

welltower

Colliers

FOR LEASE ON CAMPUS MEDICAL OFFICE BUILDING

8120 TIMBERLAKE WAY
SACRAMENTO, CA

SPACE AVAILABLE
SUITE 210B > ±1,038 SF

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TENANT MIX INCLUDES

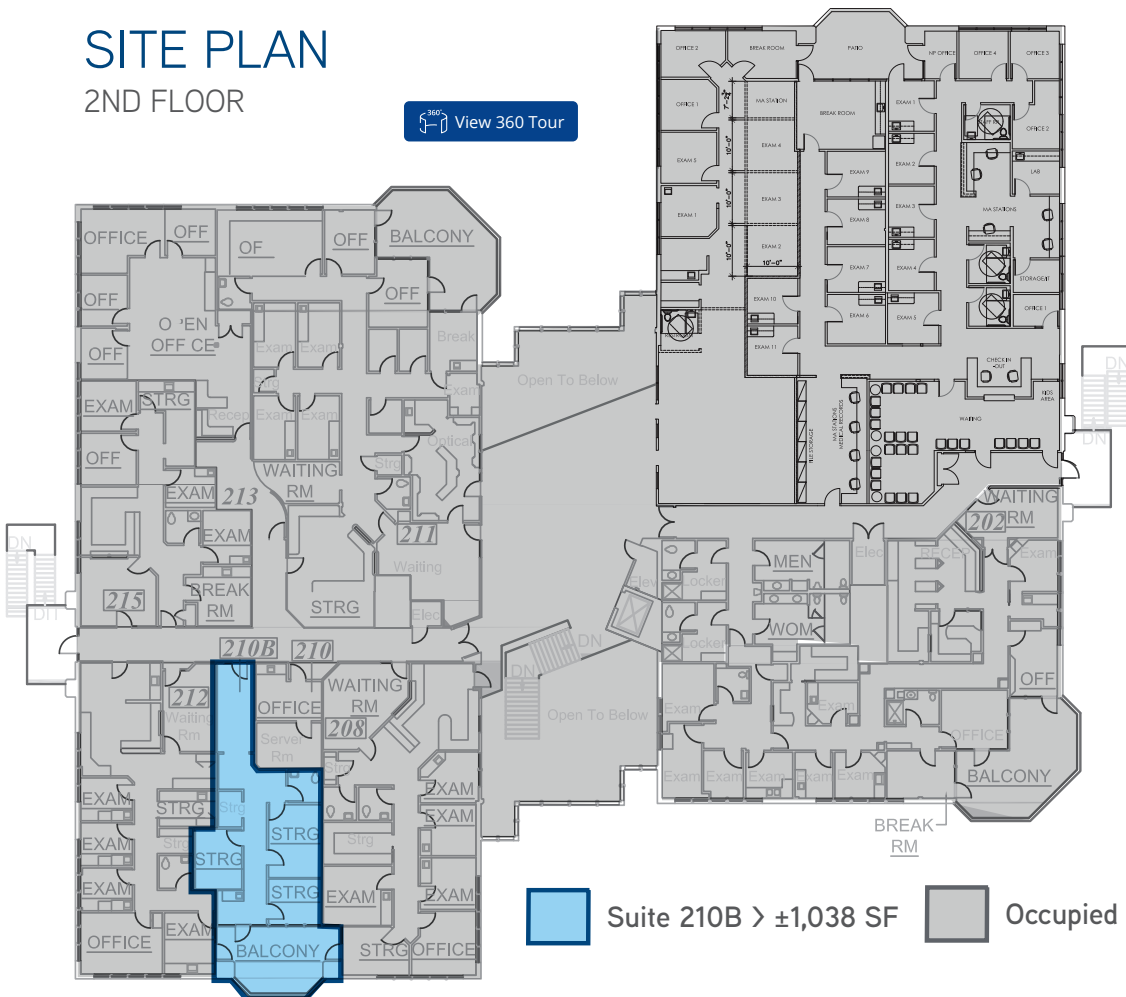
- > Cardiology
- > Endoscopy
- > Pharmacy
- > Primary Care
- > Orthopedics
- > OB/GYN
- > Ophthalmology
- > Psychiatry



SITE PLAN

2ND FLOOR

[View 360 Tour](#)



■ Suite 210B > ±1,038 SF ■ Occupied

PROPERTY HIGHLIGHTS

- > Located directly across from the Methodist Hospital of Sacramento, a 281-bed general medical and surgical hospital operated by Dignity Health
- > Convenient access to highway 99
- > Existing medical office build-out
- > Ample on-site free parking
- > Property manager on-site
- > ±46,000 SF medical office building
- > ±3,115 RSF available

LEASE RATE

Suite 210B:
\$2.45 per SF full service excluding in-suite janitorial.

3 exam rooms (no sink)
1 physician office
Kitchenette and break area with access to outdoor balcony

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