



CROSSROAD
VENTURES GROUP

5320 Douglas Blvd

Granite Bay, CA 95746



For Lease

**Medical Office
Building**

916.788.9731

crossroadventures.net

Highlights

- +/- 3,800 Total SF Cold Shell Space
- Parking: 4/1,000 SF
- High Traffic Count
- High Visibility Location
- High Quality Finishes
- Monument/Building Signage
- Power: 600 Amps, 110/208V 3 Phase
- Year Built: 2019
- Potential For Two Tenants
- Lease Rate: \$2.75 NNN Per Month
- Tenant Improvement Allowance available up to \$450,000

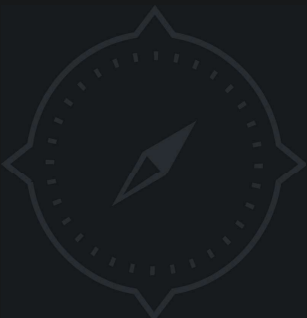
Jim Esway

BRE #00820384

916.788.9731

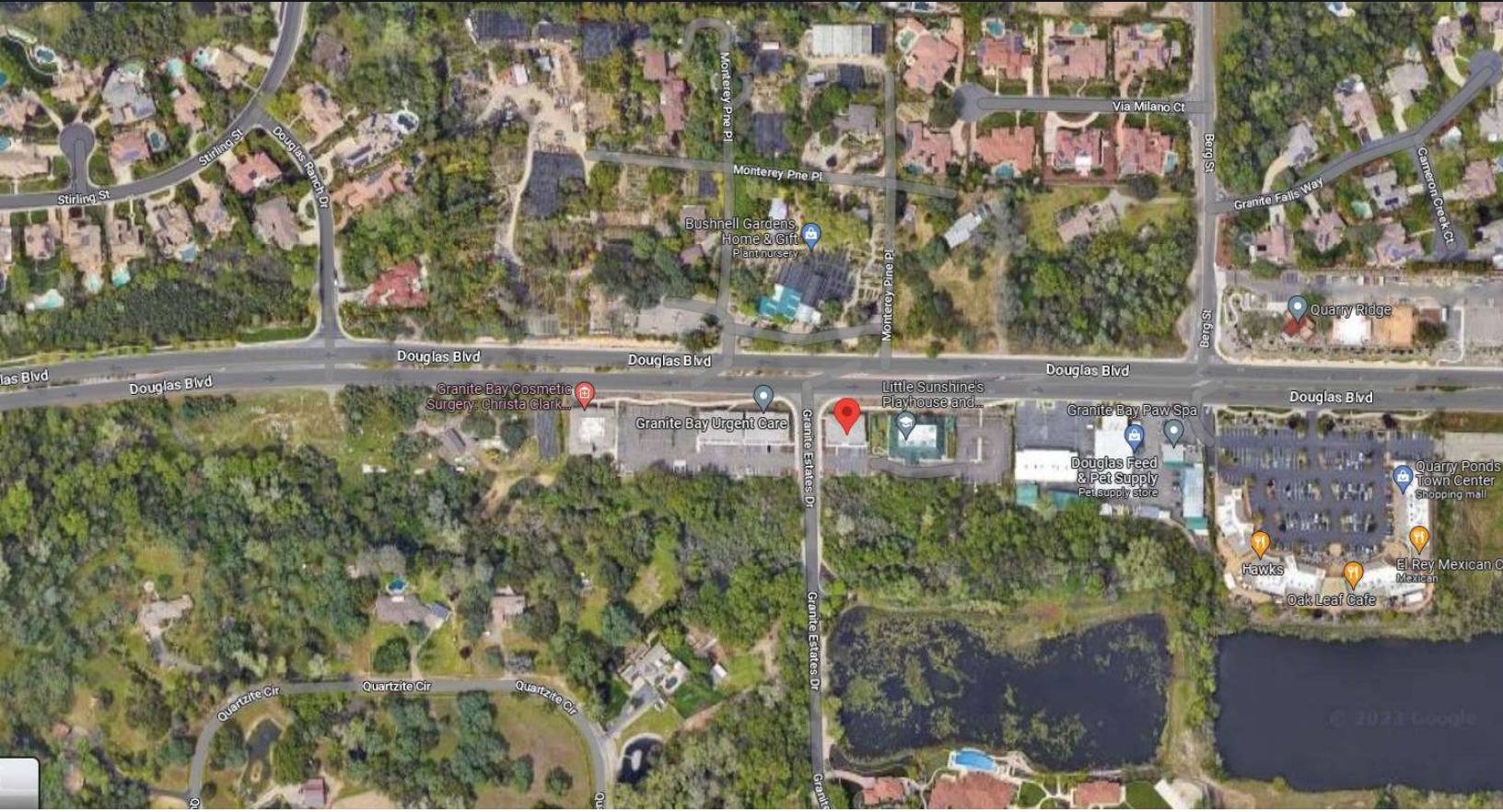
jesway@crossroadventures.net

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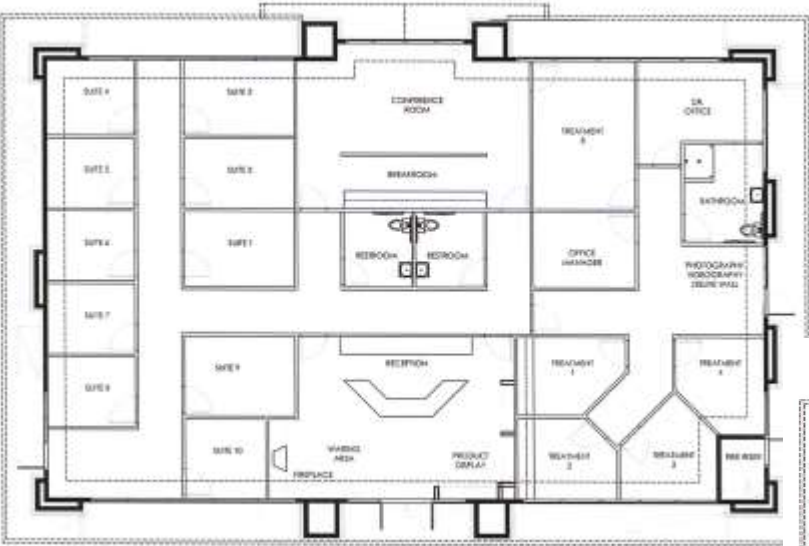
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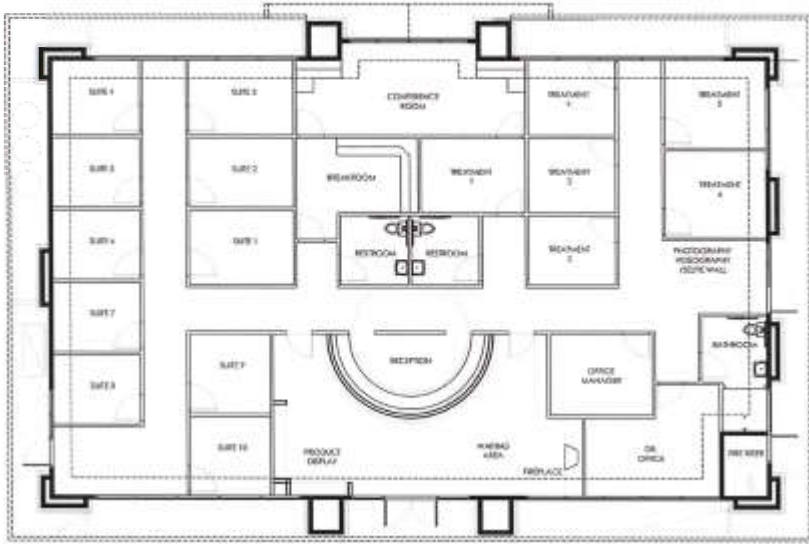
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Prospective Floor Plan A

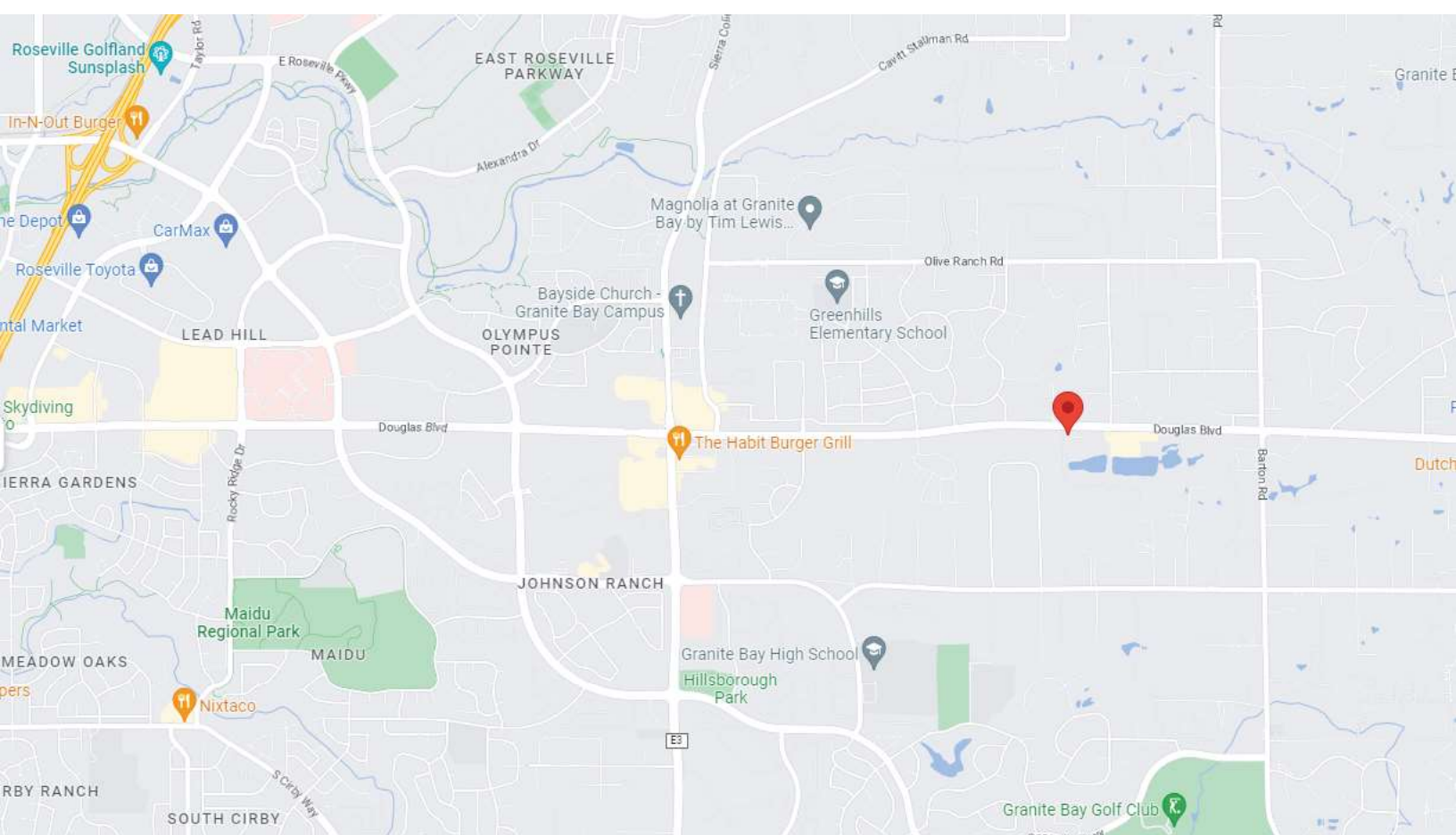
Prospective Floor Plan B



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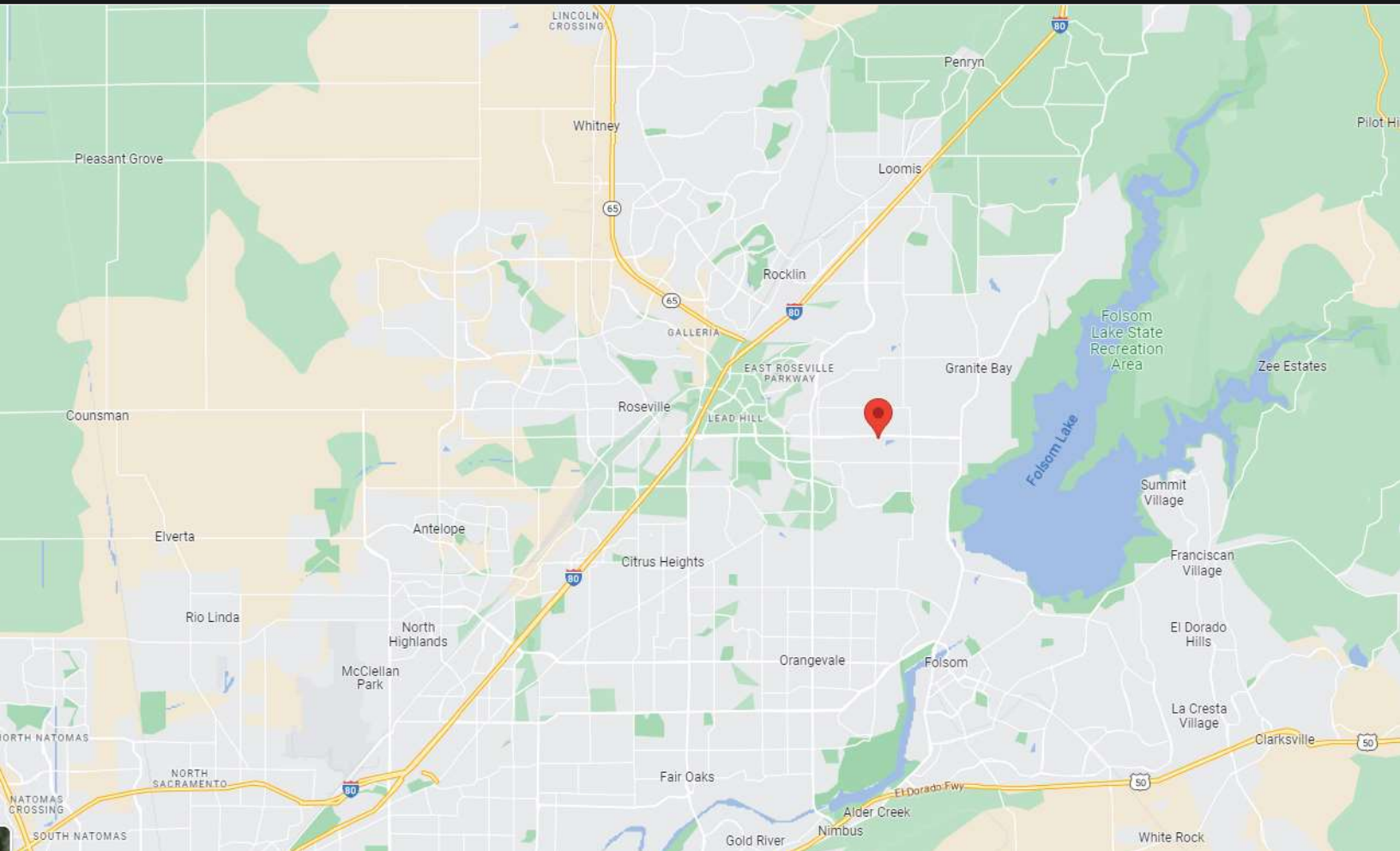
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The Company

The focus of Crossroad Ventures Group is to provide unparalleled service to clients that require assistance with development, project management, construction management, commercial brokerage, business brokerage, commercial property management and residential brokerage. We are a full service real estate company.

Crossroad Ventures Group has over 100 years combined experience with transaction experience valued at over \$1 Billion in total transactions. If you need to build a new project, manage your building, or need a competent professional to assist in leasing/filling a space, buying/selling a building or home, Crossroad Ventures Group can navigate the difficult process to help provide solutions to your critical decisions in real estate. Let us become your real estate compass.

Broker makes no warranty or representation as to the accuracy or completeness of information provided by or to either party. Such data is submitted subject to errors, omissions, changing price, rental terms, withdrawal without notice, and any special listing conditions imposed by the principals.

