



# FOR LEASE

## Medical Office Suites For Lease

7501 Hospital Drive  
Sacramento, CA 95823



### 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
- Asking Rate \$1.85 PSF / Month Modified Gross Rate

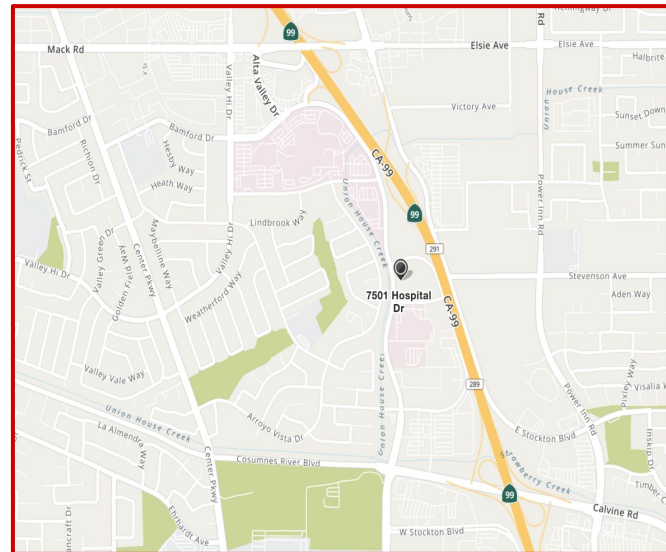
*Please do not disturb tenants. For more information or to arrange a tour, contact the listing agents:*

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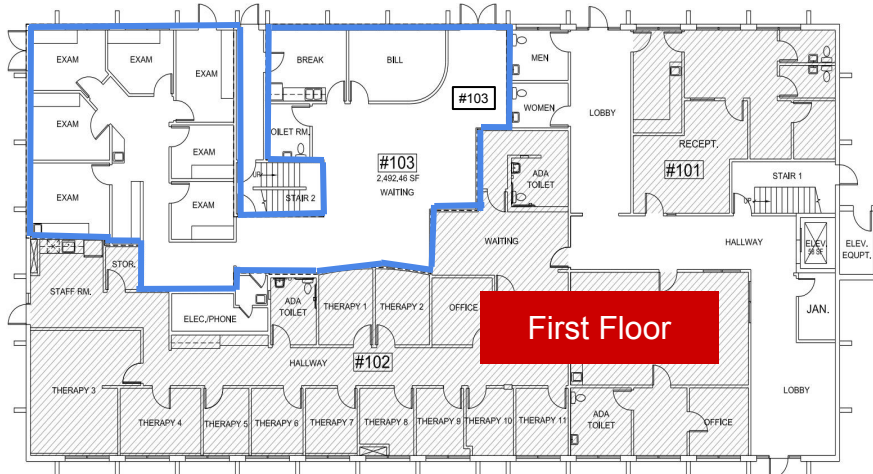


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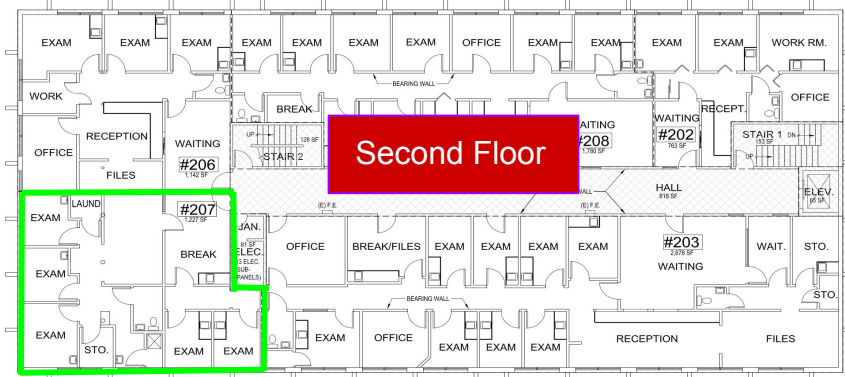
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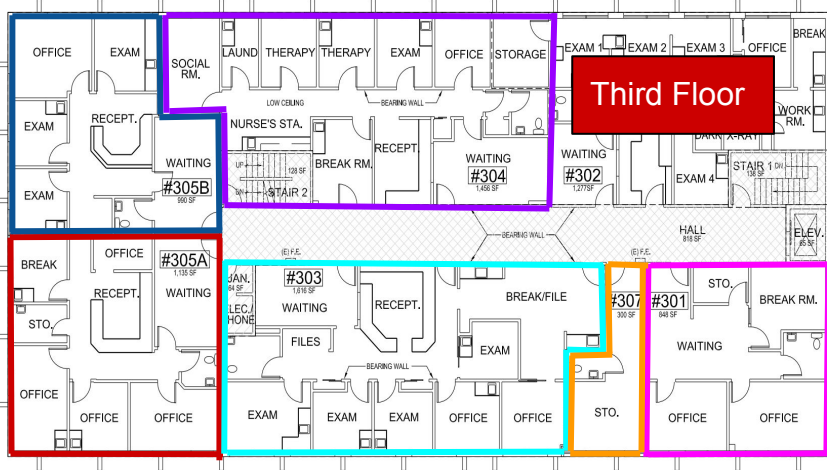
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**Suite 103:** +/- 2,900 RSF medical/medical related with direct exterior access and signage



**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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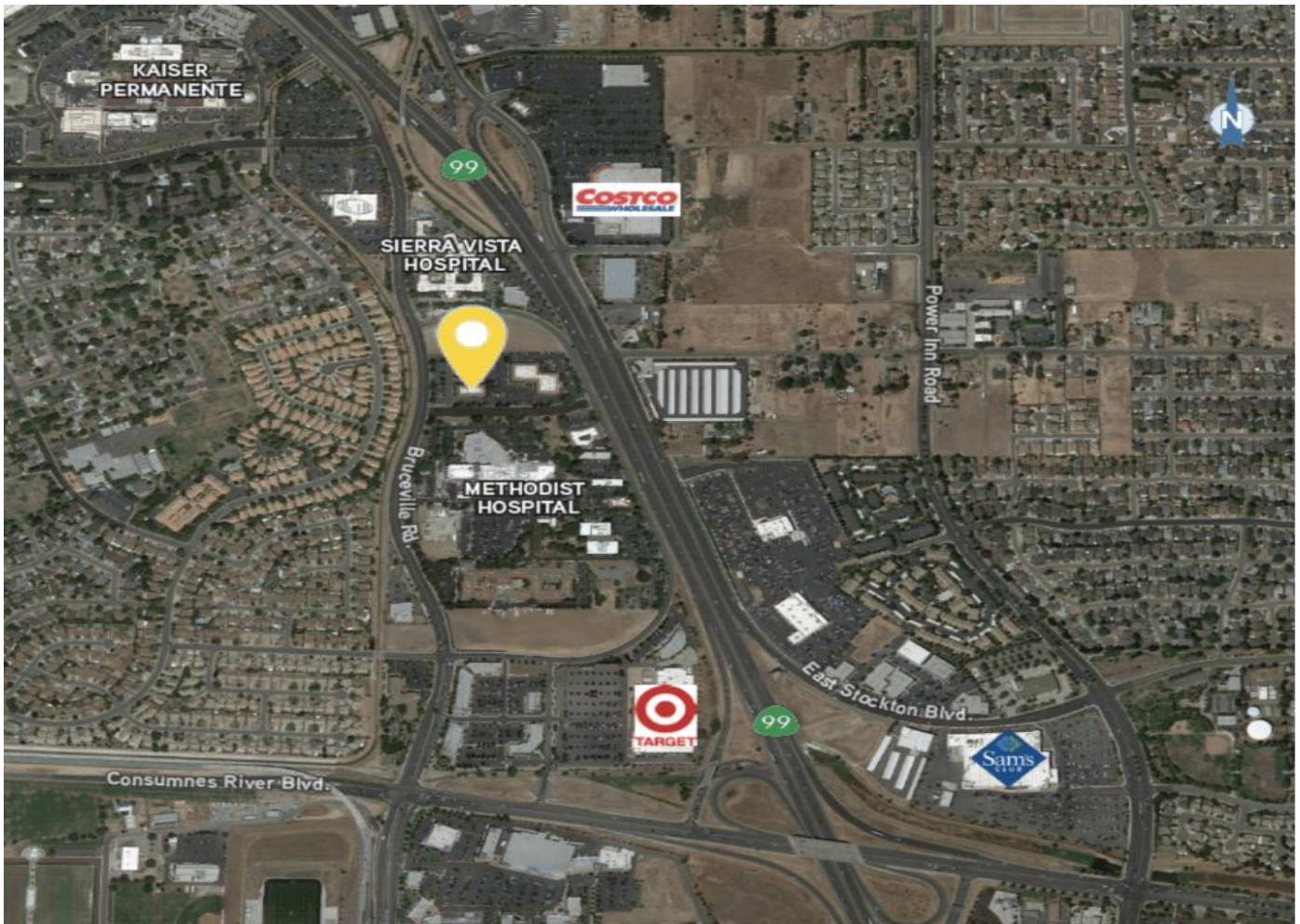
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## AREA MAP

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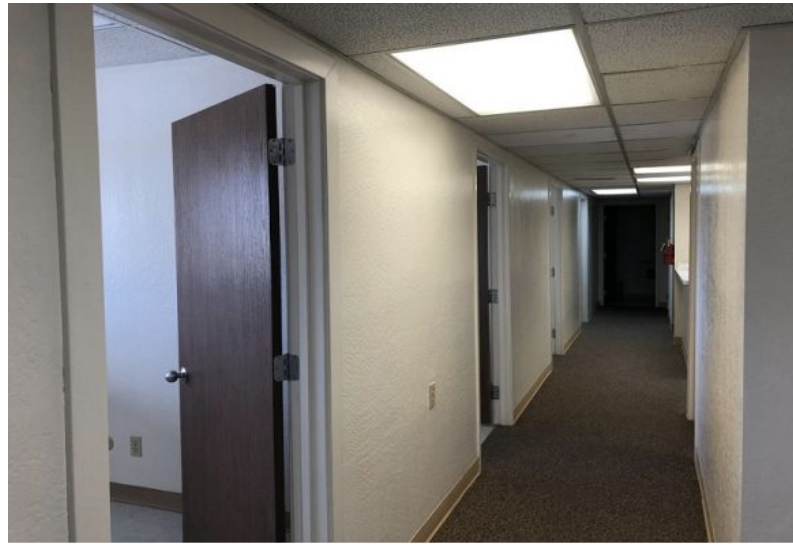
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# PROPERTY PHOTOS

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