



Bldg F

8035 Madison Ave, Citrus Heights, CA 95610

RE/MAX GOLD



JoAnn Shapiro

RE/MAX Commercial

3620 Fair Oaks Blvd, Suite 300, Sacramento, CA 95864

joann.shapiro@norcalgold.com

(916) 609-2836



Bldg F

\$18.00 - \$27.00 /SF/YR

8035 Madison Avenue, Building F, an office condominium for lease located at Coventry Square, an attractive Tudor style professional office/dental business park, centrally located between two major arterial roads, Sunrise Blvd. and Fair Oaks Blvd. Coventry Square is on Madison Avenue, also a major arterial road in the city of Citrus Heights and in the vicinity of numerous restaurants and shopping and across from the Fair Oaks Park. The office park is well maintained and nicely landscaped with mature trees offering a peaceful and serene setting. Building F is a north facing building close to the Almaden Way entrance to the complex and offers good parking with some stalls immediately adjacent to the entrance doors. Coventry Square signage and Directory Map signage showing the 7 buildings are displayed close to...

- Well maintained Dental and Professional Office Complex
- Central location on Madison Ave. between Sunrise Blvd. and Fair Oaks Blvd.
- Walk to Fair Oaks Park, restaurants and shopping
- High density area surrounded by residential



Rental Rate:	\$18.00 - \$27.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	2,955 SF
Year Built:	1982
Walk Score ®:	66 (Somewhat Walkable)

Rental Rate Mo:	\$1.50 /SF/MO
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1st Floor Ste F1

1

Space Available	1,408 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Very nice professional office with good size offices and a conference room. Natural light through out. Some counter space and built in cabinetry provides one room to be used as a break room. Front and side entrance doors. Nice ceiling detail and finish touches through out the space. Each office has a minimum of one to three windows.

1st Floor Ste F2

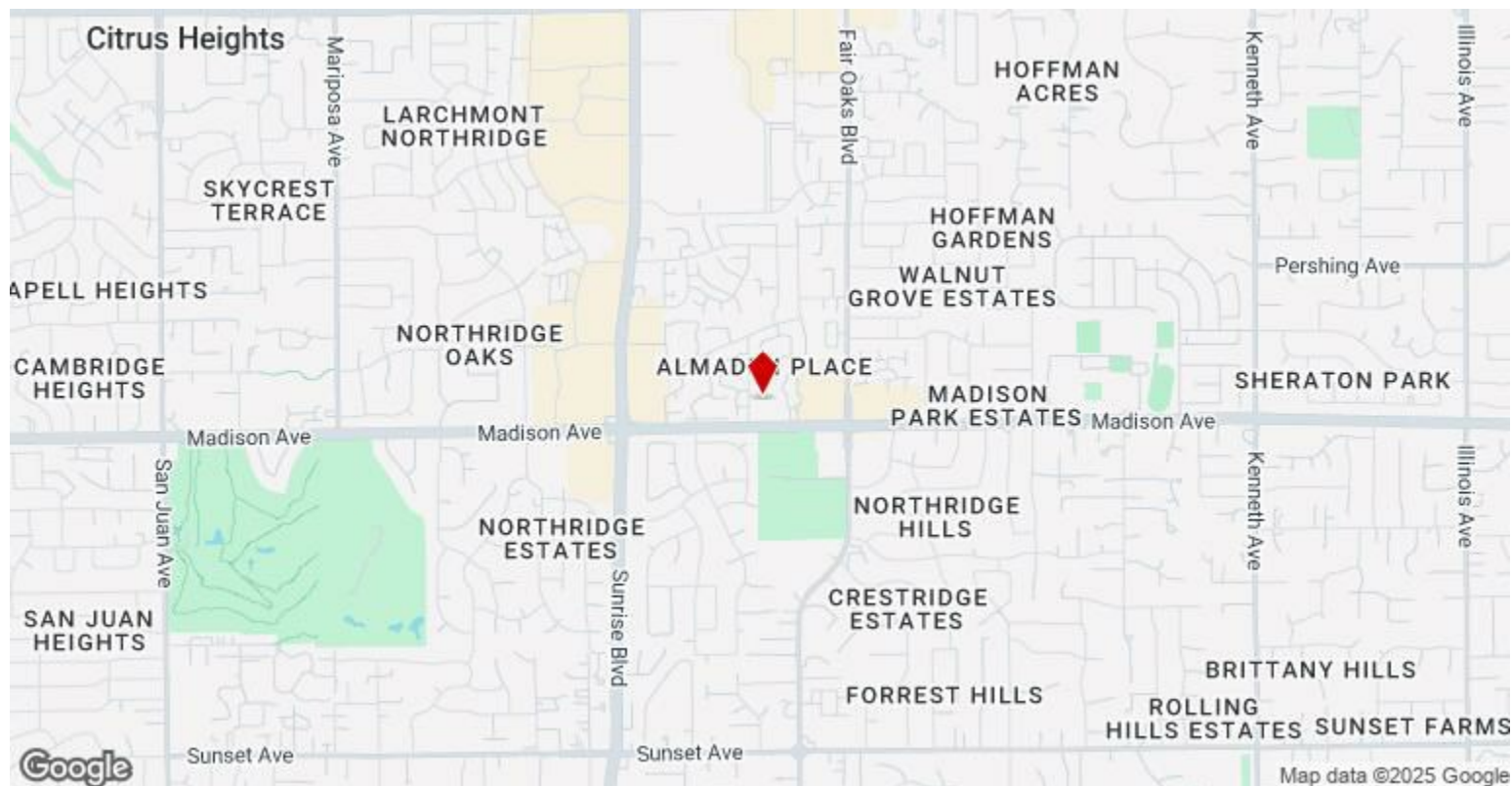
2

Space Available	1,435 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Dental
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

Former Dental office with 3 operatories, large lab, private office and private restroom. Nice upgrades and warm wood appointments and flooring. Windows in most rooms and lab area.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Paul C. Katz, DDS	-	



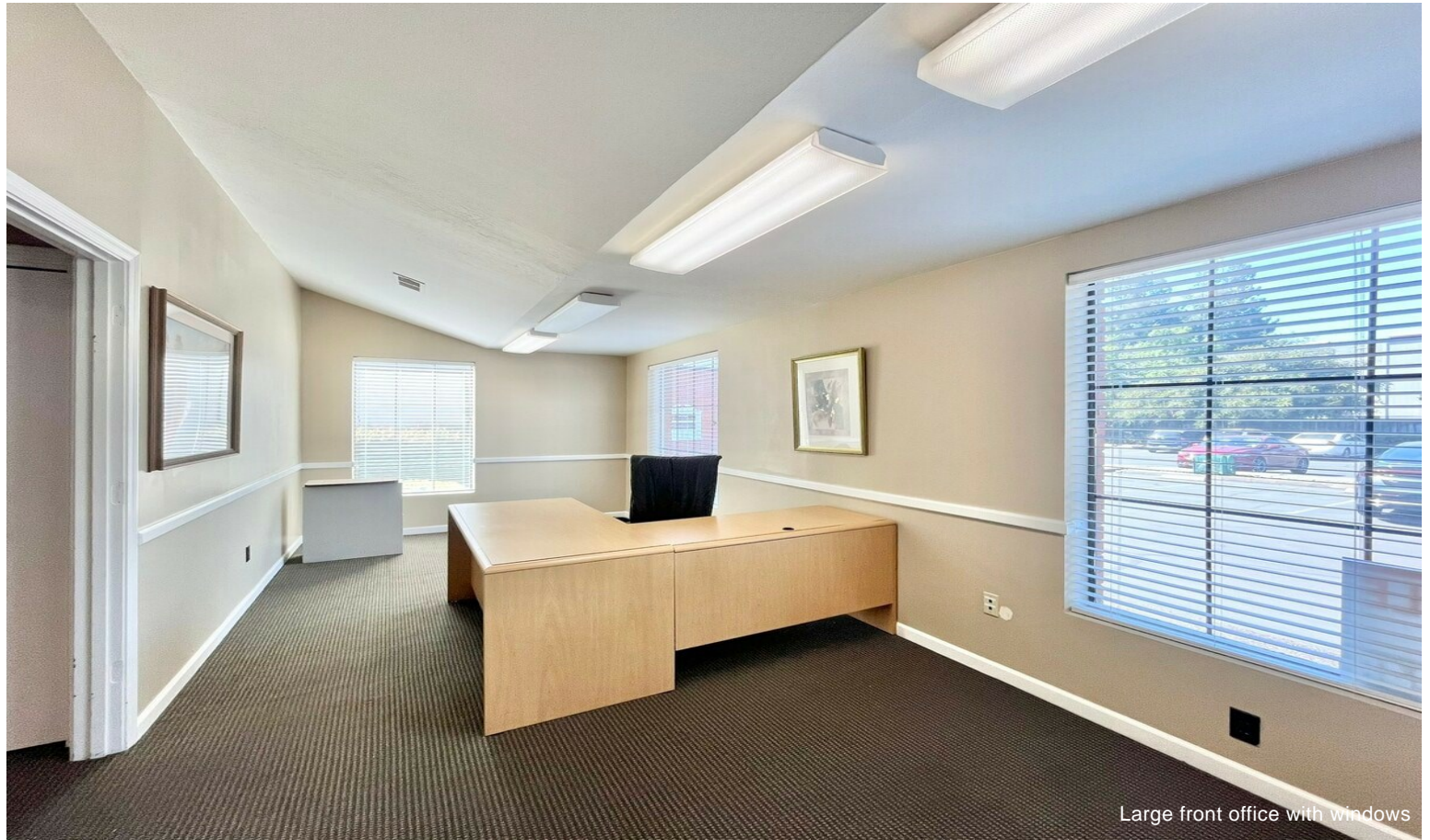
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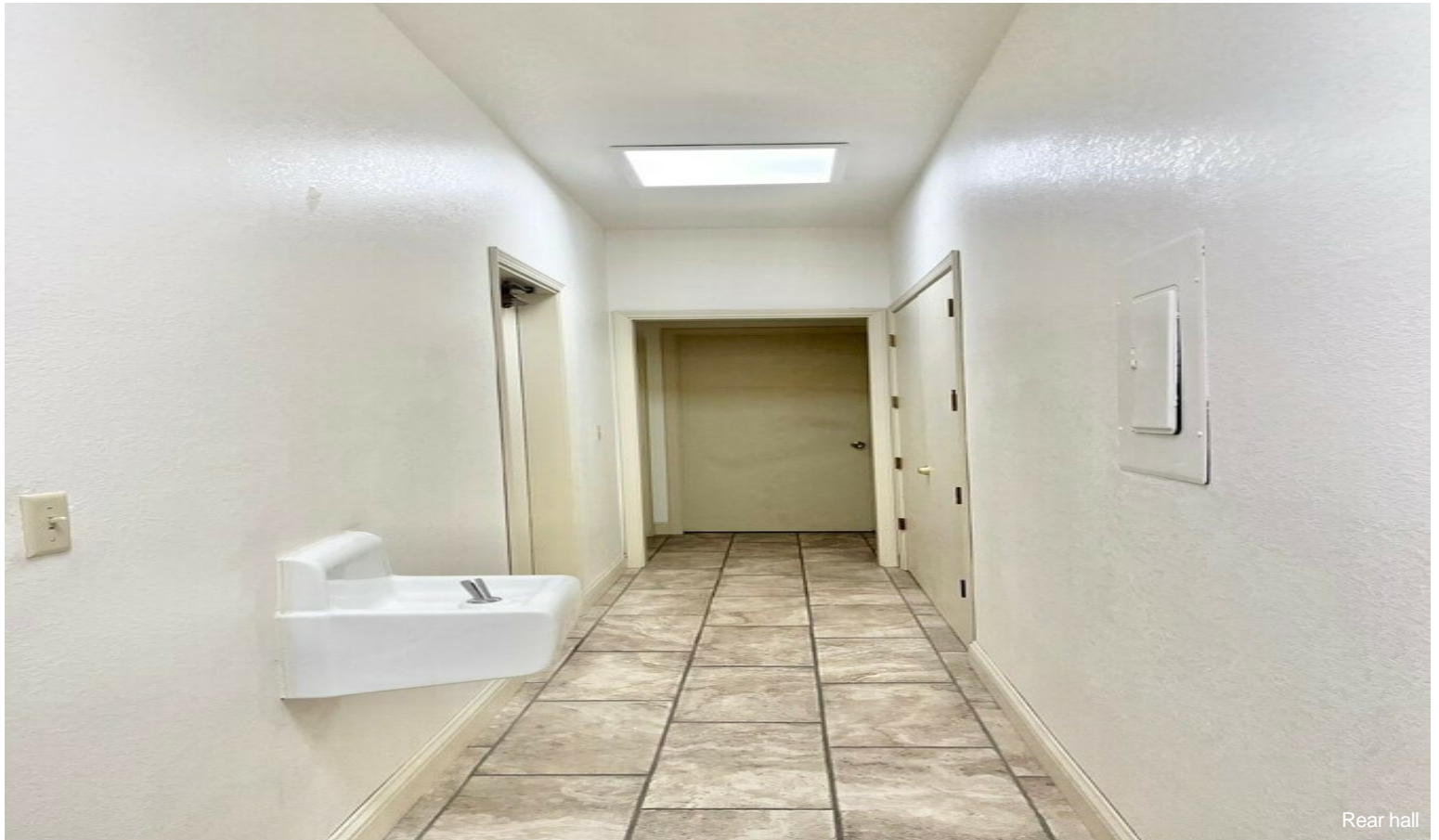
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Property Photos



Property Photos



Other



Interior Photo

Property Photos

