

FOR LEASE



1710 PRAIRIE CITY ROAD

1710 PRAIRIE CITY ROAD
FOLSOM, CA 95630

MEDICAL/OFFICE +/- 1,317, 2,787, 5,440 - (9,544 SF)

DIGNITY HEALTH OFFICE PARK

GREAT LOCATION & VISIBILITY



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1710 PRAIRIE CITY RD.

RETAIL MEDICAL OFFICE SPACE | FOR LEASE

PHOTOS & PROPERTY DETAILS



Property Details & Space Highlights

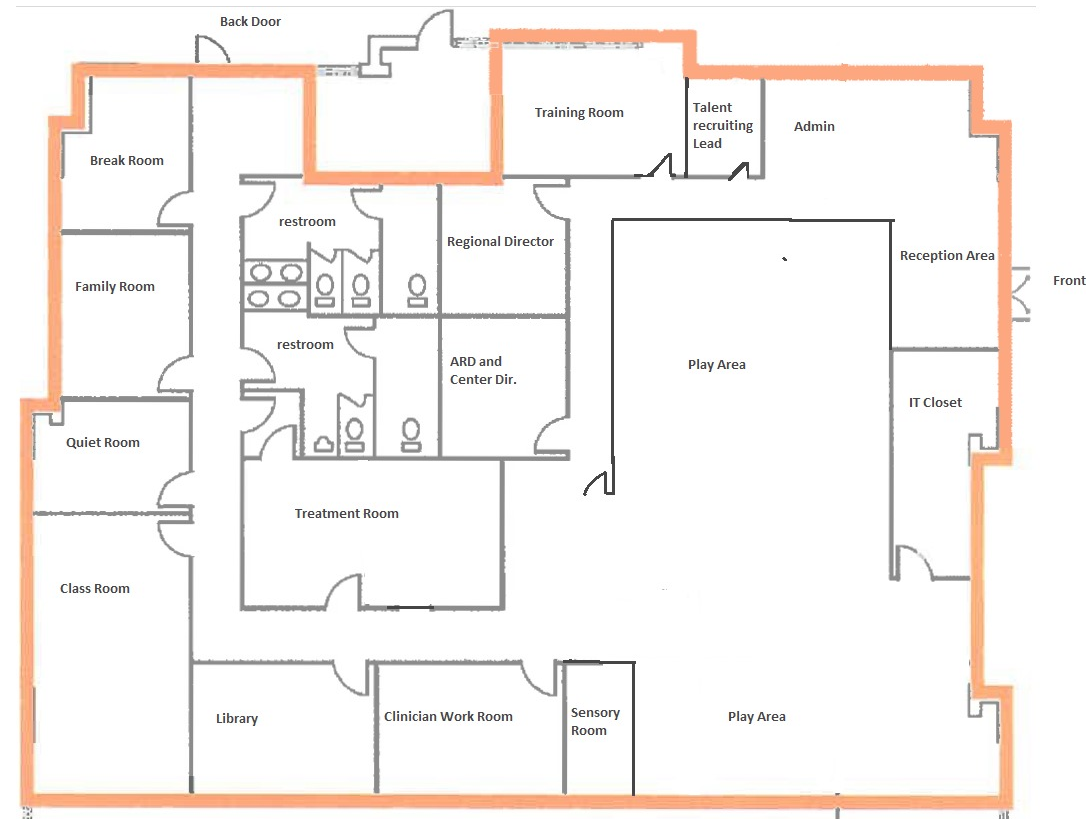
- Ample parking
- Part of Dignity Health Center
- Located off Hwy 50 & Folsom High School by Intel
- 2nd Gen Medical Office
- Signage Available facing Prairie City Road
- Former Well Space Health
- Remodeled offices
- Built-in large reception area

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SUITE PLAN 100

RETAIL MEDICAL OFFICE SPACE | FOR LEASE

- Large glass and side-light offices.
- Available 12/31/24
- 2 - ADA Restrooms
- End Cap with flexible floorplan
- 5,440 SF (can be combined with Suites 120-125)



Lease Rate \$2.00/SF + NNN

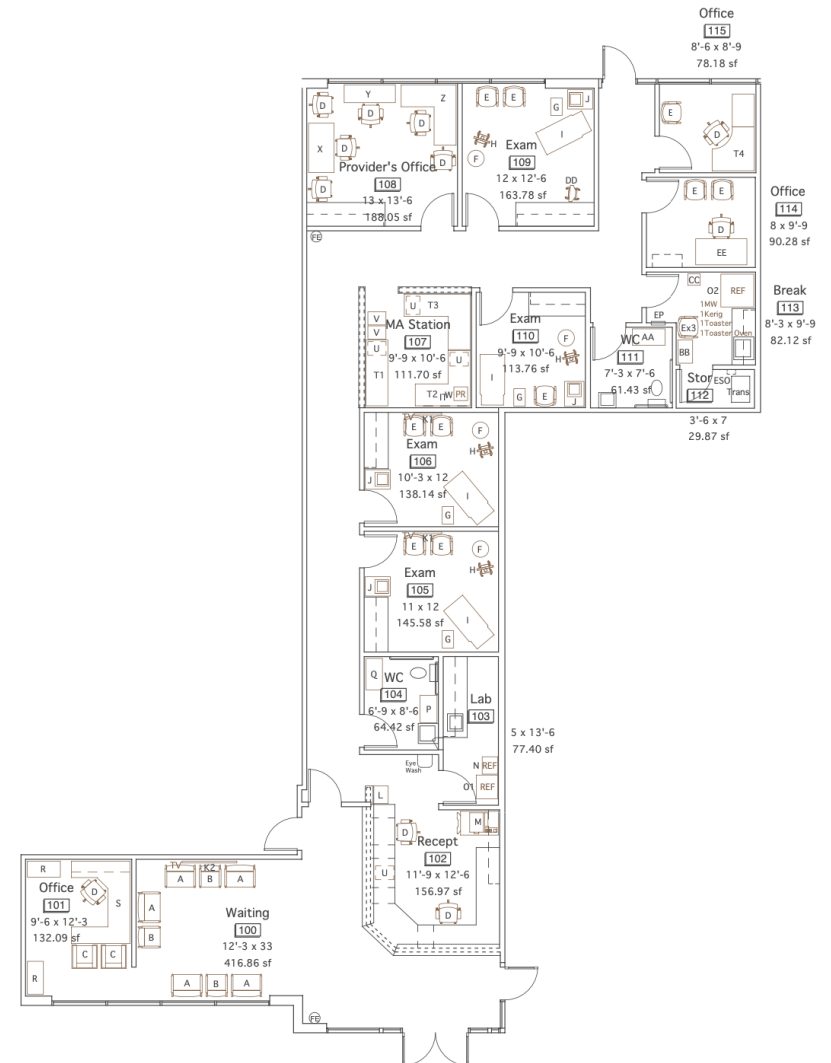
NNN's estimated at \$0.50/SF

1710 PRAIRIE CITY RD

RETAIL MEDICAL OFFICE SPACE | FOR LEASE

SUITE PLAN 125

- 2nd Generation Medical Office
- Front Reception desk and lobby
- Two ADA Restrooms
- Seven (7) Offices
- 2,787 SF (Expansion opportunity - add 1,317 SF Suite 120 for a total of 4,104 SF)



Lease Rate \$1.95/SF + NNN

NNN's estimated at \$0.50/SF

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RETAIL MEDICAL OFFICE SPACE | FOR LEASE

SUITE PLAN 120

- Yoga Studio
- Front Reception desk and lobby
- One (1) ADA Restrooms
- One (1) Private Office
- 1,317SF
(Expansion opportunity - add 2,787SF Suite 125 for a total of 4,104 SF)



Lease Rate \$1.85/SF + NNN

NNN's estimated at \$0.50/SF

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AERIAL SITE PLAN



Lease Rate \$1.85 - \$2.00/SF + NNN

NNN's estimated at \$0.50/SF

1710 PRAIRIE CITY RD LOCATION AERIAL

RETAIL MEDICAL OFFICE SPACE | FOR LEASE



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