

FOR LEASE

# CANYON OAKS BUSINESS CENTER

*±1,470, ±1,545, ±2,410 and  
±2,940 RSF Spaces Available*

ORANGEVALE, CA

MAIN AVE

KIDDER.COM

**km** Kidder  
Mathews



6105-6115 MAIN AVE

# CONVENIENT. COMPETITIVE. *OFFICE.*

MAIN AVE

## SUITE AVAILABILITY

Suite #	Rent	Features
SUITE 4 ±1,545 RSF	\$1.15/SF, \$0.25 NNN	Suite has two private offices and a small breakroom, close proximity to professional offices, retail and dining, along Main Avenue and Greenback Lane, warehouse space with rollup door
SUITE 5 ±1,545 RSF	\$1.30/SF, \$0.25 NNN	Suite has three private offices and a small breakroom, close proximity to professional offices, retail and dining, along Main Avenue and Greenback Lane, warehouse space with rollup door
SUITE 8 ±2,410 RSF	\$1.15/SF, \$0.25 NNN	Suite has three private offices and a small breakroom, close proximity to professional offices, retail and dining, along Main Avenue and Greenback Lane, warehouse space with rollup door
SUITE 9 & 10 ±2,940 RSF	\$1.15/SF, \$0.25 NNN	Suite has three private offices and a small breakroom, close proximity to professional offices, retail and dining, along Main Avenue and Greenback Lane, warehouse space with rollup door
SUITE 15 ±1,470 RSF	\$1.20/SF, \$0.25 NNN	Suite has newer flooring and paint and is a turn-key space

SITE PLAN



*±1,545 SF*

SUITE 4

*±1,545 SF*

SUITE 5

*±2,410 SF*

SUITE 8

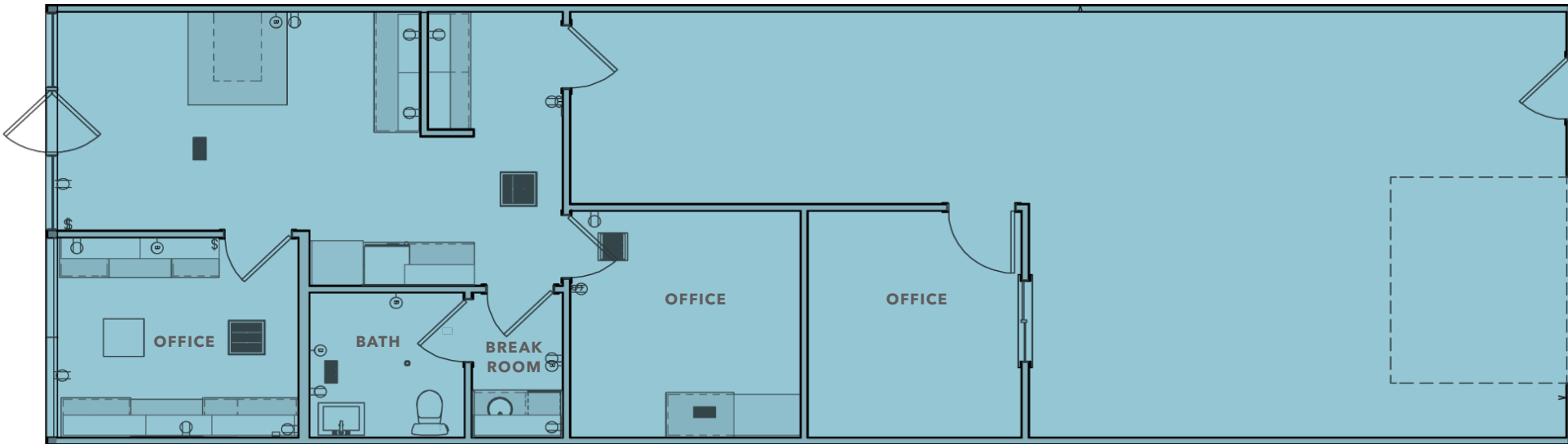
*±2,940 SF*

SUITE 9 & 10

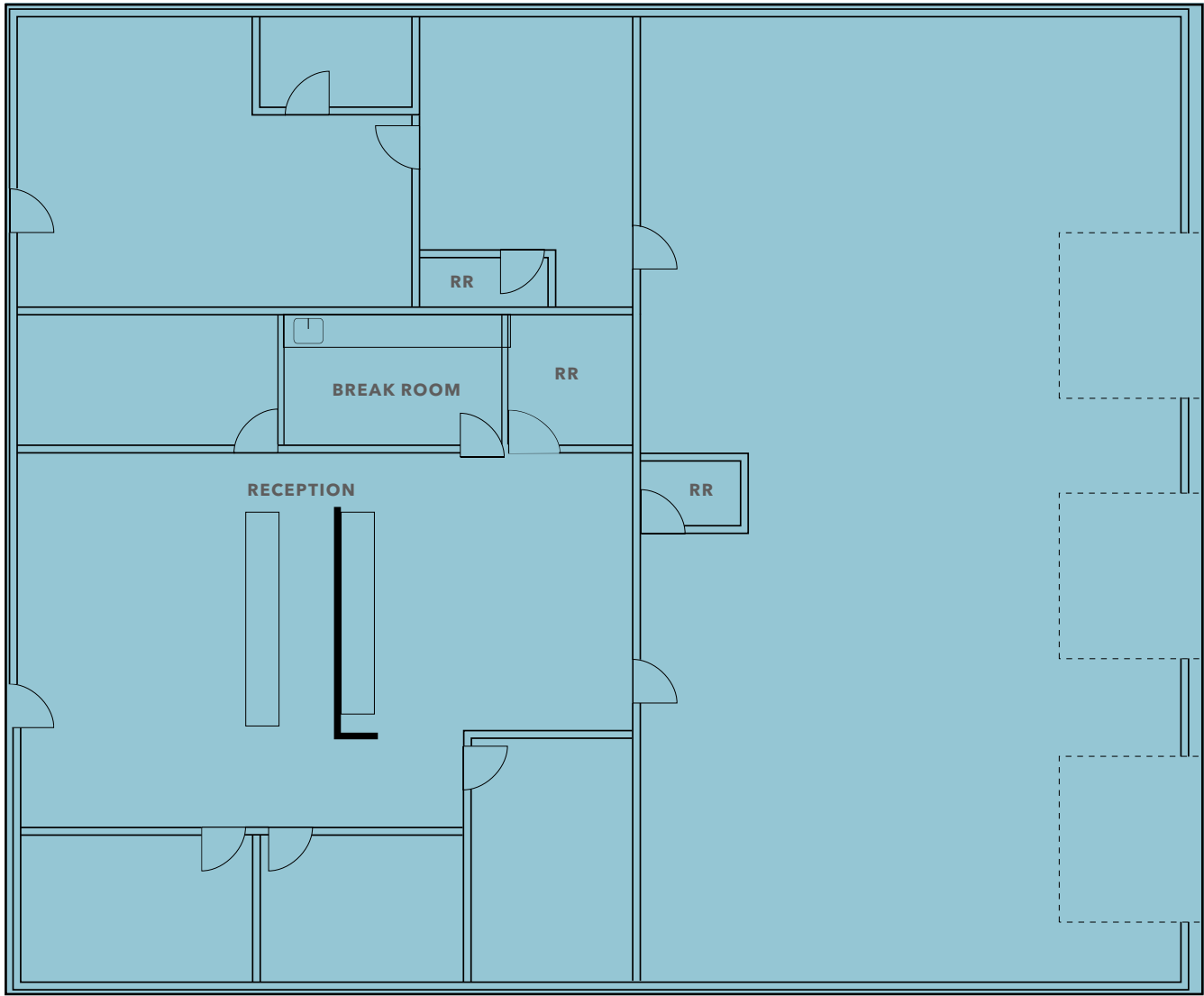
*±1,470 SF*

SUITE 15

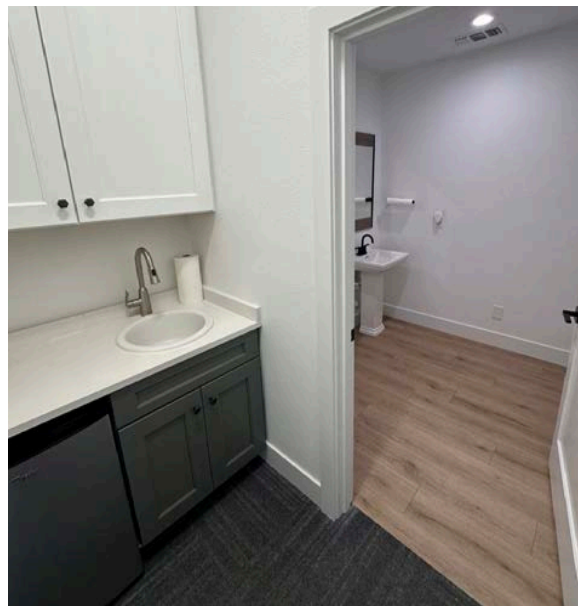
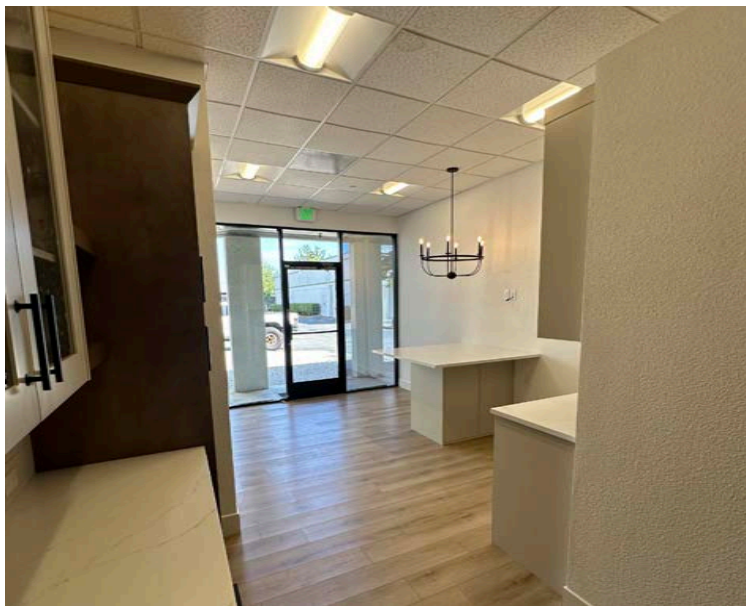
# SUITE 5 EXISTING FLOOR PLAN



# SUITE 8 FLOOR PLAN















## 6105-6115 MAIN AVENUE

*For more information on  
this property, please contact*

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