

FOR LEASE | TURNKEY MEDICAL SUITE | 7 EXAM ROOMS | FULLY FURNISHED | IMMEDIATE OCCUPANCY

906 CIRBY WAY, ROSEVILLE, CA 95661

±1,630 SF | IMMEDIATE OCCUPANCY | NO BUILDOUT REQUIRED



Rare opportunity to lease a fully built-out and furnished medical suite in central Roseville. This ±1,630 SF medical office is move-in ready and includes exam tables and furnishings — allowing operators to avoid costly tenant improvements and months of permitting delays.



Veronica Sukkary
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3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

FULLY FURNISHED TURNKEY MEDICAL SUITE | ±1,630 SF

906 CIRBY WAY
ROSEVILLE, CA

Property Highlights

- Fully furnished medical build-out
- Multiple exam rooms configured and operational (Seven rooms, total of 3 restrooms, one reception area, one staff office area)
- Professional reception and waiting area
- Turnkey – ideal for medical, specialty, wellness, or clinical services
- Immediate occupancy available
- Established medical office environment
- Excellent parking and accessibility
- ADA compliance
- Monument signage available
- High Traffic Counts with ADT of 33,883 VPD on Cirby Way

Unlike vanilla shell space requiring significant capital investment and construction timelines, this suite allows a qualified operator to begin seeing patients immediately.

Ideal for:

- Independent physician practice
- Behavioral health / psychiatry
- Direct Primary Care
- Specialty medical services
- Medical spa
- Satellite expansion location

This is a premium, ready-to-operate medical opportunity for well-capitalized healthcare providers seeking speed to market and reduced startup risk.



CONTACT AGENT FOR LEASE INFORMATION

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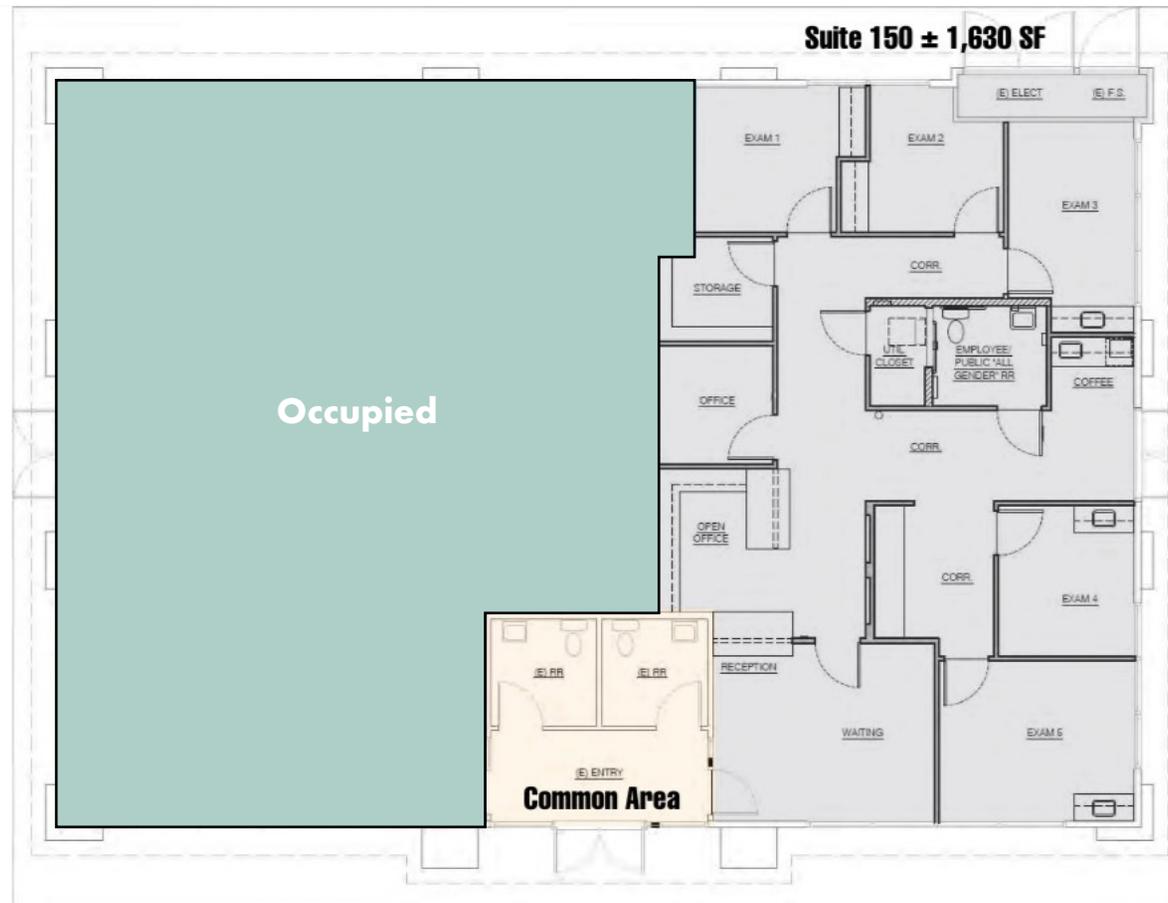


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Floor Plan



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