



Bldg 2

9706 Fair Oaks Blvd, Fair Oaks, CA 95628

RE/MAX GOLD



JoAnn Shapiro

RE/MAX Commercial

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Bldg 2

\$16.20 /SF/YR

FREE STANDING MULTI-TENANT SINGLE STORY BUILDING LOCATED OFF SUNRISE BLVD. CLOSE TO FAIR OAKS VILLAGE, WALKING/BIKING DISTANCE TO AMERICAN RIVER, RESTAURANTS AND RETAIL.EASY ACCESS TO HWY 50 IN IMMEDIATE AREA.

IDEAL FOR OFFICE-SERVICE TYPE USE TO INCLUDE: CHIROPRACTIC, PHYSICAL THERAPY, COUNSELING OFFICE, CONSULTING, ACCOUNTING, FINANCIAL, INSURANCE OR OTHER PROFESSIONAL OFFICE USES.

2 INDIVIDUAL OFFICES ACCESSED OFF LARGE OPEN AREA. ONE OFFICE HAS A SLIDING GLASS DOOR VIEWING INTO COURTYARD AND ANOTHER OFFICE VIEWS OUT TO AN AREA WITH MATURE TREES AND PLANTS.

NEWER LAMINATE WOOD LOOK FLOORING THROUGHOUT. DESIGNER COLOR PAINT, CEILING FAN AND QUALITY WINDOW COVERINGS PROVIDE AN UPSCALE FEEL IN THIS SUITE...

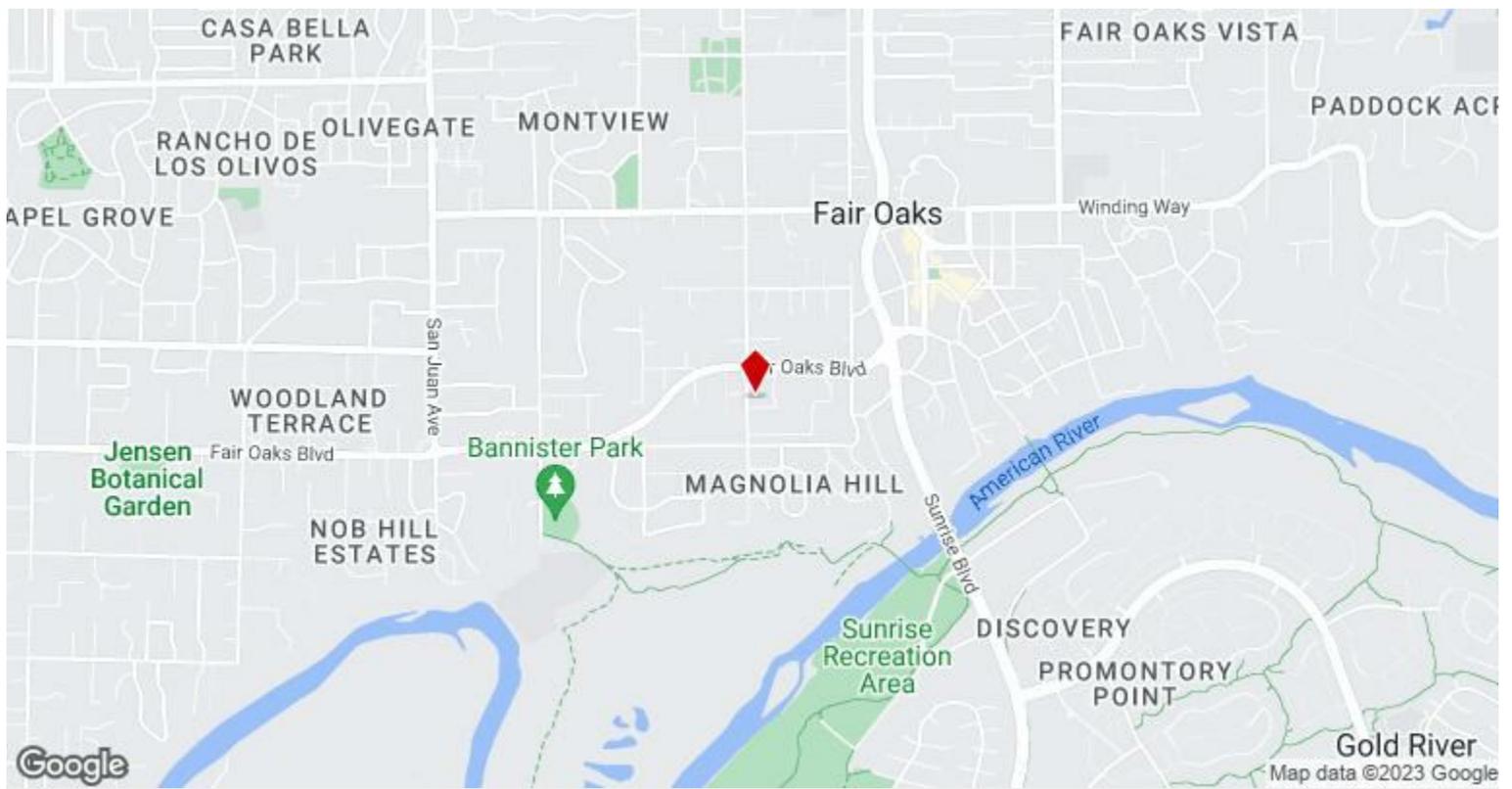
- Garden Office Building in Beechwood Professional Complex



Rental Rate:	\$16.20 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	4,980 SF
Year Built:	1979
Cross Streets:	New York Ave
Walk Score ®:	57 (Somewhat Walkable)
Rental Rate Mo:	\$1.35 /SF/MO

1st Floor Ste 145

Space Available	1,000 SF
Rental Rate	\$16.20 /SF/YR
Date Available	November 15, 2023
Service Type	Full Service
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



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PROMOTIONAL RATE STARTING AT \$1350 MONTH INCLUDING UTILITIES. TENANT TO PAY JANITORIAL INSIDE SUITE.

Property Photos

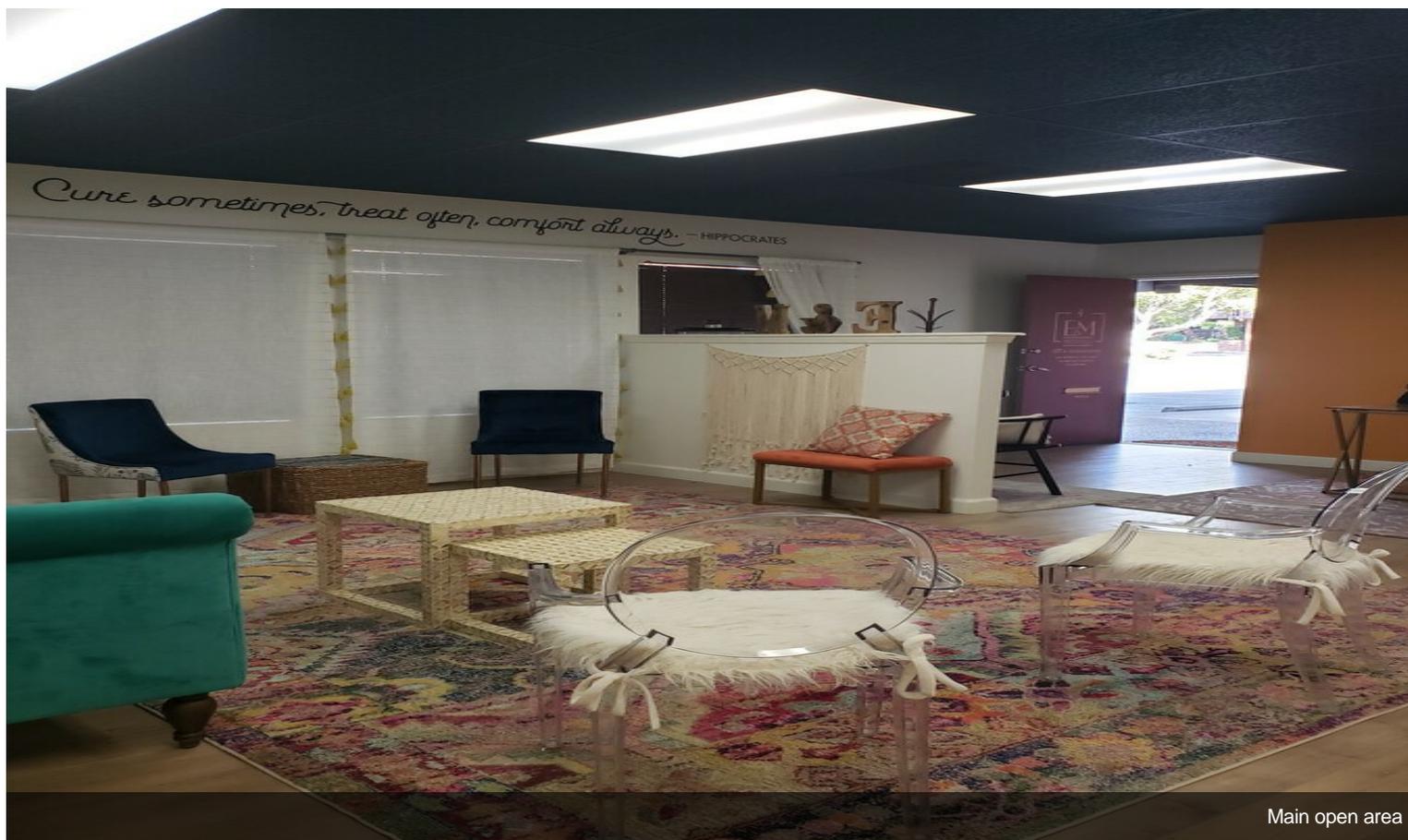


Interior Photo

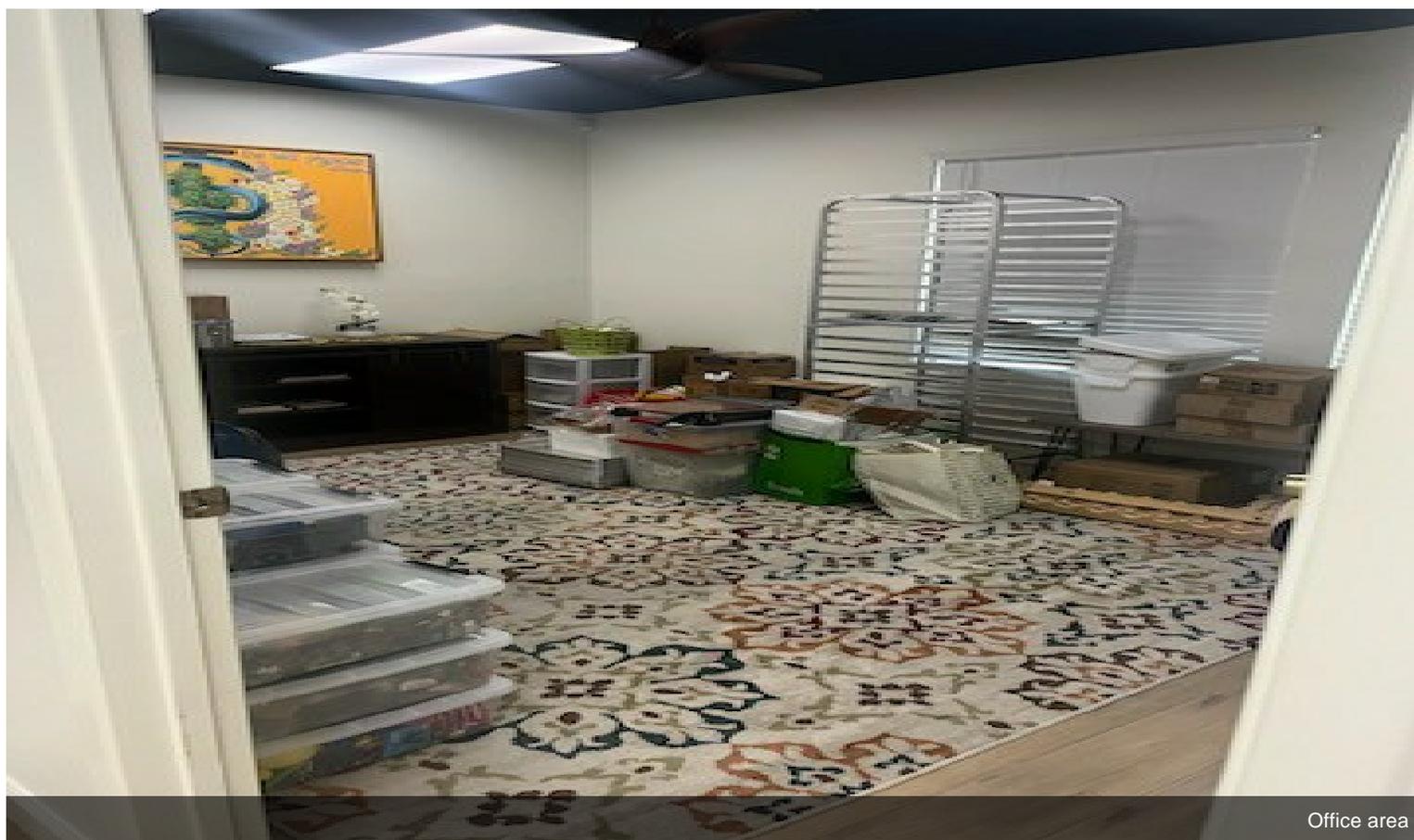


Main area looking towards entrance

Property Photos

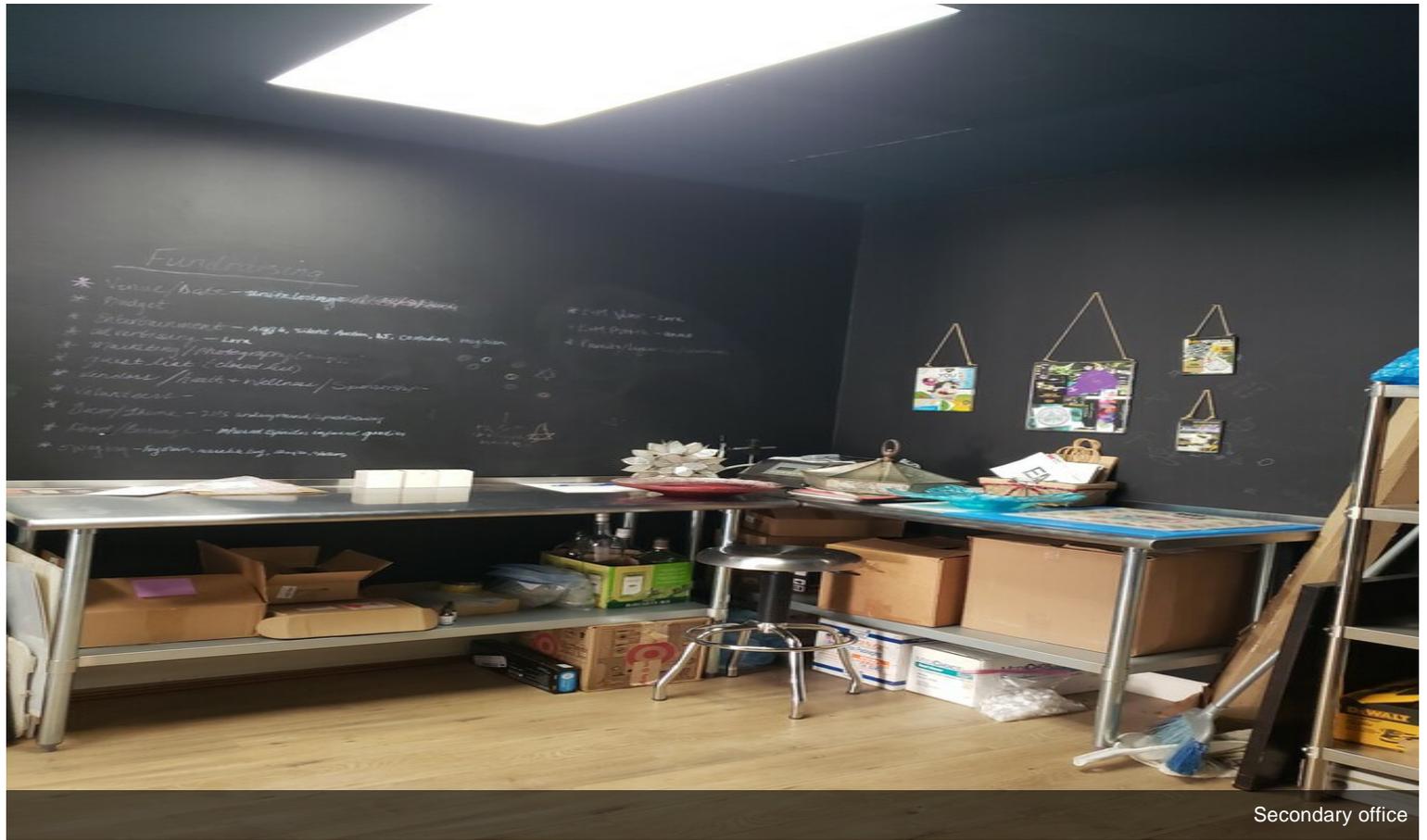


Main open area

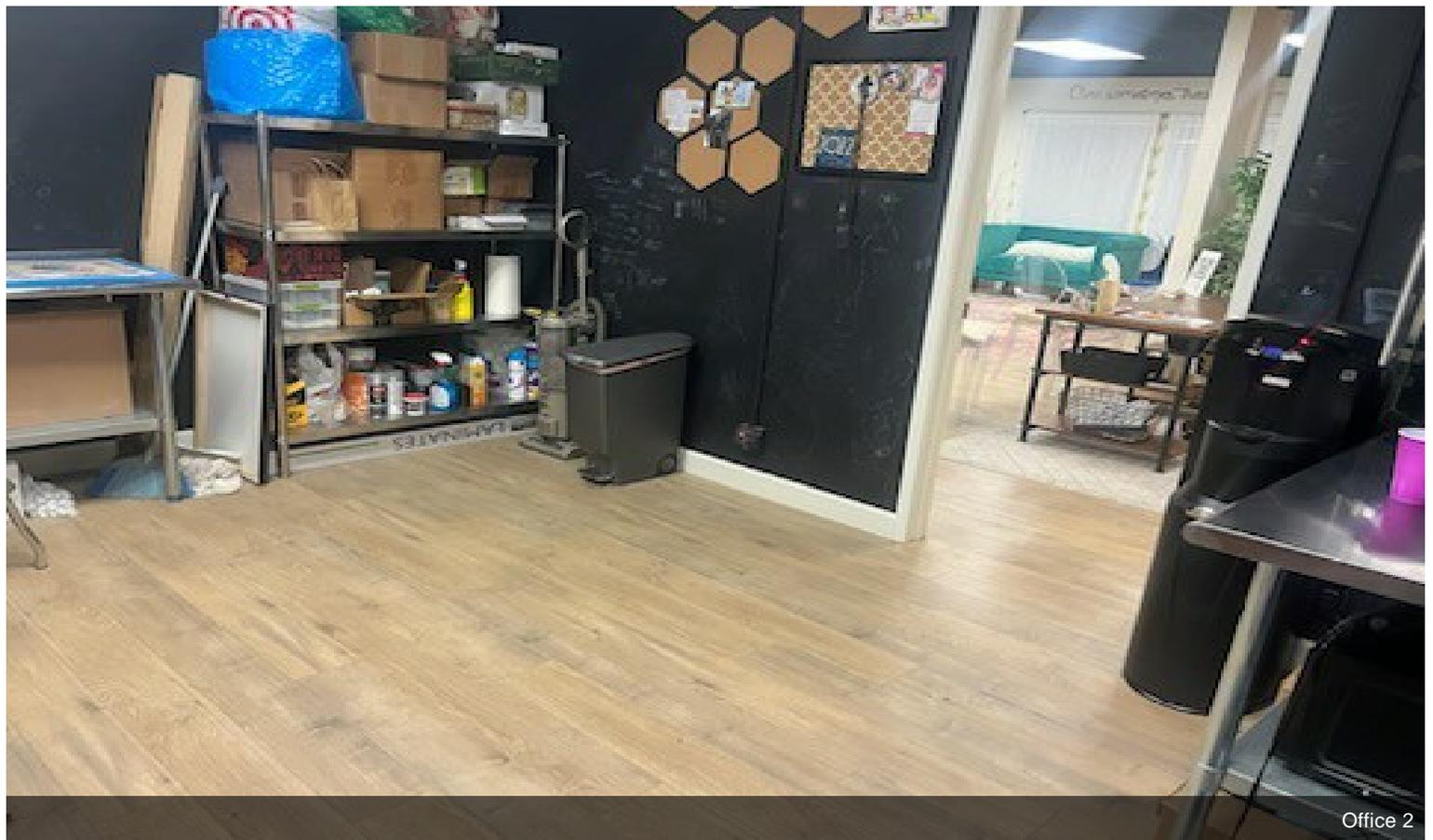


Office area

Property Photos



Secondary office



Office 2

Property Photos

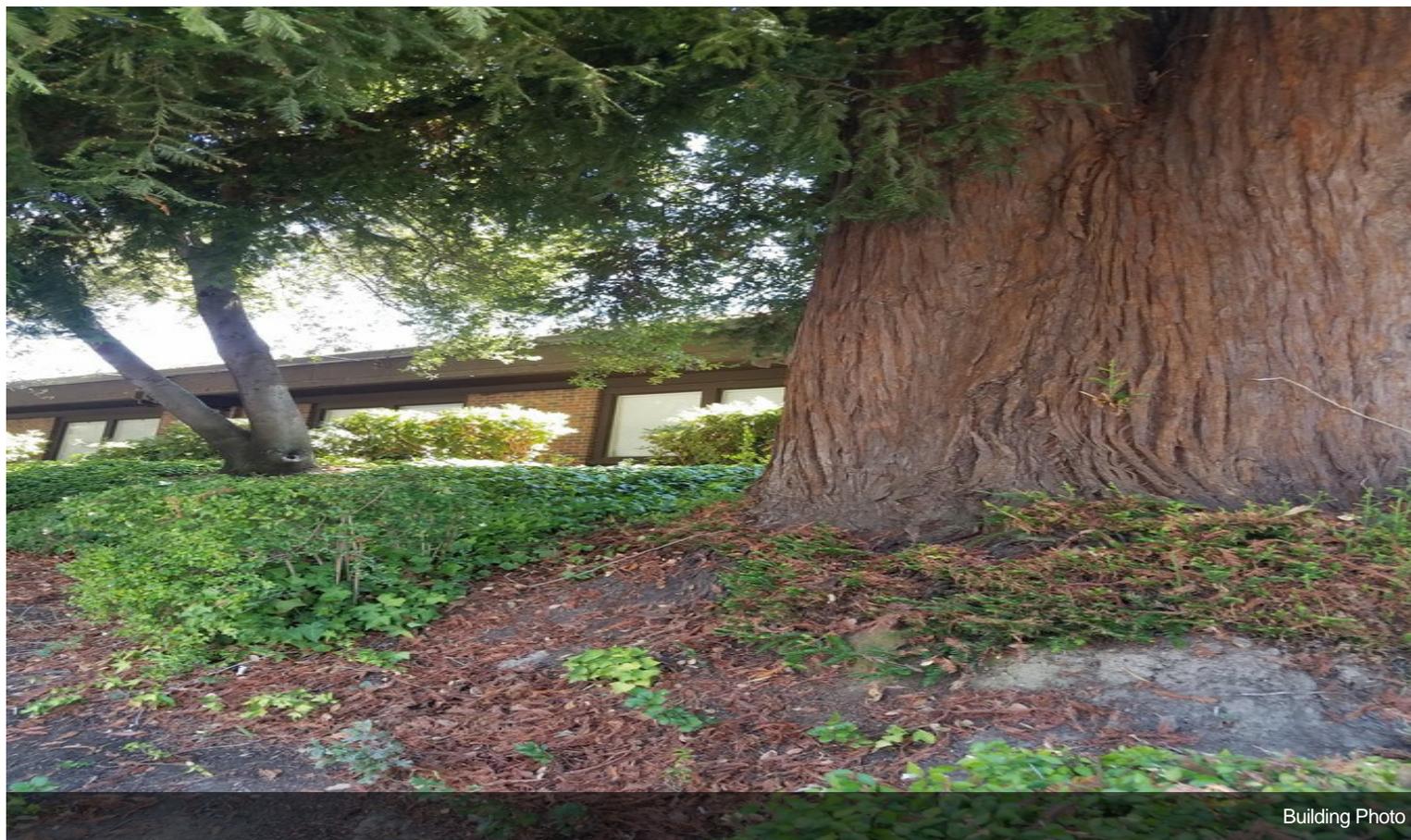


Front door entrance



Building Photo

Property Photos



Building Photo

CONDUITS, ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EXISTING UTILITIES OR A PUBLIC BUILDING. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. SEC'S. 13 & 14, T.9N., R.6E., M.D.B. & M.

242-019



Record Of Survey, O.S. Bk.56 Pg.20 (9-30-97)
Fair Oaks Add., R.M. Bk.3 Pg.26

Assessor's Map Bk. 242 Pg. 019
County of Sacramento, Calif.