

FOR LEASE

±605 SF AVAILABLE

PROJECT HIGHLIGHTS

- Perfect for small professional use
- Ideally situated on Folsom-Auburn Road near Douglas
- Ample on-site parking
- Monument Signage Available
- \$2.85 PSF, Full Service minus janitorial



PROFESSIONAL OFFICE SPACE

7005 Boardwalk Drive, Suite 300, Granite Bay

NEWMARK

SUSAN NELSON

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916.367.6352

CA RE License #01413052

PROFESSIONAL OFFICE SPACE

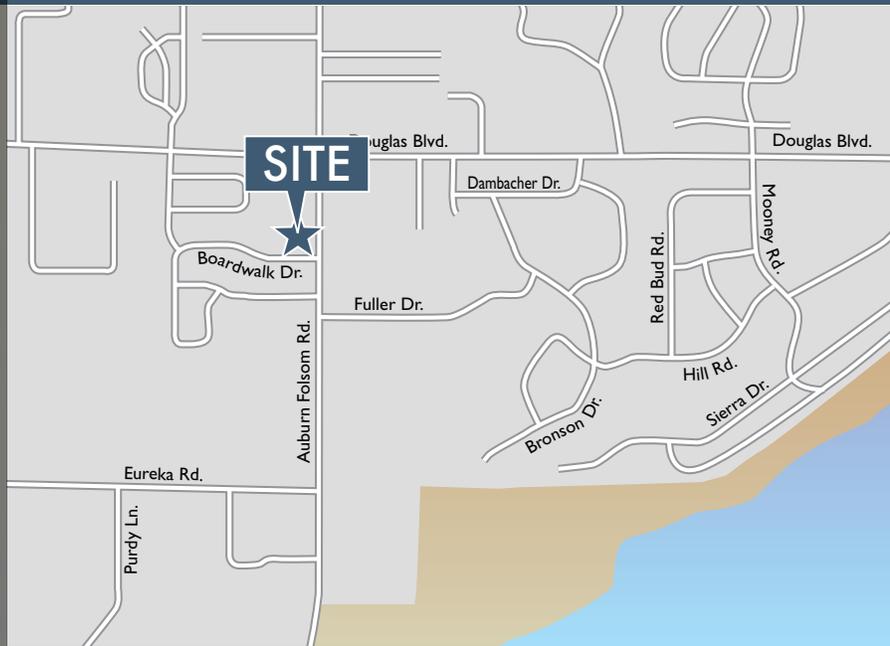
7005 Boardwalk Drive, Granite Bay

PROPERTY DESCRIPTION

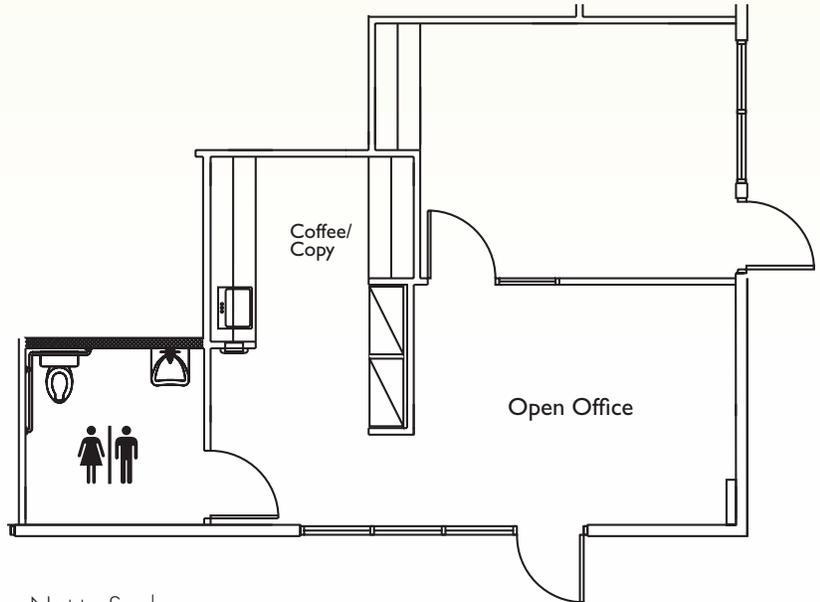
A small professional office suite is available at 7005 Boardwalk Drive in Granite Bay. The suite includes a large private office, a coffee bar/workroom, a private restroom, and a small open area at the front of the space. The property offers strong visibility from Folsom Auburn Road and is located one block from the Folsom Auburn Road and Douglas Boulevard intersection.

DEMOGRAPHICS (2026 ESTIMATES)

	1 Mile	3 Mile	5 Mile
Population:	5,356	26,707	119,435
Average Household Income:	\$168,958	\$173,128	\$143,047



SUITE 300: ±605 SF



Not to Scale

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