

FOR LEASE



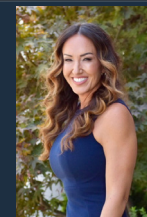
WEST COAST HEALTH & WELLNESS CENTER

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

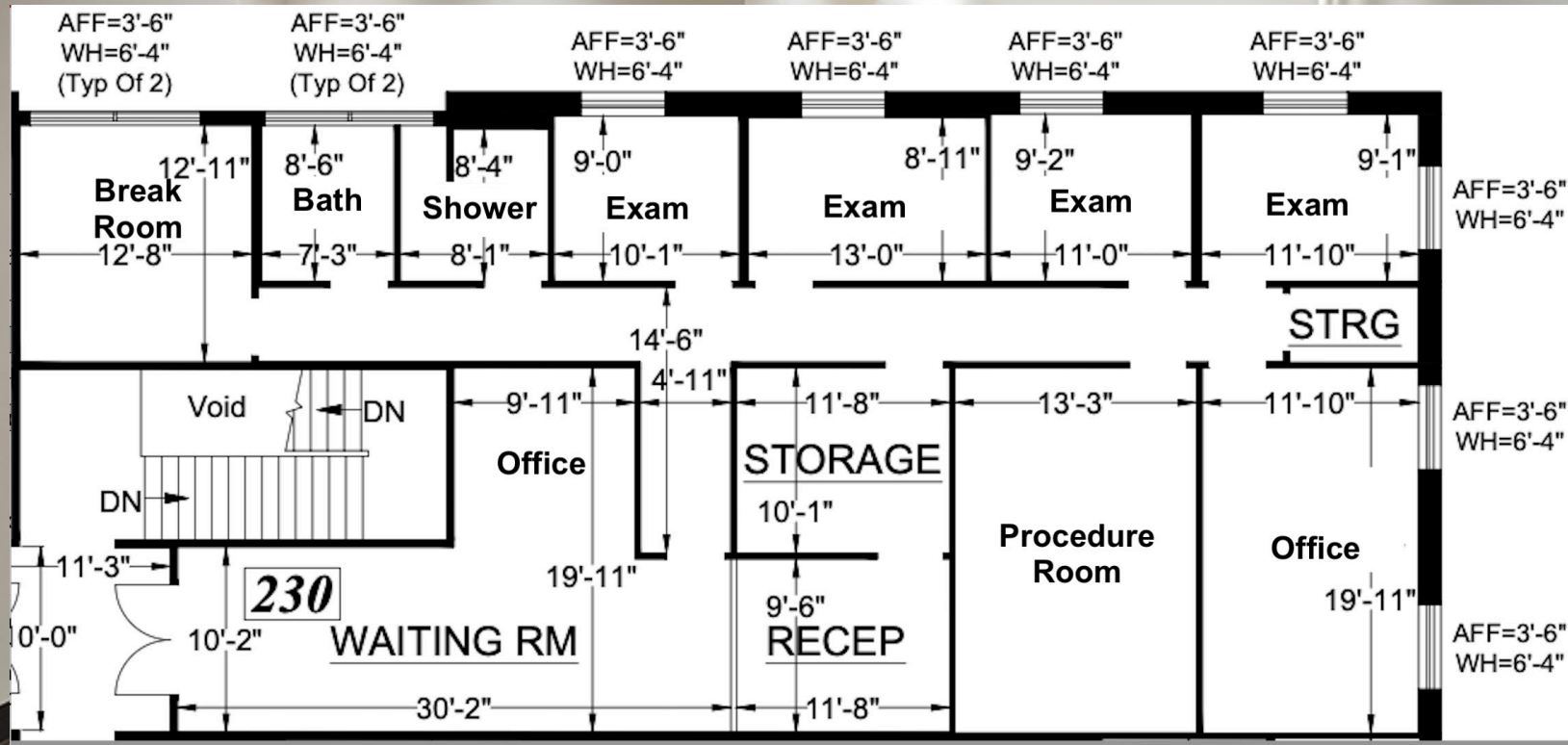
FEATURED
COMPLETED TI'S



8105 SARATOGA WAY

SUITE 230 SUBLEASE

MEDICAL OFFICE SPACE | FOR LEASE



SECOND FLOOR

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

\$2.75/SF + NNN

Brand New Build out April 2025

Ready to move in

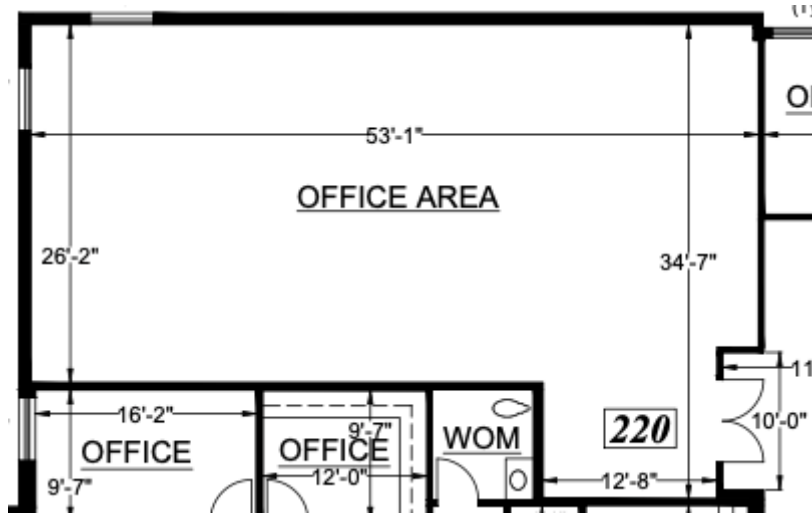
- Includes all brand new TI's
- The Unit has never been occupied
- Any additional TI's would be Tenant responsibility

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

8105 SARATOGA WAY

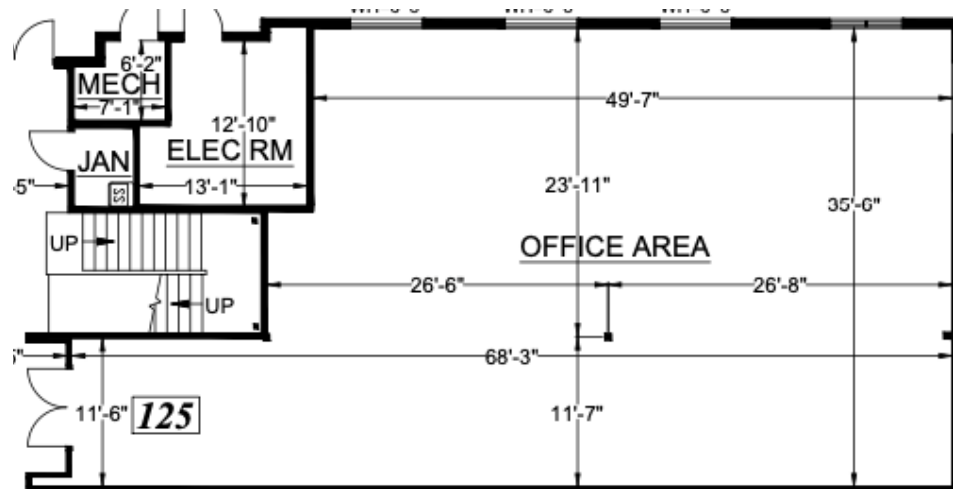
SUITE SHELLS SUITE 125 & 220

MEDICAL OFFICE SPACE | FOR LEASE



2nd Floor

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

MEDICAL OFFICE SPACE | FOR LEASE

PHOTOS
COMMON AREA



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MEDICAL OFFICE SPACE | FOR LEASE

PHOTOS



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AVAILABLE SUITES PLAN OVERVIEW



SARATOGA WAY



Tot R1

8105 SARATOGA WAY LOCATION AERIAL

MEDICAL OFFICE SPACE | FOR LEASE

