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# FOR LEASE

Three (3) Suites on Corner of  
El Camino Ave and Garfield Ave

2508 Garfield Ave  
Carmichael, CA 95608



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# Property Information

## Property Details:

<b>Property</b>	2508 Garfield Ave Carmichael, CA 95608
<b>Type</b>	Office Building
	<b>Suite A:</b> ±1,924 Sq Ft
<b>Suites</b>	<b>Suite B:</b> ±1,863 Sq Ft
	<b>Suite C:</b> ±1,252 Sq Ft
<b>Location</b>	El Camino Avenue and Garfield Avenue
	<b>Suite A:</b> \$0.90/Sq Ft Modified Gross
<b>Price</b>	<b>Suite B:</b> \$1.10/Sq Ft Modified Gross
	<b>Suite C:</b> \$1.00/Sq Ft Modified Gross

**Suite A:** Five (5) private offices ranging in size, window lined, street exposure

**Suite B:** Reception area, seven (7) private offices, window-lined, kitchenette with break room, upgraded office features, recently painted, painted accent walls

**Suite C:** Permitted for beauty salon, hard wood floor, kitchenette/break area, private office with sink, multi-directional overhead lighting

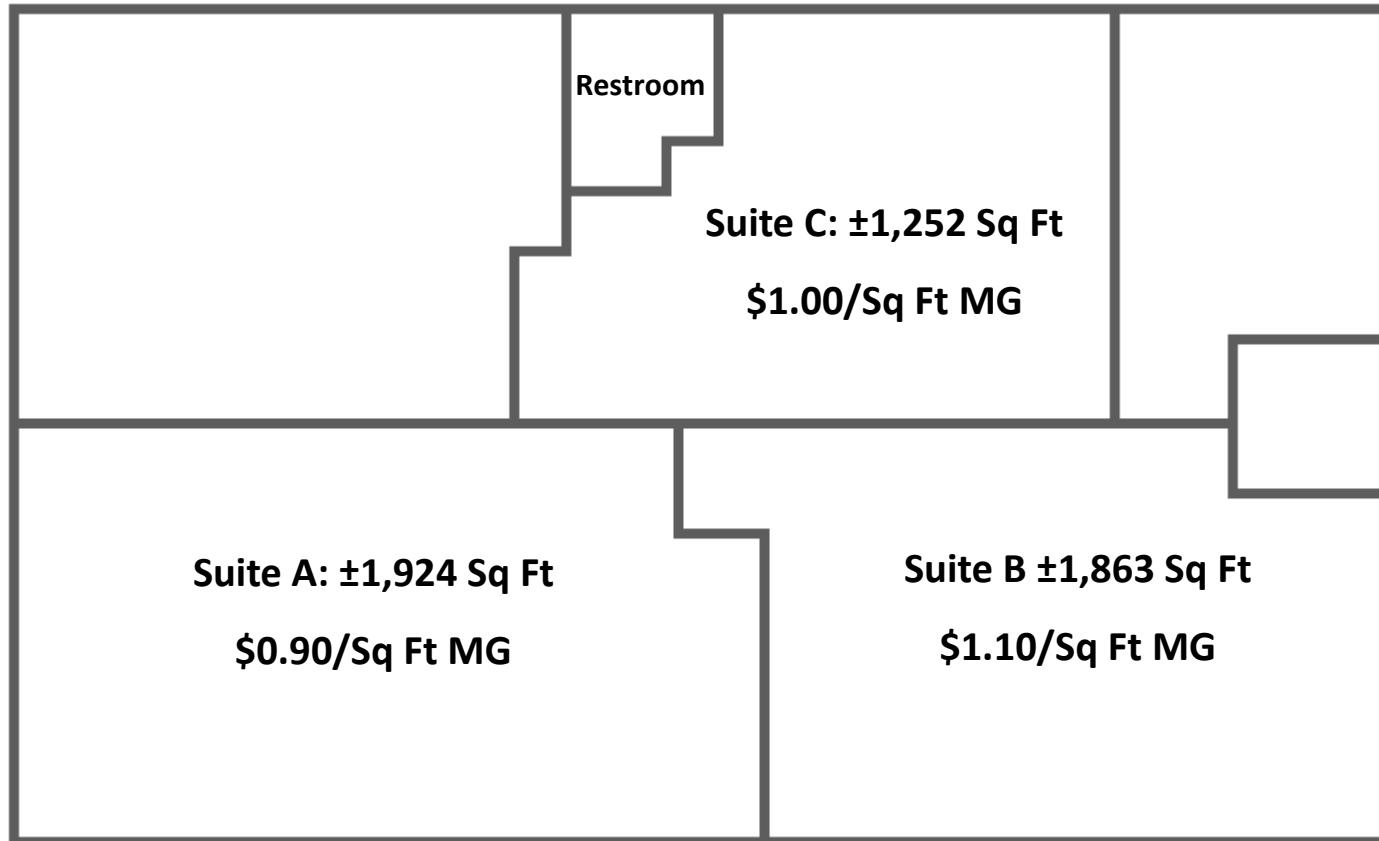
## Highlights:

Tiner Commercial is pleased to present 2508 Garfield Avenue, a freestanding office building in Carmichael, CA. The property is located on the signalized intersection of El Camino Avenue and Garfield Avenue. Three (3) suites are ready for immediate occupancy, and range in features, from office to an approved salon use. The property has a private parking lot with 38 parking stalls, which is convenient for clients and customers. The property is well landscaped and has a shared outdoor area surrounded by redwood trees.



# Site Plan

Garfield Avenue



El Camino Avenue

# Suite A: ±1,924 Sq Ft



# Suite B: ±1,863 Sq Ft



# Suite C: ±1,252 Sq Ft





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