

# FOR LEASE



## 1710 PRAIRIE CITY ROAD

1710 PRAIRIE CITY ROAD  
FOLSOM, CA 95630

MEDICAL OFFICE +/- 2,787 - 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

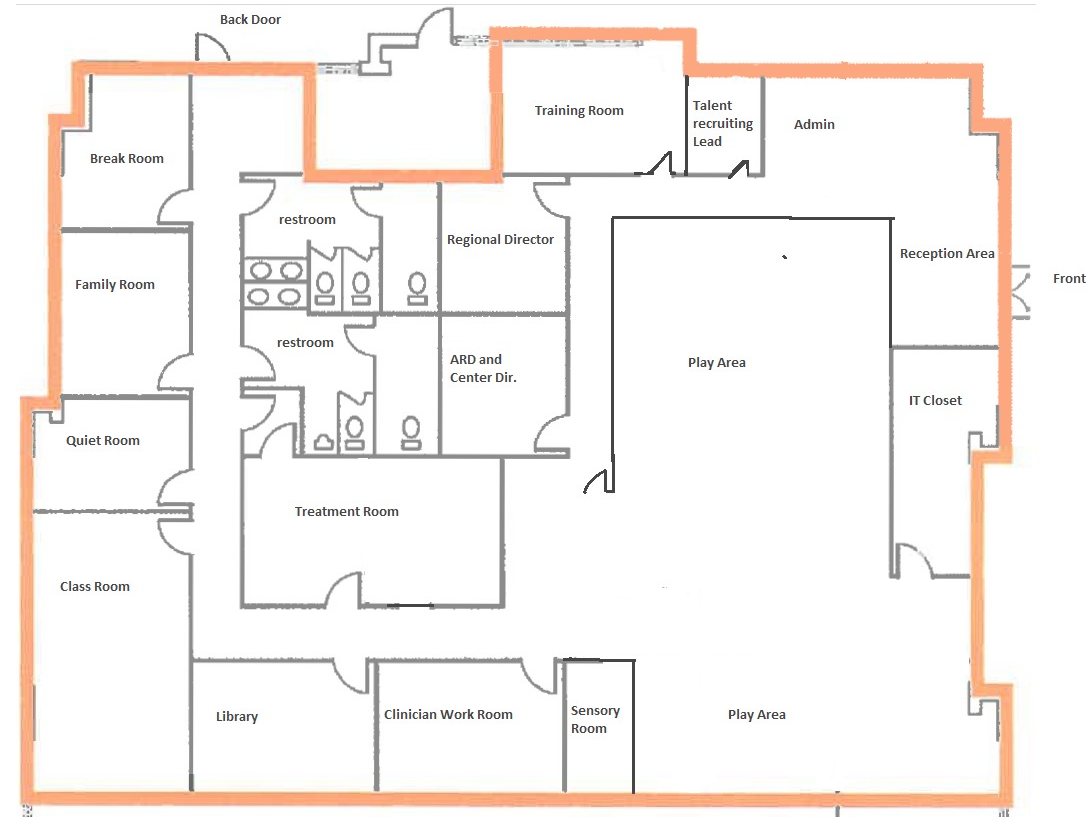
- Ample parking
- Part of Dignity Health Center
- Located off Hwy 50 & Folsom High School by Intel
- 2nd Gen Medical Office
- Signage Available facing Prairie City Road
- Former Well Space Health
- Remodeled offices
- Built-in large reception area

# 1710 PRAIRIE CITY RD

# SUITE PLAN 100

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- Center or Social Dynamics
- Vacating 12/31/24
- ADA Restrooms
- End Cap with flexible floorplan
- 5,440 SF (can be combined with Suites 120-125)



**Lease Rate \$1.95/SF + NNN**

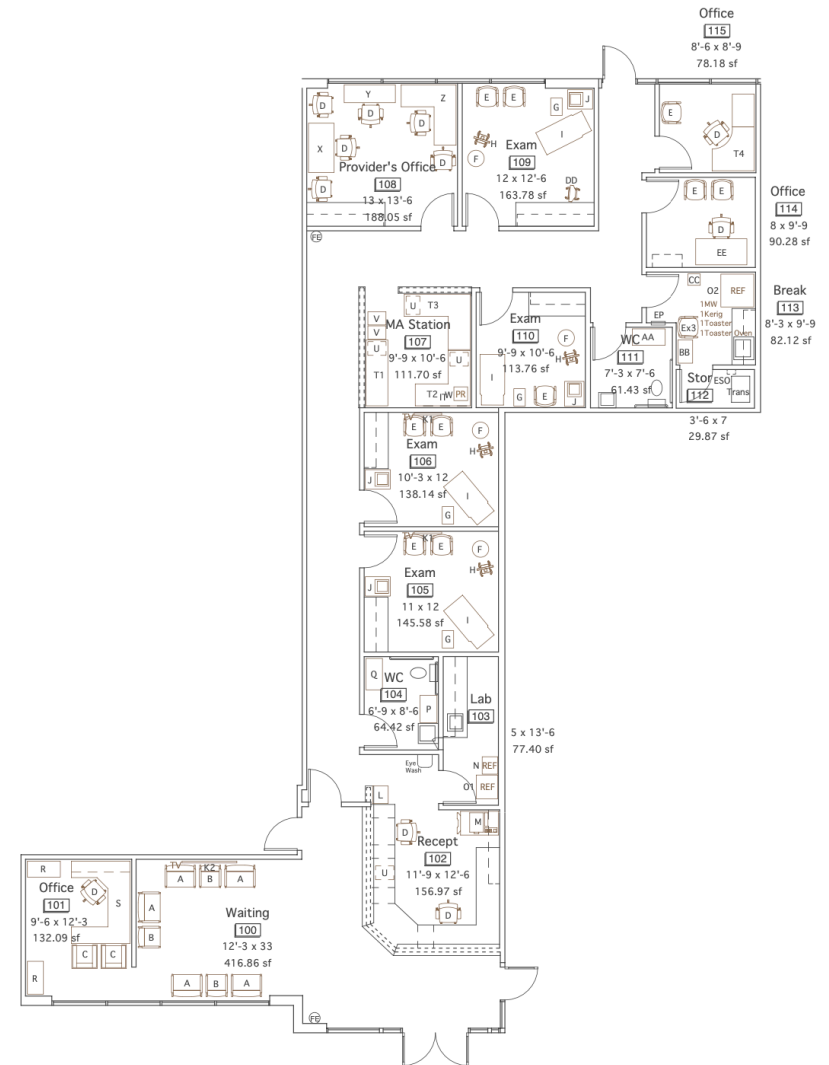
NNN's estimated at \$0.50/SF

# 1710 PRAIRIE CITY RD

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# SUITE PLAN 120 - 125

- 2nd Generation Medical Office in Dignity Health Center
- Front Reception desk and lobby
- Two Restrooms
- Seven (7) Offices
- Expansion opportunity - add 1,317 SF (4,104 SF)



**Lease Rate \$1.95/SF + NNN**

NNN's estimated at \$0.50/SF

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# AERIAL SITE PLAN



**Lease Rate \$1.95/SF + NNN**

NNN's estimated at \$0.50/SF

# 1710 PRAIRIE CITY RD LOCATION AERIAL

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