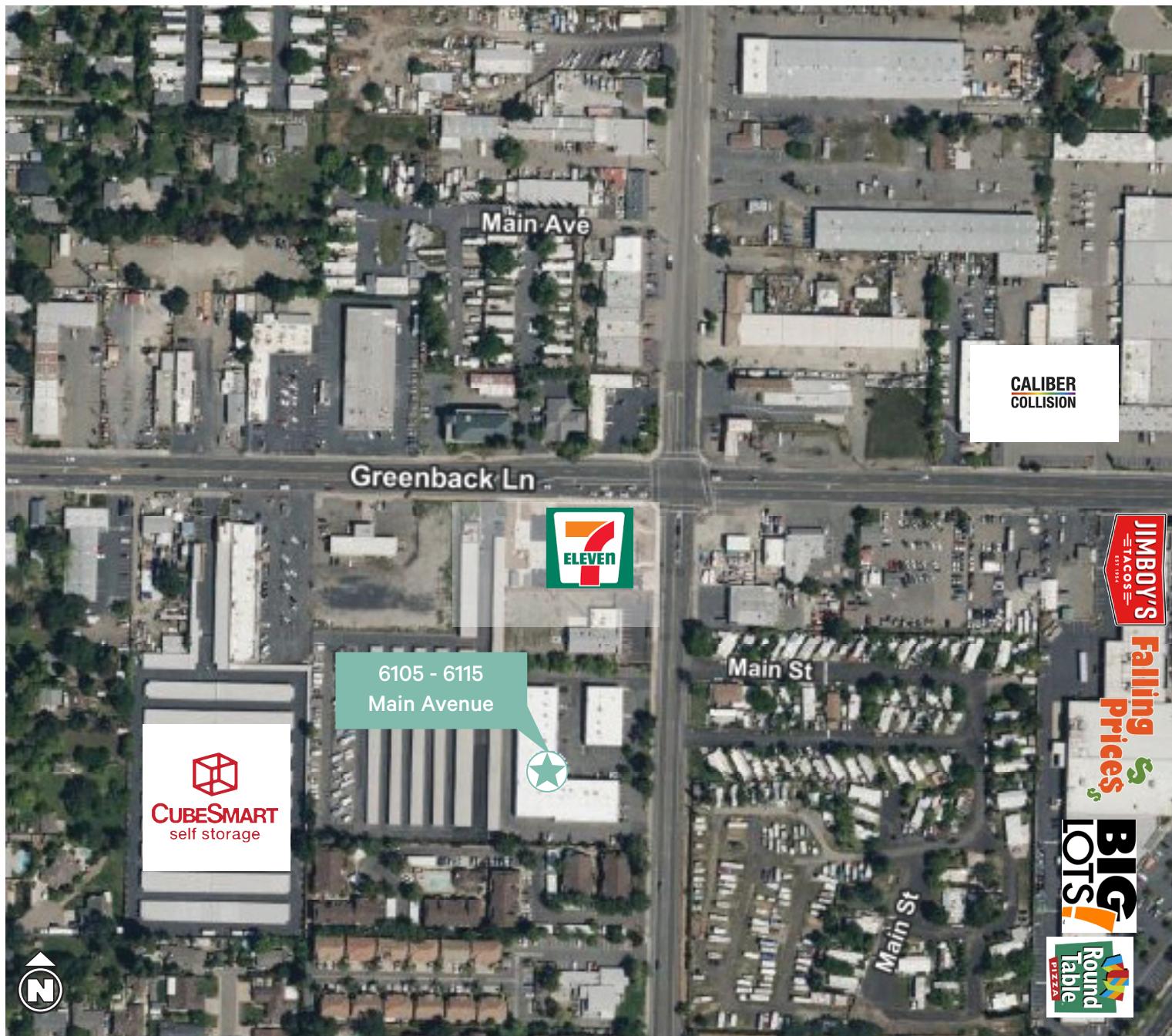
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Suite 8: ±2,410 RSF

Suites 9&10: ±2,940 RSF





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CBRE, Inc.

1512 Eureka Road, Ste. 100

Roseville, CA 95661

+1 916 781 2400

Lic. 00409987

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