



FOR LEASE

Medical Office Space

7501 Hospital Drive
Sacramento, CA 95823

PROMO RATE!! \$1.65/SF per month for first year*
(As-is, Subject to Term, Credit & Tenant Improvements)

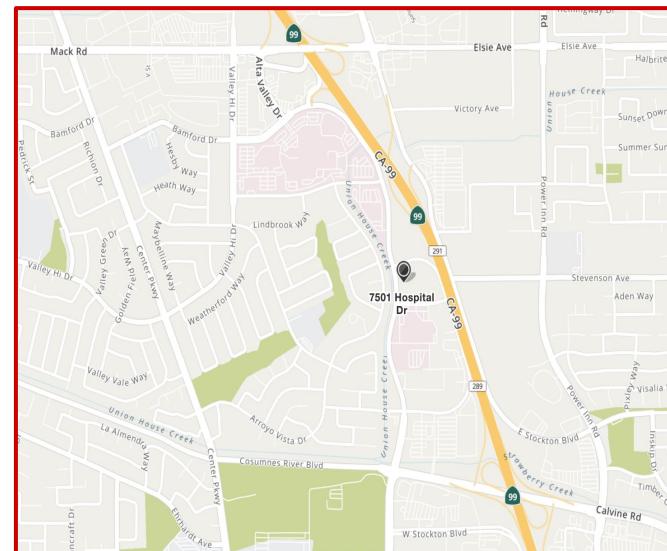


PROPERTY HIGHLIGHTS

- Medical office spaces for lease in busy multi-tenant medical office building
- Suites available from 973 RSF
- Contiguous space available up to 7,279 RSF
- Most spaces have existing medical improvements, some move-in ready suites
- Excellent location across from Methodist Hospital, 1 block from Sierra Vista Hospital & ¼ mile from Kaiser Permanente
- Convenient access to Highway 99 via Cosumnes River Blvd. or Mack Road.

** Promotion expires 4-30-2025*

Please do not disturb tenants. For more information or to arrange a tour, contact the listing agents:



GRETCHEN TOBIN

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DRE License # 00937965

DAN WATSON

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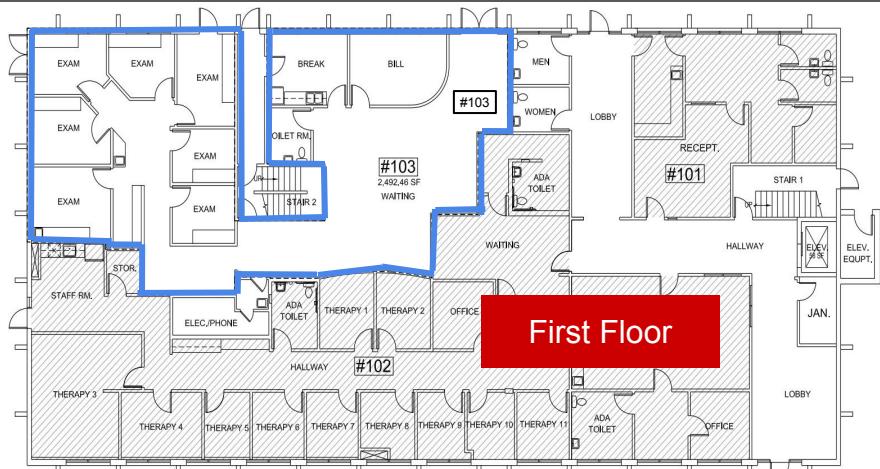
DRE License # 00606862

KW Commercial | 548 Gibson Drive, Ste 200 | Roseville, CA 95678 | 916.788.8800 | License #1272617

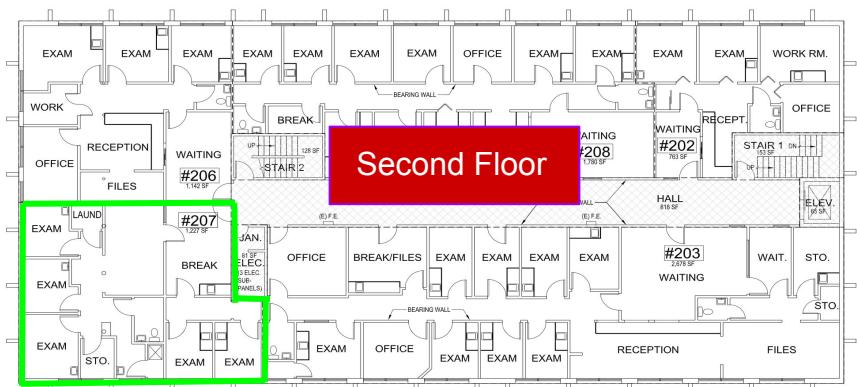
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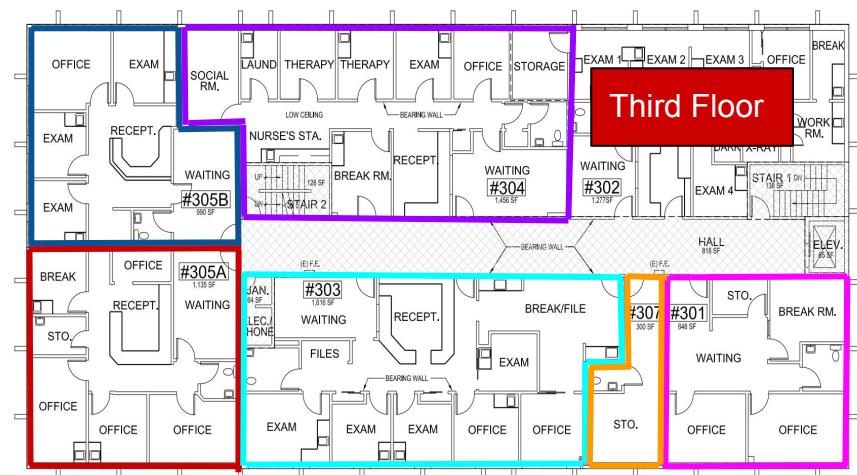
**7501 Hospital Drive
Sacramento, CA**



First Floor



Second Floor



Third Floor

Suite 103: +/- 2,900 RSF medical/medical related with direct exterior access and signage

Suite 207: +/- 1,407 RSF medical office, negotiable TI

Suite 301: +/- 973 RSF standard office, move-in ready

Suite 303: +/- 1,854 RSF medical office, TI negotiable

Suite 304: +/- 1,670 RSF medical office, available February 2025

Suite 305A: +/- 1,302 RSF medical office, move-in ready

Suite 305B: +/- 1,136 RSF medical office, available February 2025

Suite 307: +/- 344 RSF standard office, potentially available

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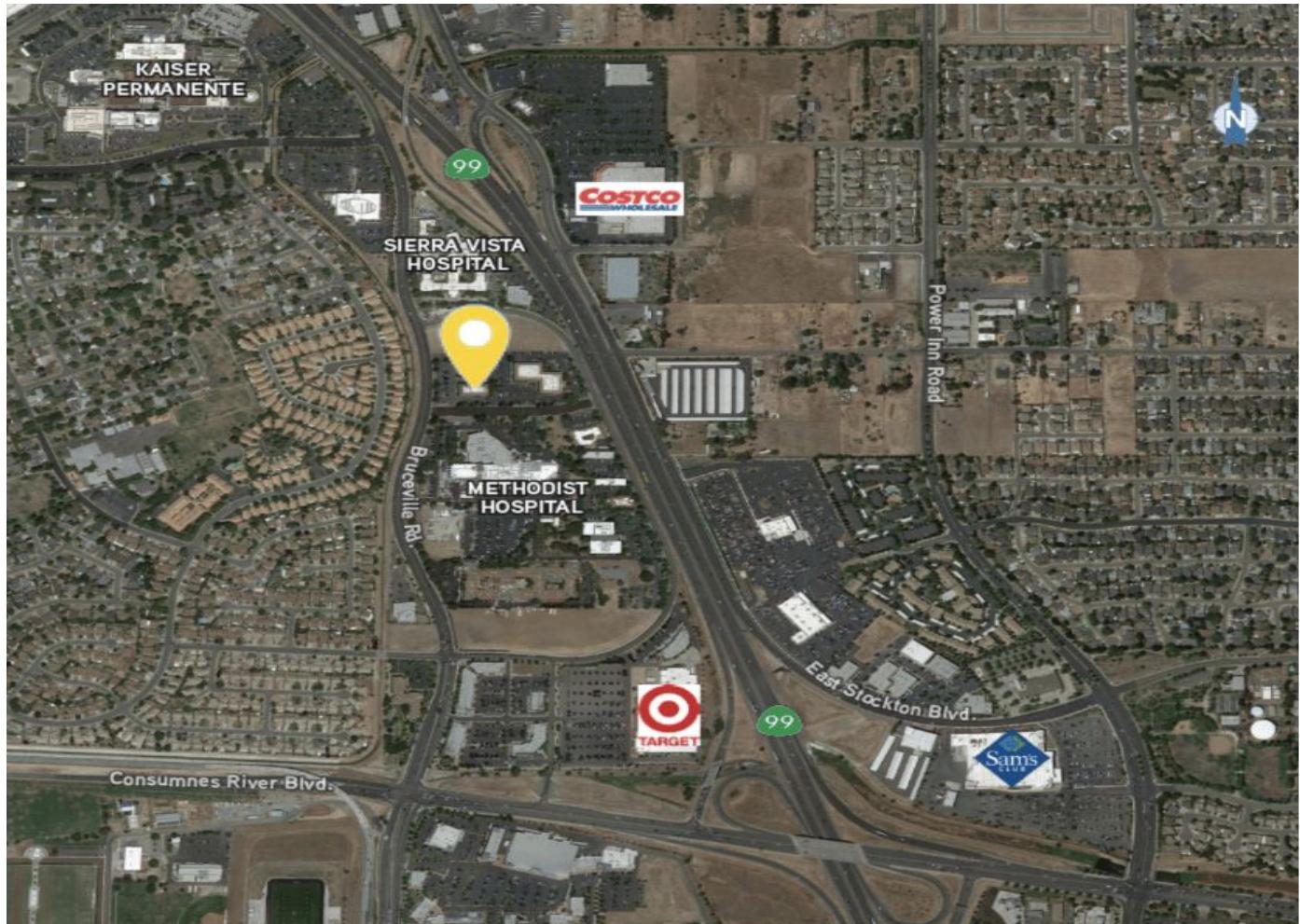
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AREA MAP

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PROPERTY PHOTOS

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