



5200-5252 Sunrise Blvd

5200-5252 Sunrise Blvd, Fair Oaks, CA 95628

RE/MAX GOLD



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5200-5252 Sunrise Blvd

\$13.80 - \$19.20 /SF/YR

Location offering building signage visible from busy Sunrise Blvd. with ease of access off Wildridge Dr. Sunrise Mall, Sunrise Marketplace, Restaurants and Major National Retailers in immediate area. Long term adjacent tenants in 5200 Sunrise Blvd. building: Elegant Nails, Cornerstone Speech, Sunflower Massage/Spa, Skin Clinic, A to Z Pharmacy and Aprima Hair Salon. 2 spaces available currently in 5252 Sunrise Blvd. 1267 sf end cap office has 4-5 private offices/conference room, private rest room and storage room. Upgraded interiors provide an upscale feel. Building signage can be seen driving north on Sunrise Blvd. High identity end cap space former RE/MAX Gold office +/- 5961 sf (CAN BE DEMISED TO 2000 AND 3900 SF APPROX.) of high end improvements, see attached floor plan. 20 plus private offices, conference rooms, kitchnette and private restrooms. Great building signage facing Sunrise Blvd. Ideal for companies looking for expansion opportunity to bring on more staff or for an executive suite opportunity geared towards leasing out individual private offices. PLEASE SEE NOTES ON THIS SPACE IN THIS OFFERING. CONTACT BROKER FOR PROMOTIONAL PRICING FIRST YEAR OF LEASE. Located just south of Madison Ave. directly across from Quail Point Shopping Center anchored by Trader Joe's, Lens Crafters and Chili's Restaurant. THIS SPACE CAN BE SPLIT TO ACCOMODATE 2 TENANTS NEEDING APPROX. 2000 SF OR 3900 SF. LEASE RATE WILL BE HIGHER FOR THE SMALLER SPACES. LANDLORD IS WILLING TO BE CREATIVE BASED UPON LAYOUT NEEDED. Space consisting of +/- 1961 sf may come available soon. 2 Executive size offices, large kitchenette, open area with added sinks and 2 large offices/conference room. Very nice upgrades completed recently. Call Broker for details. Currently occupied, Do Not Disturb Tenant....

- Location is approximately one mile south of Sunrise Mall and Sunrise Marketplace-Birdcage Center
- Surrounded by retail, office and residential
- Strong daytime polulation and high traffic counts
- Numerous restaurants, parks and the Village of Fair Oaks is withing walking distance
- Property is accessible off of Sunrise Blvd. in addition to Wildridge Dr. (signalized intersection)

Rental Rate:	\$13.80 - \$19.20 /SF/YR
Total Space Available:	9,189 SF
Max. Contiguous:	5,961 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	1
Center Properties:	2
Frontage:	185' on Sunrise Blvd

Gross Leasable Area:	28,108 SF
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.60 /SF/MO



1st Floor Ste 1

1

Space Available	1,267 SF
Rental Rate	\$19.20 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Currently used as an insurance offices with larger size private offices (4-5) with windows, a conference room and private restroom.
Good building signage seen from Sunrise Blvd. in northbound direction. Parking in front of the space is available for easy access. Very good condition, call broker for details.

1st Floor Ste 4B

2

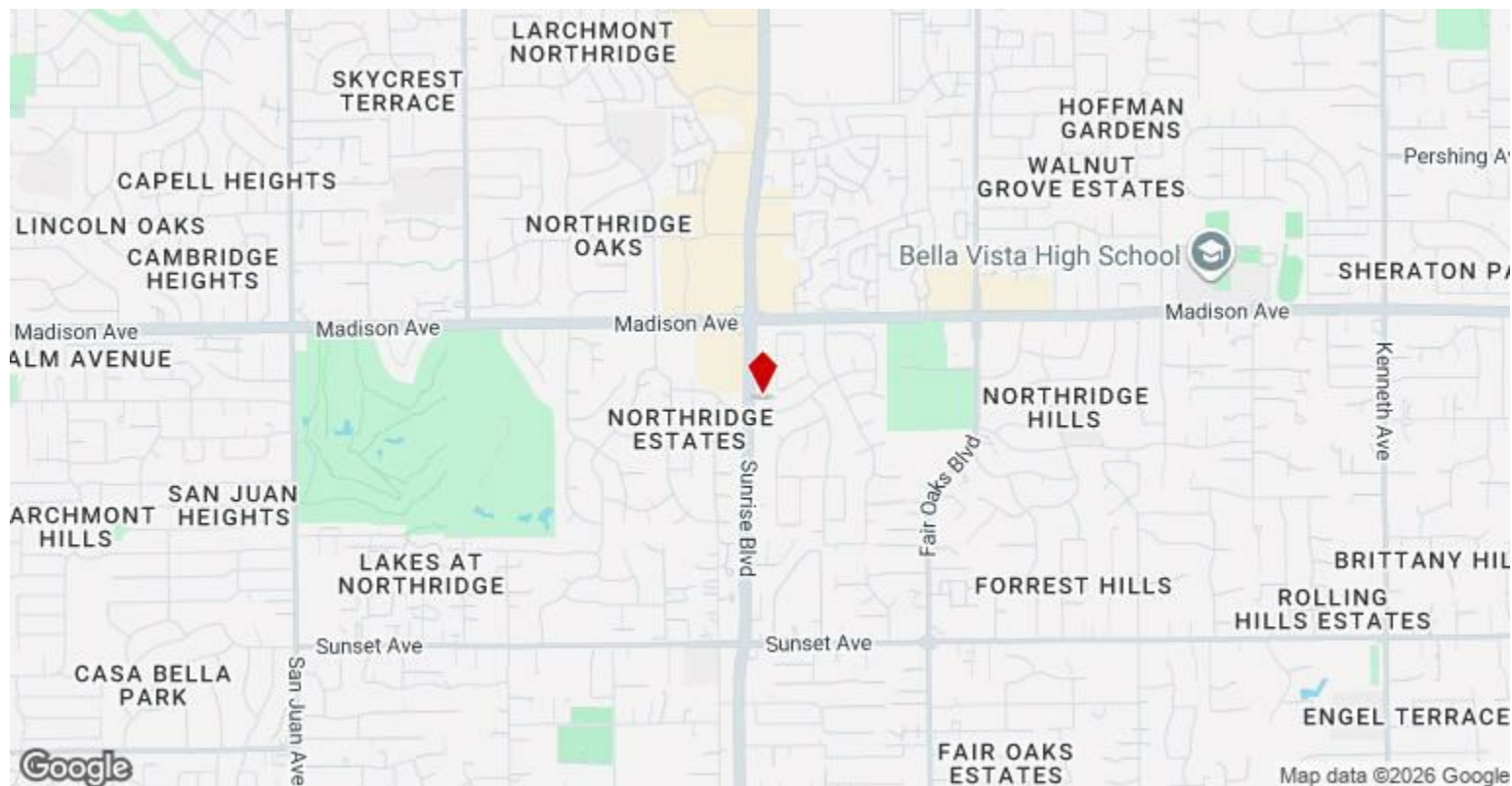
Space Available	1,961 SF
Rental Rate	Upon Request
Date Available	60 Days
Service Type	Modified Gross
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

1st Floor Ste 6

3

Space Available	5,961 SF
Rental Rate	\$13.80 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Very nice build out with quality improvements. Large open area and 20 plus private offices with many offices located on the perimeter of the space with windows. 2 private restrooms and good size conference rooms. This space would be ideal for an Executive Suites operation. Lessor (new tenant) can provide common services and receptionist for individual Lessee's. High demand in this area for small business operators wanting to have a professional office in a central location with ease of access to major freeways nearby. Another option is for a firm with intentions of expanding in the future. Landlord will consider leasing at a much lower rent the offices currently needed. As the firm grows, more offices can be provided as needed and the rent can be adjusted accordingly. VERY ATTRACTIVE RENT SCHEDULE AVAILABLE INITIALLY IF TENANT LEASES THE WHOLE SPACE. CONTACT BROKER AT 916-765-6248. THIS SPACE CAN BE DIVIDED TO PROVIDE APPROX. 2000 SF AND APPROX. 3900 SF. IMPROVEMENTS AND UPGRADES BEING MADE. LESSOR CAN PROVIDE THE SPACE NEEDED WHICH CAN BE CUSTOMIZED FOR TENANT'S REQUIREMENTS.



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Property Photos



5200 Sunrise building.jpg 8-26



Large Endcap Open area surrounded by private offices

Property Photos



Perimeter offices Endcap



Open area in Endcap

Property Photos



Property Photos



Endcap space



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Property Photos



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Property Photos



Property Photos



Property Photos



Property Photos

