

FOR LEASE

Elk Grove Medical Dental Center



9727 Elk Grove Florin Road, Elk Grove, CA 95624

- Suite #140
- 1,756 SF Dental/Medical Suite with 2 Restrooms
- Six Operatories with Plumbing and Sinks
- Two Private Offices, Reception Area and Waiting Room
- Extensive Parking [6.5/1000] on 2.55 Acre Parcel
- Great Location near major intersection of Elk Grove Blvd. & Elk Grove Florin Road
- Frontage/Visibility on Elk Grove Florin Road
- Surrounded by densely populated residential area
- 5 minutes to Hwy 99
- Full Service Gross Lease Structure: Included in the base monthly rent are property taxes, fire insurance, all utilities (electricity, gas, trash, sewer, water, storm drain), Janitorial to the suite 5 days per week, all building maintenance, HVAC maintenance and landscape maintenance included in base monthly rent. Tenant pays for internet and security to the Suite in addition to base monthly rent.

LEASE RATE = \$2.75 PSF Full Service Gross

For More Information contact:

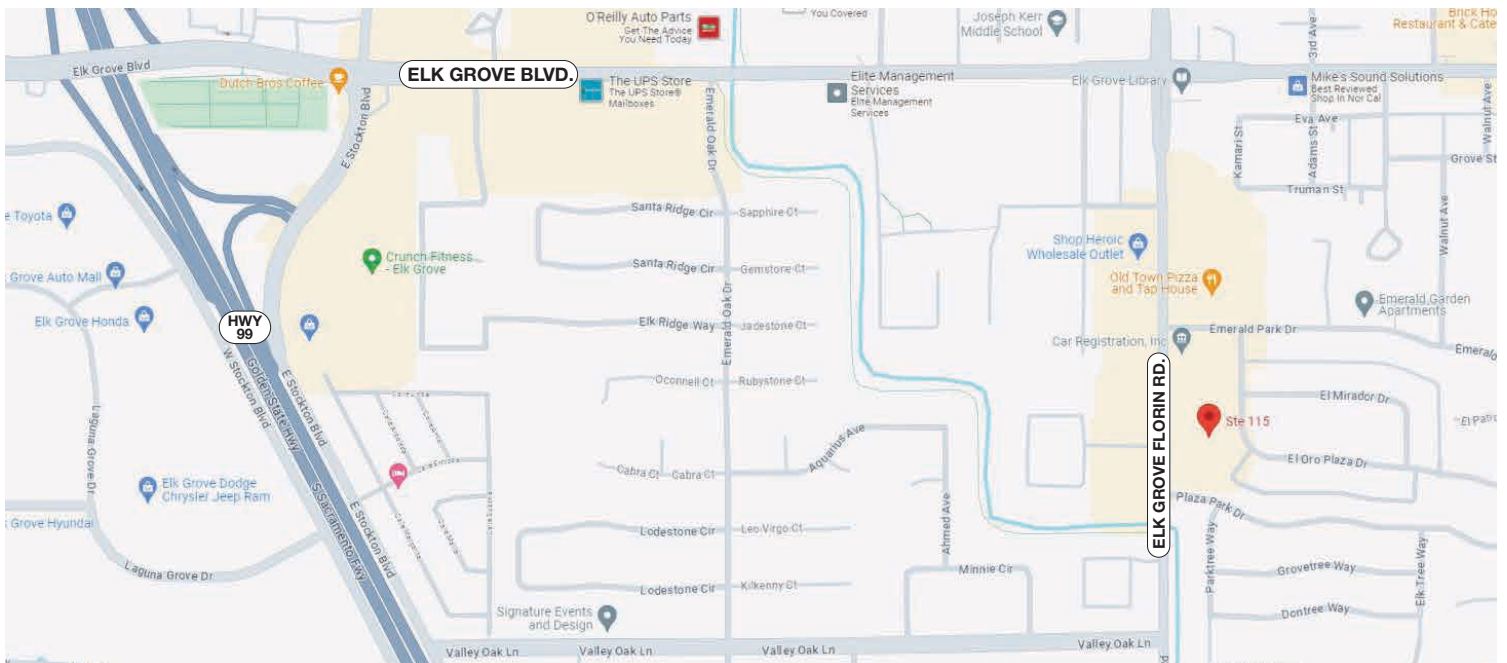
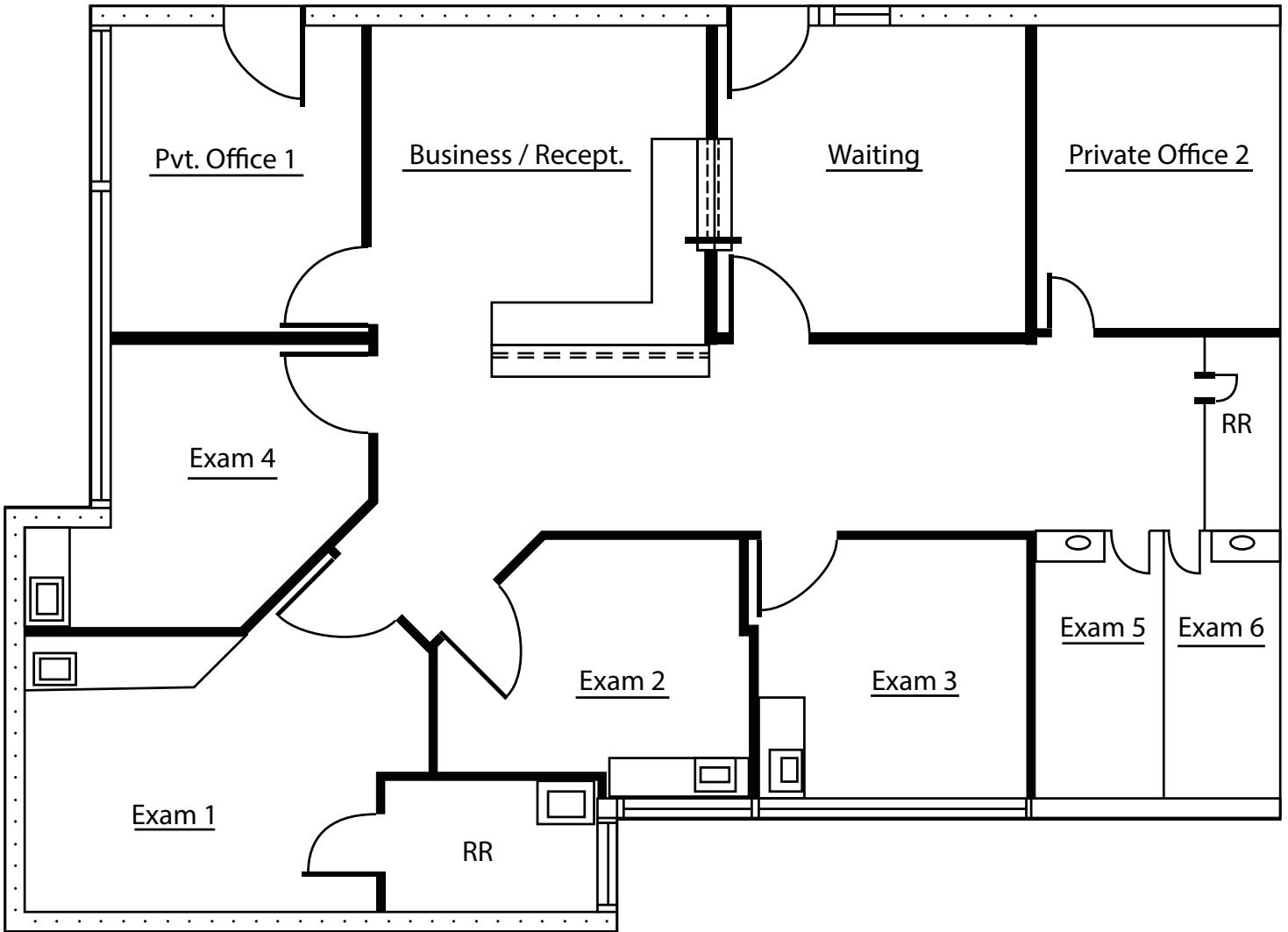
Tony Lewis

TL Commercial, Inc.

916-201-9318 • CA RE License #01848959

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