



6% PROCURING FEE + \$2.00/SF BROKER BONUS
& \$100 GIFT CARD FOR ALL QUALIFIED TOURS

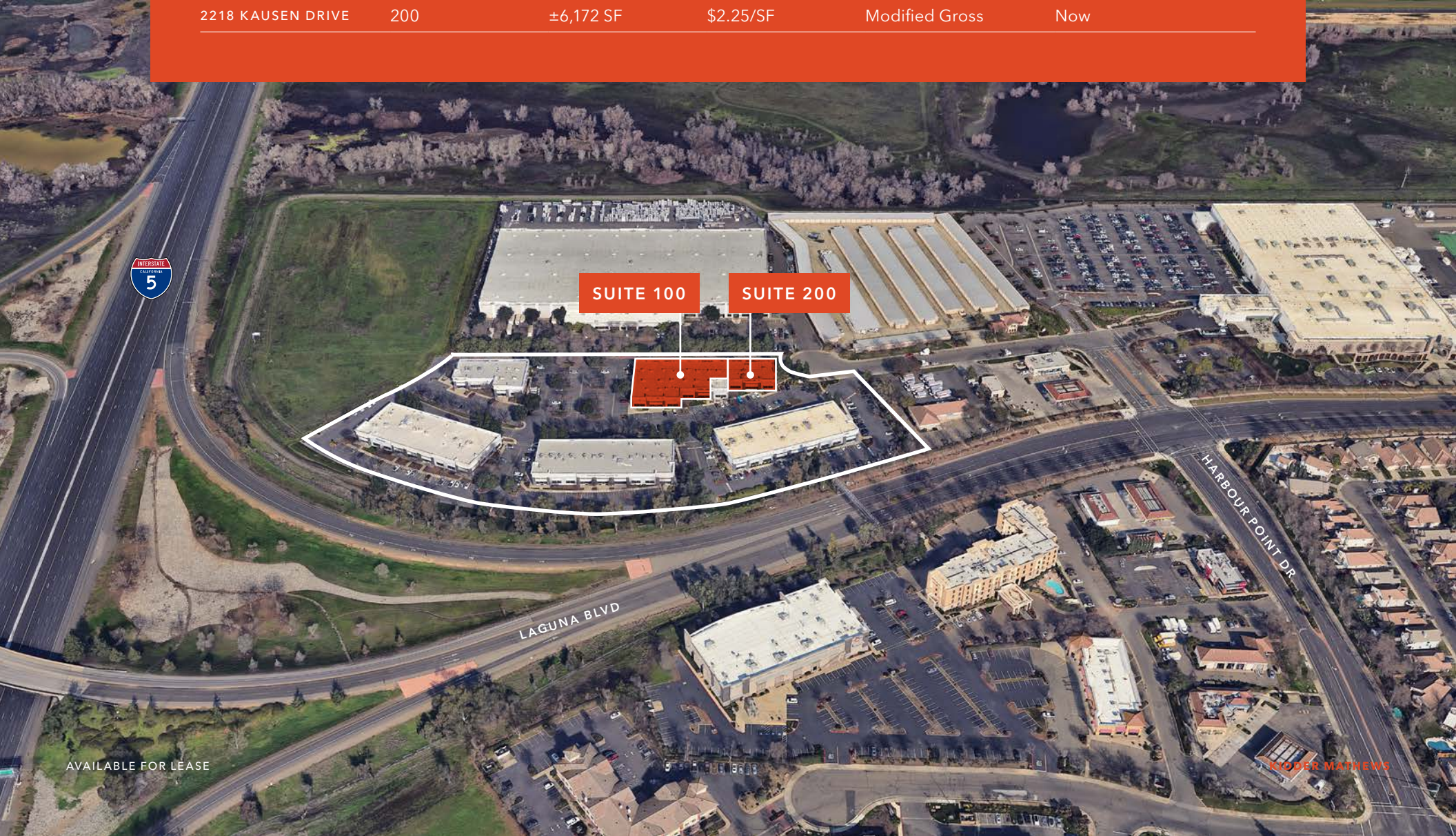
Laguna West Business Center

For Lease
±24,157 SF Total Available
Suite 100 (±17,985 SF) & Suite 200 (±6,172 SF)

2218 KAUSEN DRIVE, ELK GROVE, CA 95758

SUITE AVAILABILITY

Address	Suite	Rentable SF	Asking Rate	Lease Type	Date Available
2218 KAUSEN DRIVE	100	±17,985 SF	\$2.25/SF	Modified Gross	Now
2218 KAUSEN DRIVE	200	±6,172 SF	\$2.25/SF	Modified Gross	Now



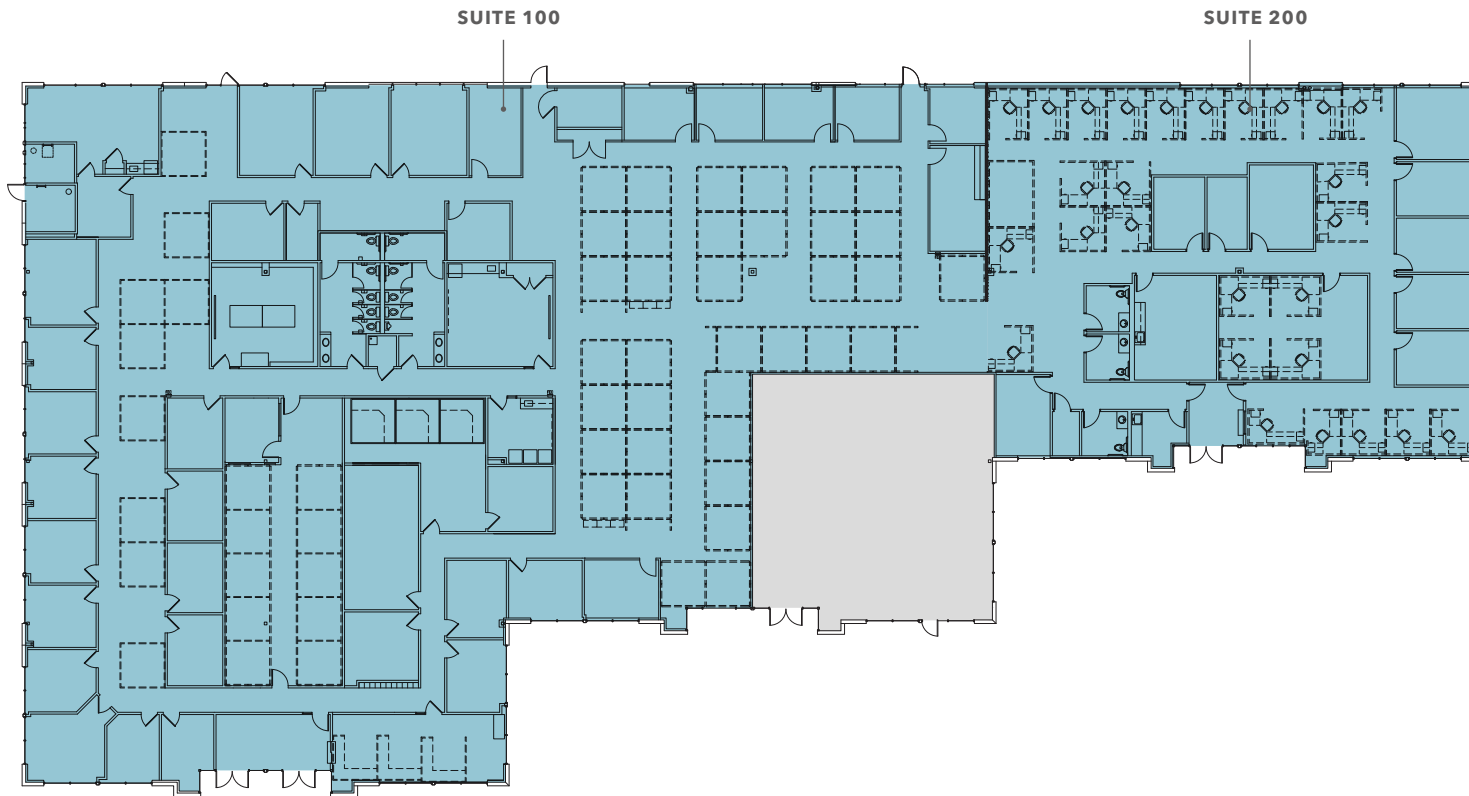
SUITE 100

SUITE 200

AVAILABLE FOR LEASE

KIDDER MATHEWS

±24,157 SF AVAILABLE - AS BUILT SHOWING CUBE LOCATIONS



±17,985 SF

SUITE 100

±6,172 SF

SUITE 200

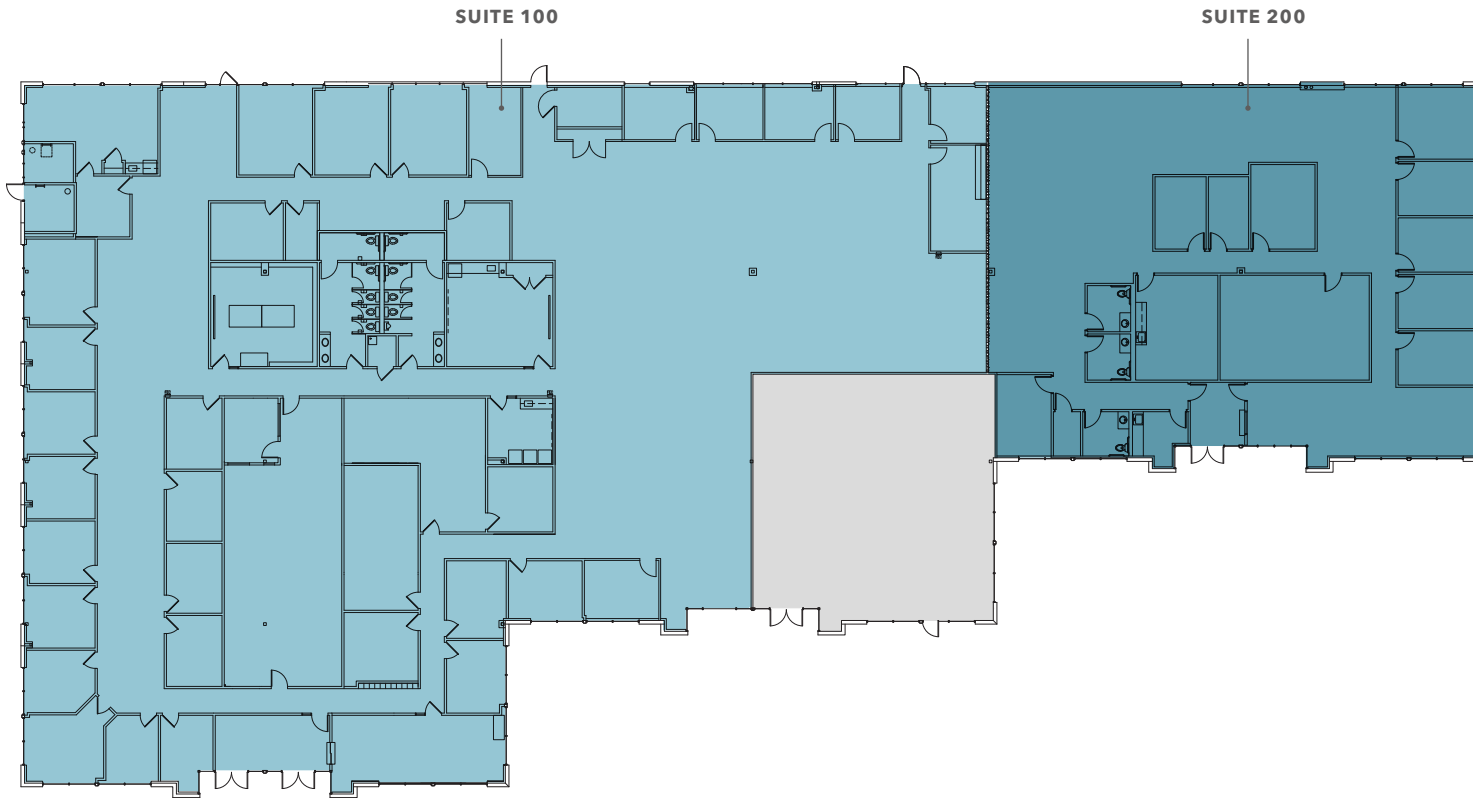
MG

MODIFIED GROSS LEASE

NOW

MOVE-IN READY

±24,157 SF AVAILABLE - POSSIBLE DEMISED SUITES



±17,985 SF

SUITE 100

±6,172 SF

SUITE 200

MG

MODIFIED GROSS LEASE

NOW

MOVE-IN READY



2218 KAUSEN DR
SUITES 100 & 200

±11 MI TO SACRAMENTO

CALIFORNIA
NORTHSTATE
HOSPITAL

APPLE CAMPUS

LAGUNA BLVD

ELK GROVE

LAGUNA WEST
SHOPPING CENTER



Benefits & Features

UNMATCHED OPPORTUNITY	Only opportunity to lease ±17,000-24,000 square feet in Elk Grove
AFFORDABLE LEASE RATES	Rates below market. This is the best deal in Elk Grove for quality.
FLEXIBLE USES	Zoned Light Industrial (LI) allows* for uses such as Office, Retail, Indoor Recreation, Education, Equipment Sales/ Rentals, Brewery/Tasting Room, Laboratories and much more. Other Conditional Uses include: Medical, Day Care, Assembly
VARIETY OF SIZES	Various sized spaces and buildings throughout the park.
DESIGN YOUR OWN SPACE	Create your ideal space built to your specifications and needs.
VERY ACCESSIBLE	Located immediately off of Interstate-5 & Laguna Blvd only 15 minutes from Downtown Sacramento
IMMACULATE CONDITION	Immaculately maintained property with beautiful landscaping and visibility
IMMEDIATE MOVE IN	Improved spaces can be leased and you can move-in immediately upon lease execution
SIGNAGE	Signage available on Buildings. Freeway visible signage opportunity





ABOUT ELK GROVE, CA

ELK GROVE OVERVIEW

Elk Grove is the second largest city in Sacramento County, located approximately 15 minutes southeast of Downtown Sacramento. One of Sacramento's most affluent submarkets, demand for Elk Grove commercial real estate is robust because of a fast-growing population (over 1.0% average annual population growth 10 years) and the abundant spending power in the market. The city is part of the Sacramento/Roseville/Arden-Arcade MSA with a total population of approximately 2.35 million people. According to Elk Grove's city website, Elk Grove has the second highest median income levels out of the entire county at \$84,827 - confirming the city's affluence and spending power. Major employers in the Elk Grove submarket include Apple, the Elk Grove Auto Mall, State of California, Dignity Health, Kaiser Permanente, and many others. The area is also home to one of greater Sacramento's largest shopping centers called Delta Shores. Elk Grove is located 90 minutes from the San Francisco bay area, Lake Tahoe, and Nevada.

INFRASTRUCTURE

Elk Grove's location provides easy access to two major freeways, the Sacramento International Airport (SMF), rail lines, and two ports. The Sacramento International Airport is located approximately 26 miles north of Elk Grove along Interstate-5 and provides all the major carrier airlines. In 2022, SMF airport serviced over 13 million passengers which was a 9.3% increase over 2021. Elk Grove is also positioned with direct access to Interstate-5 and Highway 99. Both freeways

provide direct access to downtown Sacramento to the north as well as many other major freeways that connect to other major cities in the area including San Francisco and San Jose.

EDUCATION

Serving the City of Elk Grove and surrounding communities since 1959, the Elk Grove Unified School District (EGUSD) is a top performing school district recognized throughout California and the nation as a leader in progressive education. EGUSD mirrors the diversity of California, with more than 80 languages and dialects spoken throughout the district. As the diversity of EGUSD has grown, so has its student population. The district is currently the largest school district in Northern California and the fifth largest in the state - with nearly 62,000 students. EGUSD offers a variety of educational programs, including preschool, kindergarten through twelfth grade, adult education and special education. EGUSD has been honored numerous times at the local, state and national levels, proving that EGUSD is truly a district of excellence by design.

2218 KAUSEN DRIVE



Owned by



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