

FOR LEASE



1710 PRAIRIE CITY ROAD

1710 PRAIRIE CITY ROAD
FOLSOM, CA 95630

MEDICAL | OFFICE | RETAIL

+/- 2,787 - 5,440

DIGNITY HEALTH OFFICE PARK

GREAT LOCATION & VISIBILITY



Jayna DeSoiza Byrnes | 916.638.3890 | jayna@kcmre.com
CA DRE #01941191

Brian Rabe | 916.601.0578 | brabe@kcmre.com
CA DRE #01743359

1710 PRAIRIE CITY RD.

RETAIL MEDICAL OFFICE SPACE | FOR LEASE

PHOTOS & PROPERTY DETAILS



Property Details & Space Highlights

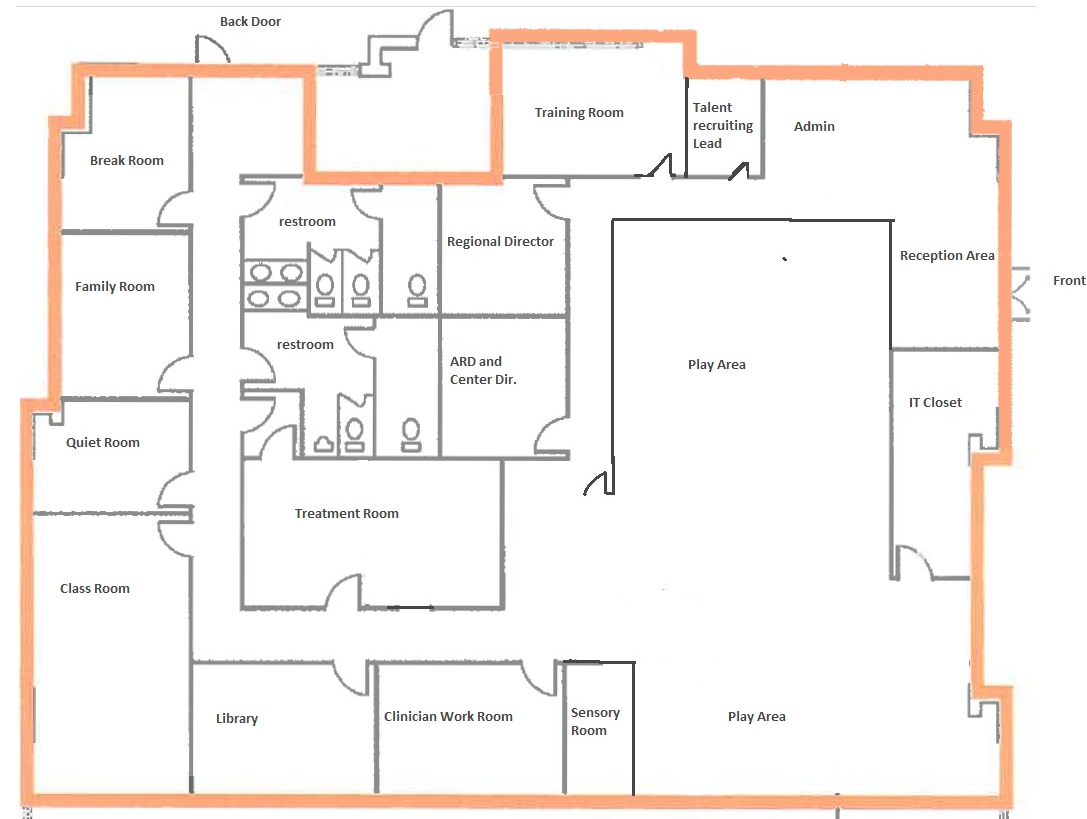
- Ample parking
- Part of Dignity Health Center
- Located off Hwy 50 & Folsom High School by Intel
- 2nd Gen Medical Office
- Signage Available facing Prairie City Road
- Former Well Space Health
- Remodeled offices
- Built-in large reception area

1710 PRAIRIE CITY RD

RETAIL MEDICAL OFFICE SPACE | FOR LEASE

SUITE PLAN 100

- Large glass and side-light offices.
- 2 - Multi Stall ADA Restrooms
- End Cap with flexible floorplan
- 5,440 SF



Lease Rate \$2.00/SF + NNN

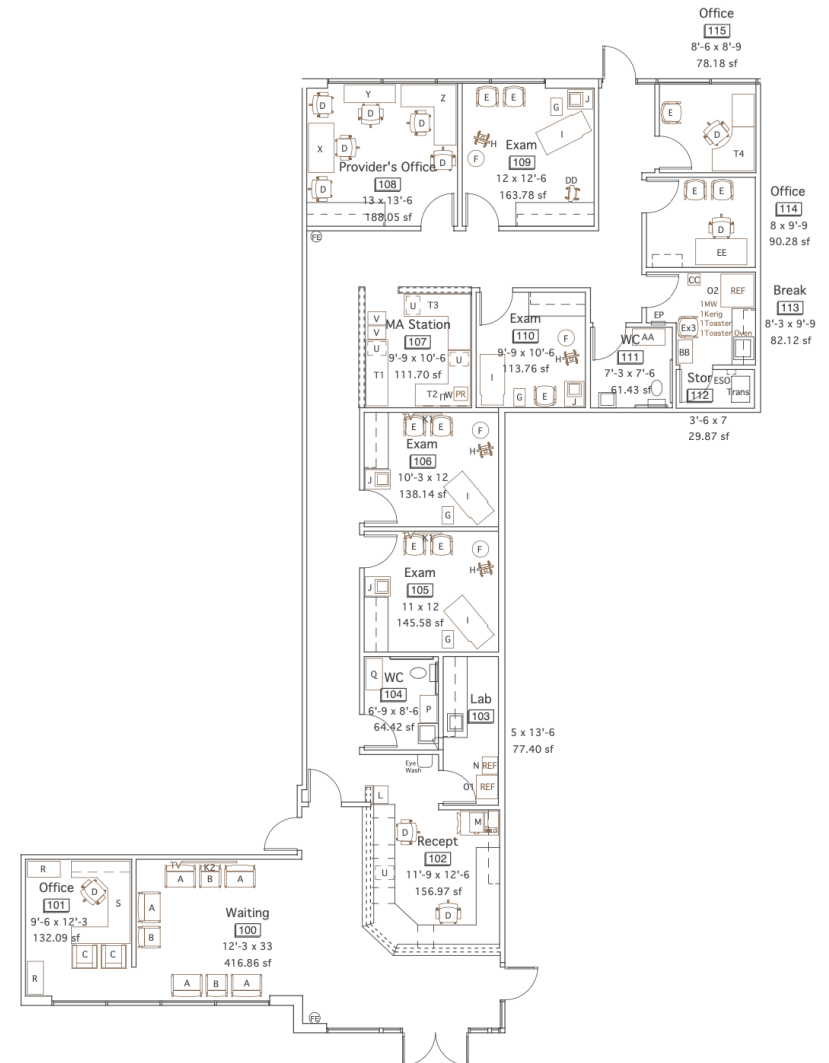
NNN's estimated at \$0.54/SF

1710 PRAIRIE CITY RD

RETAIL MEDICAL OFFICE SPACE | FOR LEASE

SUITE PLAN 125

- 2nd Generation Medical Office
- Front Reception desk and lobby
- Two ADA Restrooms
- Seven (7) Offices
- 2,787 SF



Lease Rate \$1.95/SF + NNN

NNN's estimated at \$0.54/SF

1710 PRAIRIE CITY RD

RETAIL MEDICAL OFFICE SPACE | FOR LEASE

AERIAL SITE PLAN



Lease Rate \$1.85 - \$2.00/SF + NNN

NNN's estimated at \$0.54/SF

1710 PRAIRIE CITY RD LOCATION AERIAL

RETAIL MEDICAL OFFICE SPACE | FOR LEASE



The information in this document was obtained from sources we deem reliable, however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.