

# 7237 E Southgate Dr

7237 E Southgate Dr, Sacramento, CA 95823

Presented By:  
Capitol Commercial Real Estate & Business Sales



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## Property Details

4990 For Lease. In close proximity to Highway 99. Located between north of Elk Grove in the south area of Sacramento, within a medical hub. Four private offices. A small kitchen and shower room is available in the suite.

**Price: \$15.00 /SF/YR**

- Complete remodel of exterior completed: Newer Roof, HVAC, Stucco
- Ample parking with fenced parking available (3/1,000)
- Four private offices
- Zoned GC (General Commercial); other uses acceptable
- Shower room
- Kitchen in place

View the full listing here: <https://www.loopnet.com/Listing/7237-E-Southgate-Dr-Sacramento-CA/14406669>

Rental Rate:	\$15.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area	14,000 SF
:	
Year Built:	1987
Walk Score ®:	75 (Very Walkable)
Rental Rate Mo:	\$1.25 /SF/MO

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## Listing space

1st Floor Ste C

Space Available: 4,900 SF  
Rental Rate: \$15.00 /SF/YR  
Date Available: Now  
Service Type: Modified Gross  
Space Type: Relet  
Space Use: Office/Medical  
Lease Term: 3 - 5 Years

4900 Sq.Ft. Office/ Medical building available for lease. Fully remodeled. Located between North of Elk Grove and South area of Sacramento. The property is in close proximity to HWY 99. Two already existing tenants: Pediatrician medical clink and Dental Office.

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
DDS	-	
Walton Pediatrics and Medical Associates	-	July 2021

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## Location



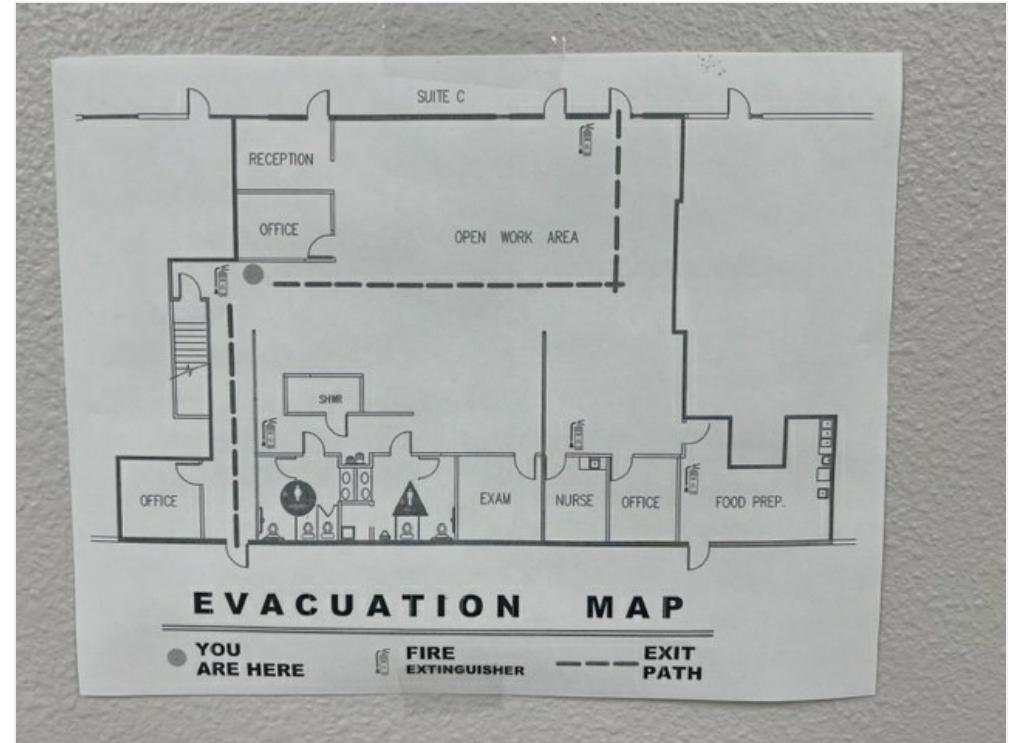
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## Property Photos



Primary Photo



IMG\_3300

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## Property Photos



IMG\_3298



IMG\_3302

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## Property Photos



IMG\_3306



IMG\_3304

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## Property Photos



IMG\_3310



IMG\_3299

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## Property Photos



IMG\_3305



IMG\_3312

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## Property Photos



Building Photo



IMG\_3309

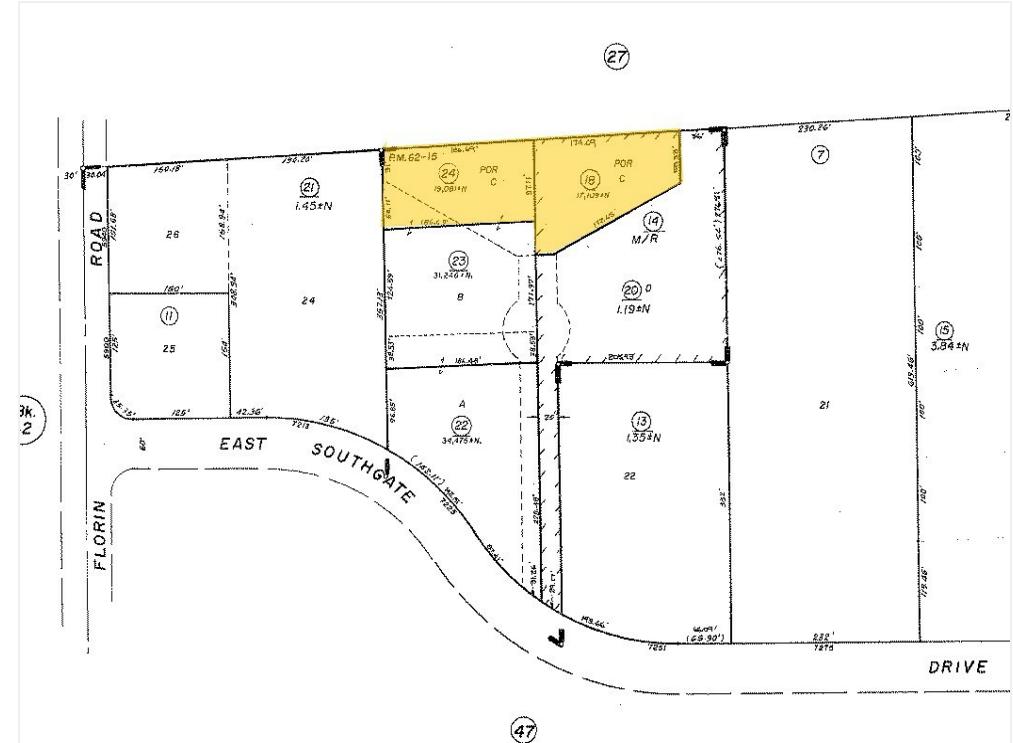
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## Property Photos



## Building Photo



## Plat Map

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