



Bldg A

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 A

\$16.32 - \$32.04 /SF/YR

Coventry Square is a well maintained complex centrally located facing Madison Ave. between Sunrise Blvd. and Fair Oaks Blvd. English Tudor styled buildings in a nicely landscaped setting located directly across from Fair Oaks Park.

Building A facing Madison Ave. has offices available to lease with interior improvements recently completed. Directory Sign in the Complex with Signage available adjacent to the front entrance to Suite A4.

Can lease 1100-1250 square feet. French entry door, reception area, 3-4 offices and storage room. All offices are good size, some with windows viewing to outside or some offices with interior windows viewing inside the suite. Interior...

- Beautiful Office Complex
- Nicely landscaped and well maintained
- English Tudor style buildings
- Centrally located between Sunrise Blvd. and Fair Oaks Blvd.



Rental Rate: \$16.32 - \$32.04 /SF/YR

Property Type: Office

Building Class: C

Rentable Building Area: 4,500 SF

Year Built: 1982

Walk Score ©: 78 (Very Walkable)

Rental Rate Mo: \$2.67 /SF/MO

1st Floor Ste A-1

Space Available	150 SF
Rental Rate	\$32.04 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

PRIVATE OFFICES AVAILABLE TO LEASE INDIVIDUALLY WITHIN A LARGER SUITE, \$400 PER MONTH. EACH TENANT WOULD HAVE ACCESS TO RECEPTION AREA AND COMMON AREA RESTROOMS. RECENTLY PAINTED, WITH LAMINATE WOOD LOOK FLOORING AND COMFORTABLE SIZE PRIVATE OFFICES. SUITE A-1 HAS FRENCH DOORS, TILED ENTRY AND IS THE FRONT BUILDING FACING MADISON AVE. AND VIEWING TO FAIR OAKS PARK. IDEAL FOR PROFESSIONALS DESIRING LOW OVERHEAD IN ORDER TO PROVIDE PROFESSIONAL SERVICES TO THEIR CLIENTS IN A COMMERCIAL SETTING. POSSIBLE USES: ACCOUNTING, INSURANCE, REAL ESTATE, MORTGAGE, COUNSELING AND VARIOUS OTHER TYPES OF BUSINESSES.

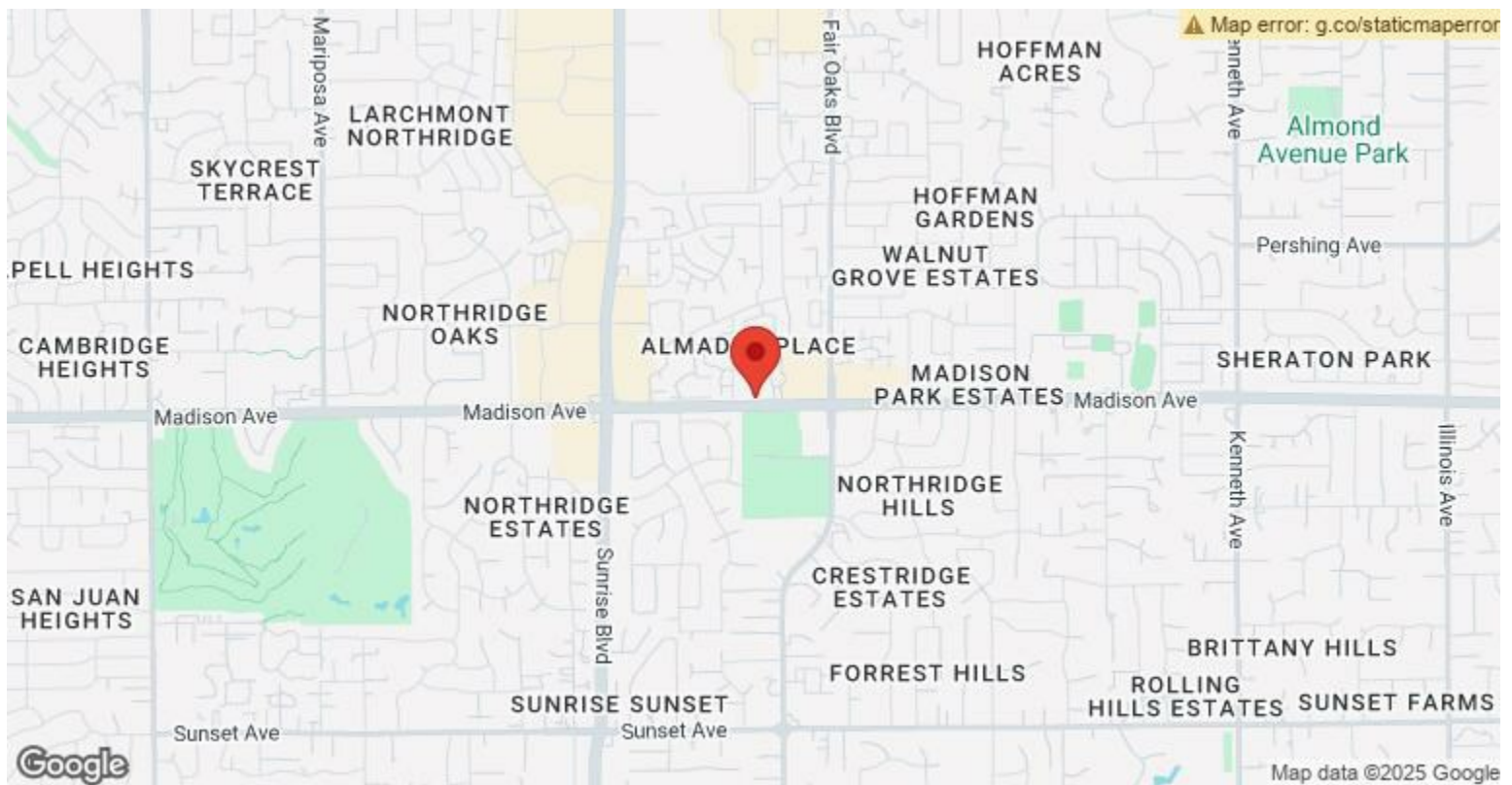
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1st Floor Ste A4

Space Available	1,100 SF
Rental Rate	\$16.32 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

French door entry to waiting and reception area. Good size offices 3-4, with conference room. New paint and lighting, doors and counter trimmed in wood provide a very nice setting in this suite. Most offices have windows viewing outside or inside the suite. Direct access to restrooms.

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Building A facing Madison Ave. has offices available to lease with interior improvements recently completed. Directory Sign in the Complex with Signage available adjacent to the front entrance to Suite A4.

Can lease 1100-1250 square feet. French entry door, reception area, 3-4 offices and storage room. All offices are good size, some with windows viewing to outside or some offices with interior windows viewing inside the suite. Interior shared restrooms is easily accessible off the short hallway leading out of the suite.

Ideal for counseling office, consultants, attorneys, real estate, mortgage, wealth management, financial/insurance, massage therapy and various other types of uses. This complex offers a peaceful, serene setting where vacancies are rare.

Space available in A1, (small individual office) is set up as a shared space (Co-Working) with two other tenants. A4 offers 3 to 4 private offices, conference room. with restroom adjacent. Interiors have been upgraded.

Walk to various restaurants, shopping and recreation which is adjacent to the property. Call for more information and promotional pricing first year of the lease.

Property Photos



Building Photo A4



Building Photo

Property Photos



Interior Photo



Interior Photo

Property Photos



Property Photos



Building Photo



Interior Photo

Property Photos



Interior Photo A4



Interior Photo A4

Property Photos



Building Photo A4

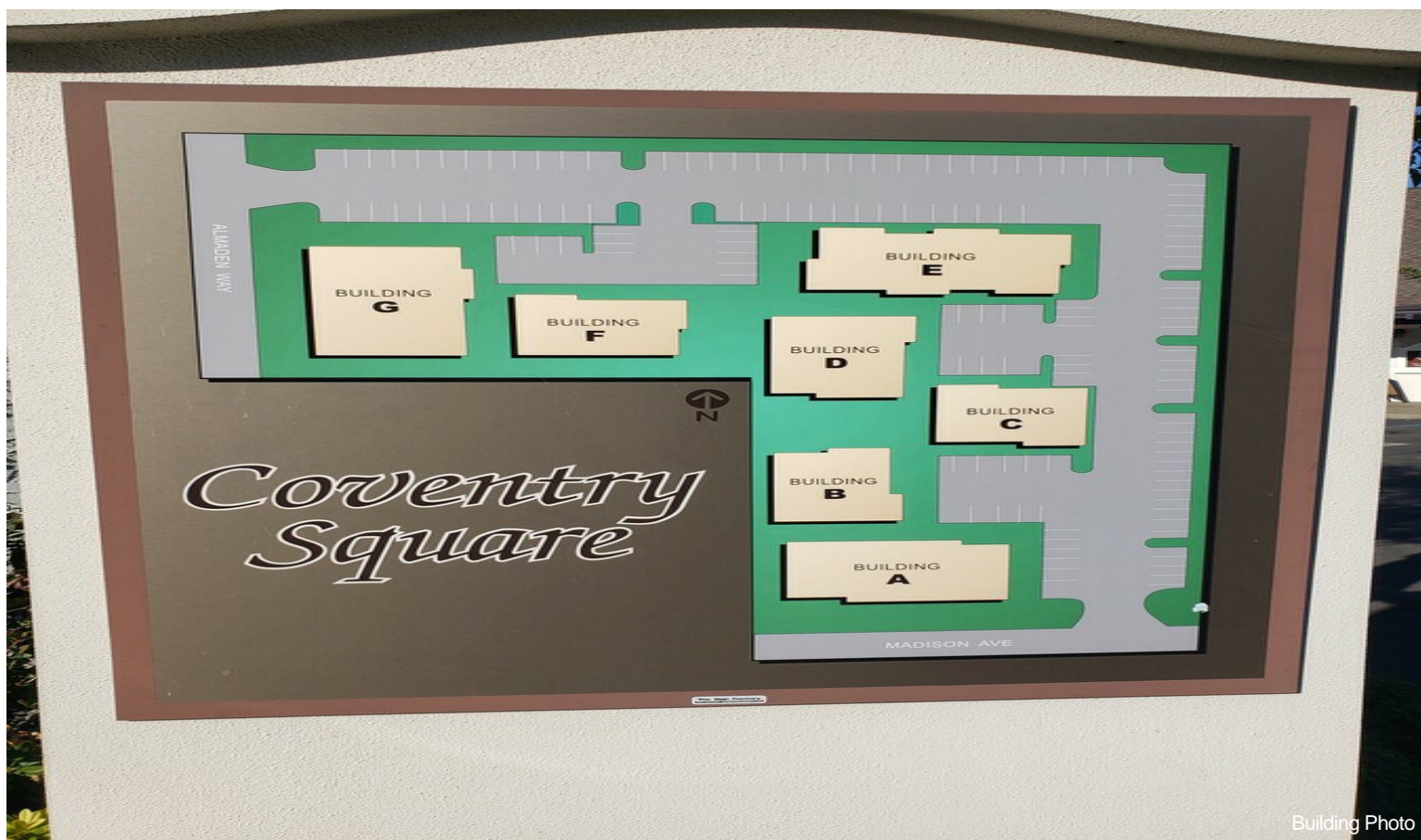


Building Photo

Property Photos



Interior Photo A4



Building Photo

Property Photos



Interior Photo A1



Interior Photo A1

Property Photos



Property Photos



Interior Photo A1



Waiting room A1

Property Photos



Interior Photo A1