



# 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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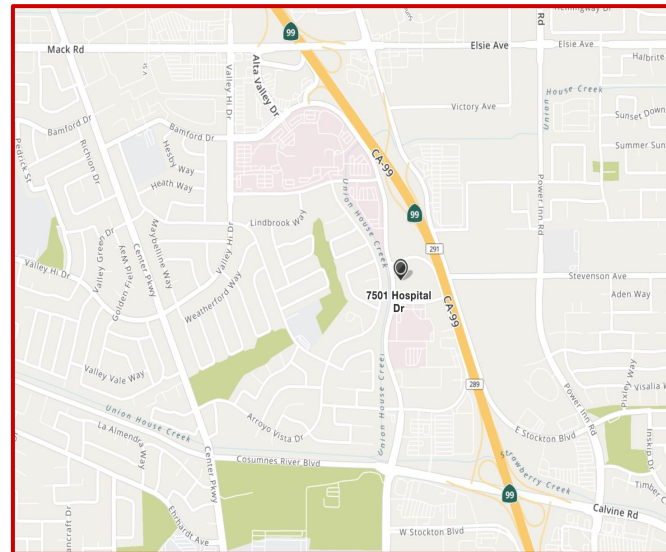
**BOB KUHLM**

Cell: 916.947.5060

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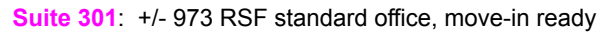
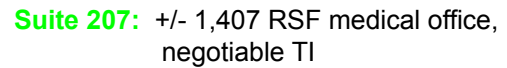
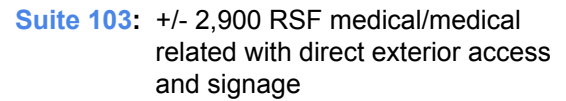
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[www.bobkuhl.com](http://www.bobkuhl.com)



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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.



**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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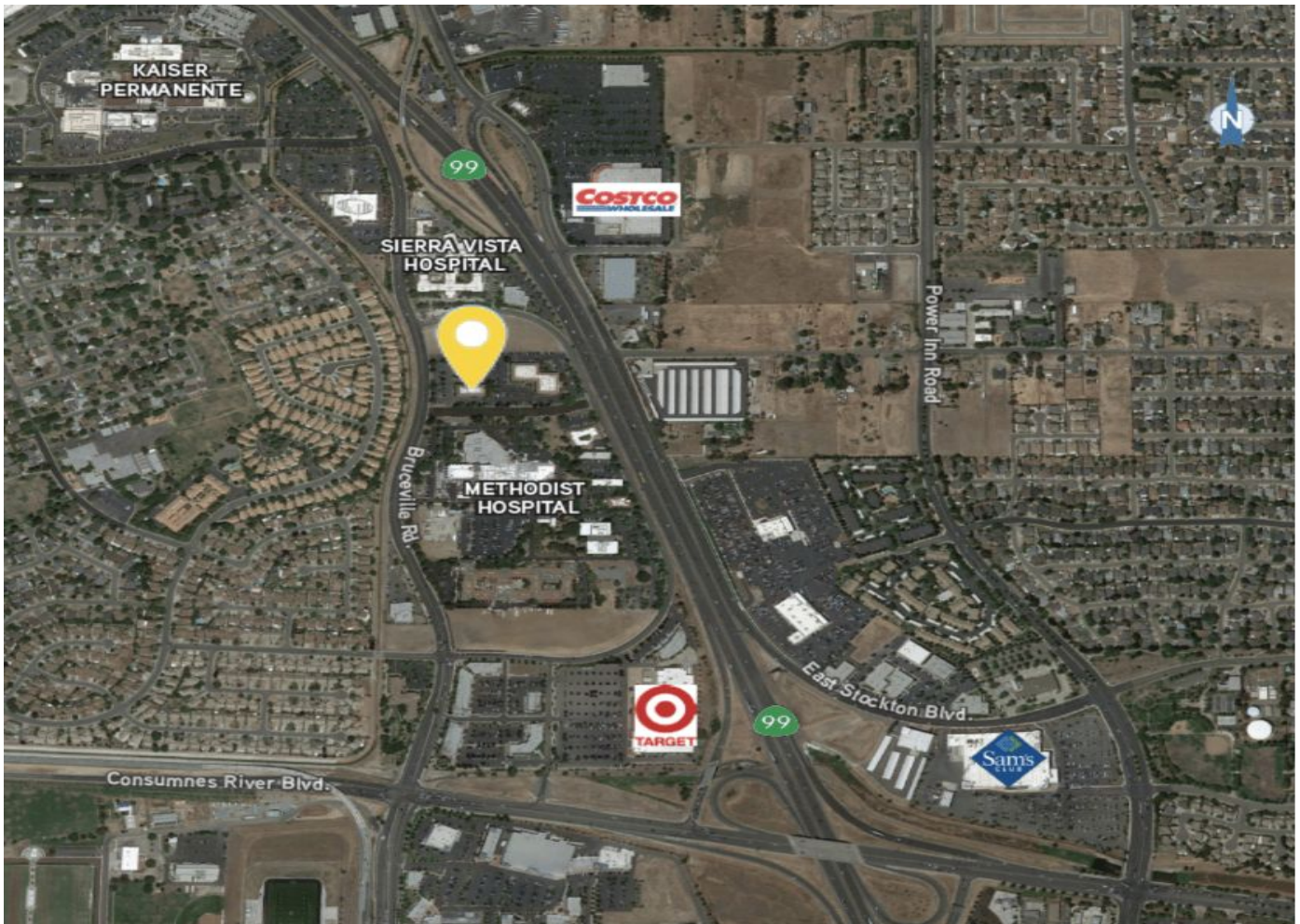
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## AREA MAP

For more information, please contact:

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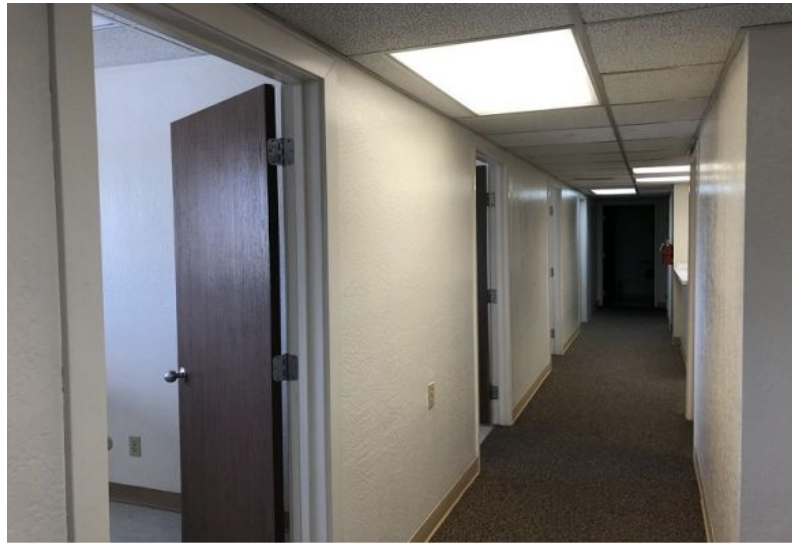
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# PROPERTY PHOTOS

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