

FOR SALE

Fully Leased Two Tenant Medical Office Building



8118 Timberlake Way, Sacramento, CA 95823

- 13,222 S.F.
- 1 Acre Parcel: APN# 117-0181-005
- 1982 Construction
- Two Story Building with Elevator
- Fully Sprinklered
- Existing Medical Office buildout with many exam rooms, sinks and restrooms
- Excellent location in South Sacramento Medical District;
Near Methodist Hospital & Kaiser Permanente
- Visibility from Hwy 99; Great Freeway access via Mack Road and Cosumnes River Blvd.
- Well maintained property in very good condition

Sutter Health: 8196 Gross Rental S.F. / Suites 110, 130, 210, & 250 - Tenant since 1996

Lease Term is 5 years commencing March 1, 2022 and expiring February 28, 2027
Lease Rate = \$18,260 per month as of 3/1/24: Annual CPI Increases not to exceed 3%
3/1/24-2/28/25 = \$18,260 per month
3/1/25-2/28/26 = \$18,808 per month
3/1/26-2/28/27 = \$19,372 per month
Lessee has Two (2) Three (3) year options to renew the Lease

Timberlake Pediatrics: 4,000 Gross Rental S.F. / Suite 230 - Tenant since 1998

Lease Term is 5 years commencing January 1, 2021 and expiring December 31, 2025
Lease Rate = \$7,426 per month as of 1/1/24: 3% fixed annual increases
1/1/24-12/31/24 = \$7,426 per month
1/1/25-12/31/25 = \$7,649 per month
No option to renew
Gross Lease Structure: Lessor pays for property taxes, fire insurance, common area utilities, landscape, janitorial and property maintenance which are included in the base monthly rent: Lessee pays for separately metered utilities & internet which are in addition to the base monthly rent.

For More Information contact:

Tony Lewis

TL Commercial, Inc.

916-201-9318 • CA RE License #01848959

Current NOI = \$169,588

CAP Rate = 5.7%

Purchase Price = \$2,995,000 / \$227 PSF

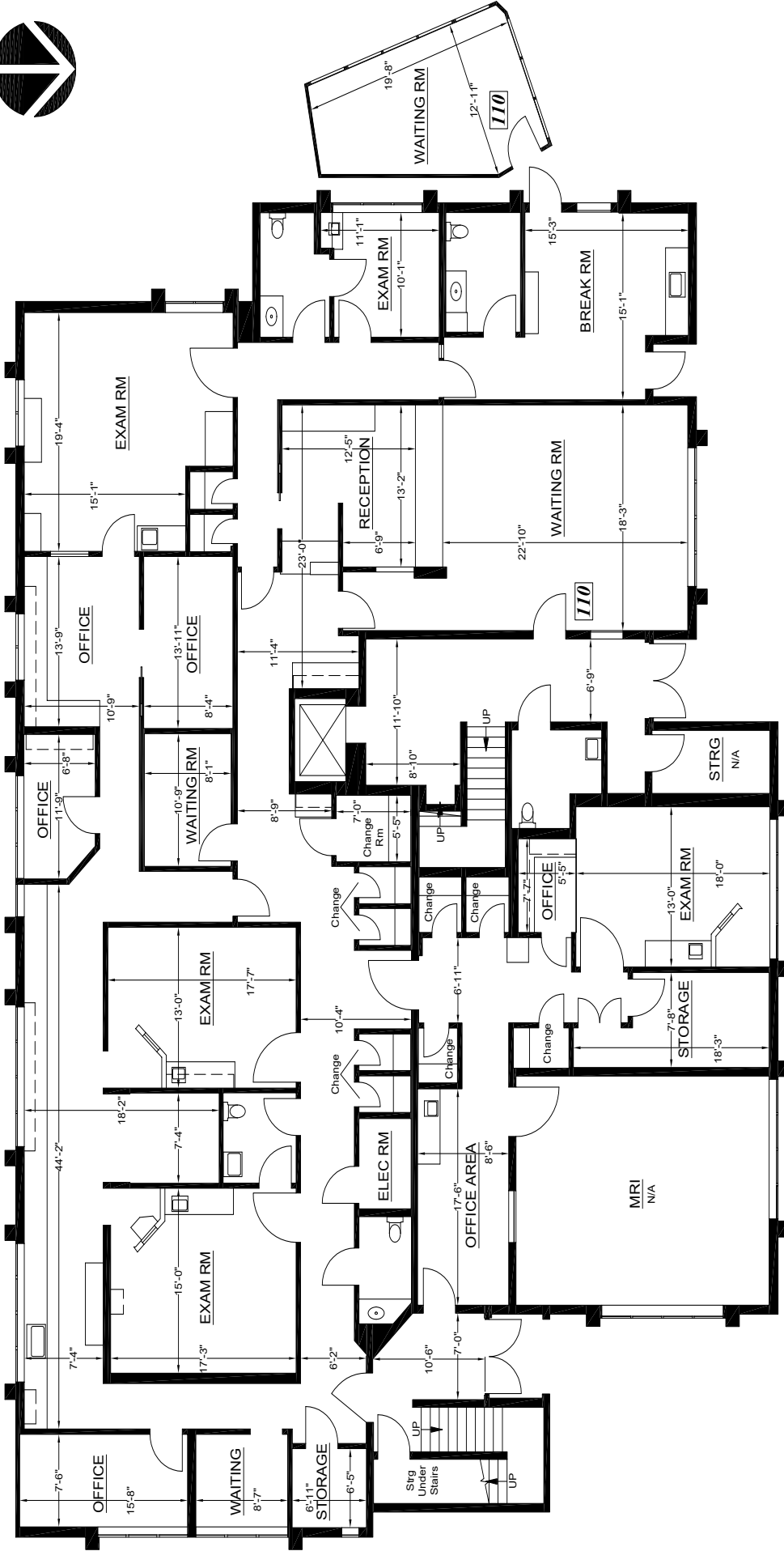
The information contained herein was obtained from third parties and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as select experts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

8118 TIMBERLAKE WAY
SACRAMENTO, CA

FIRST FLOOR
(As Measured: November 2021)



FLOOR PLAN

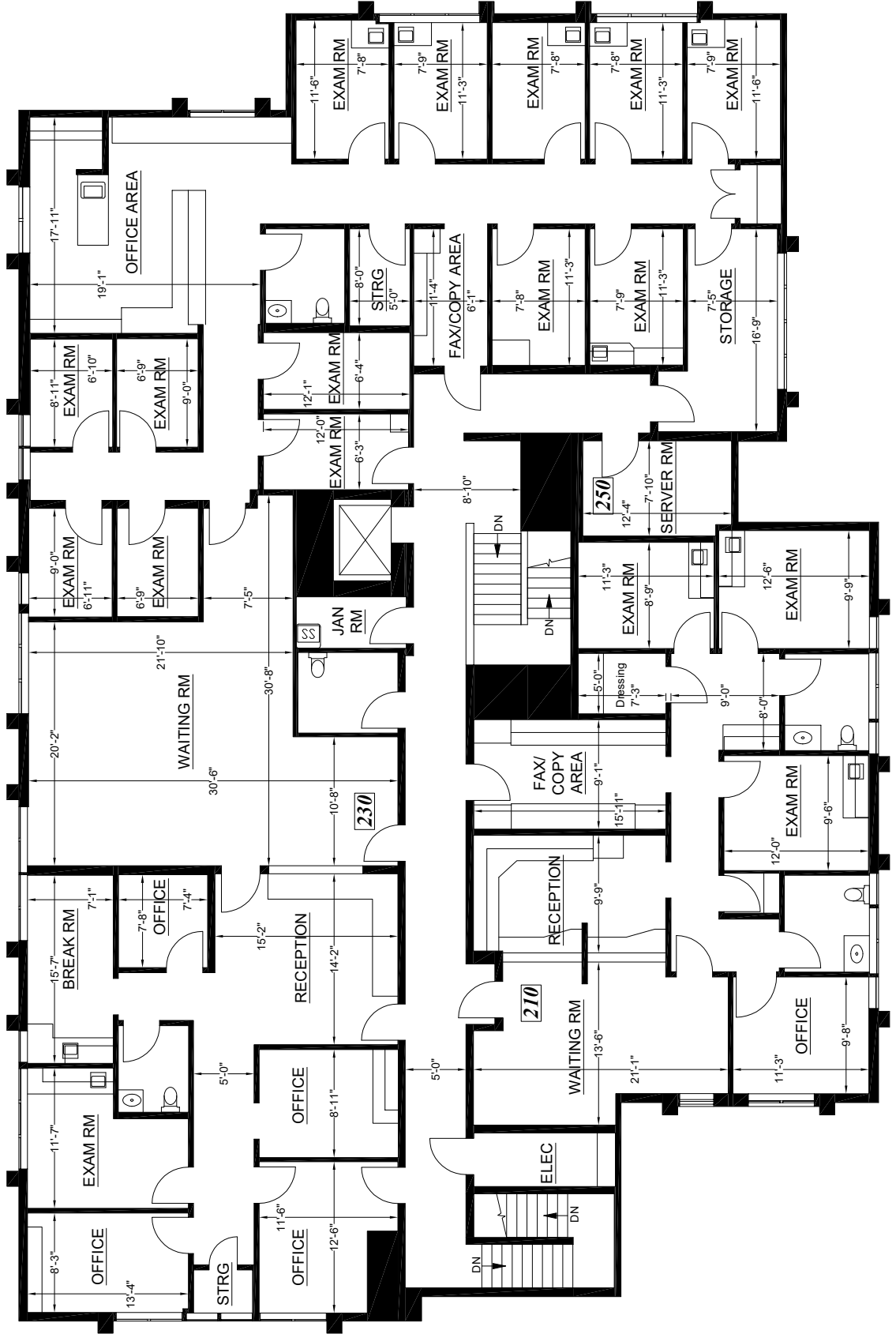


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SECOND FLOOR
(As Measured: November 2021)

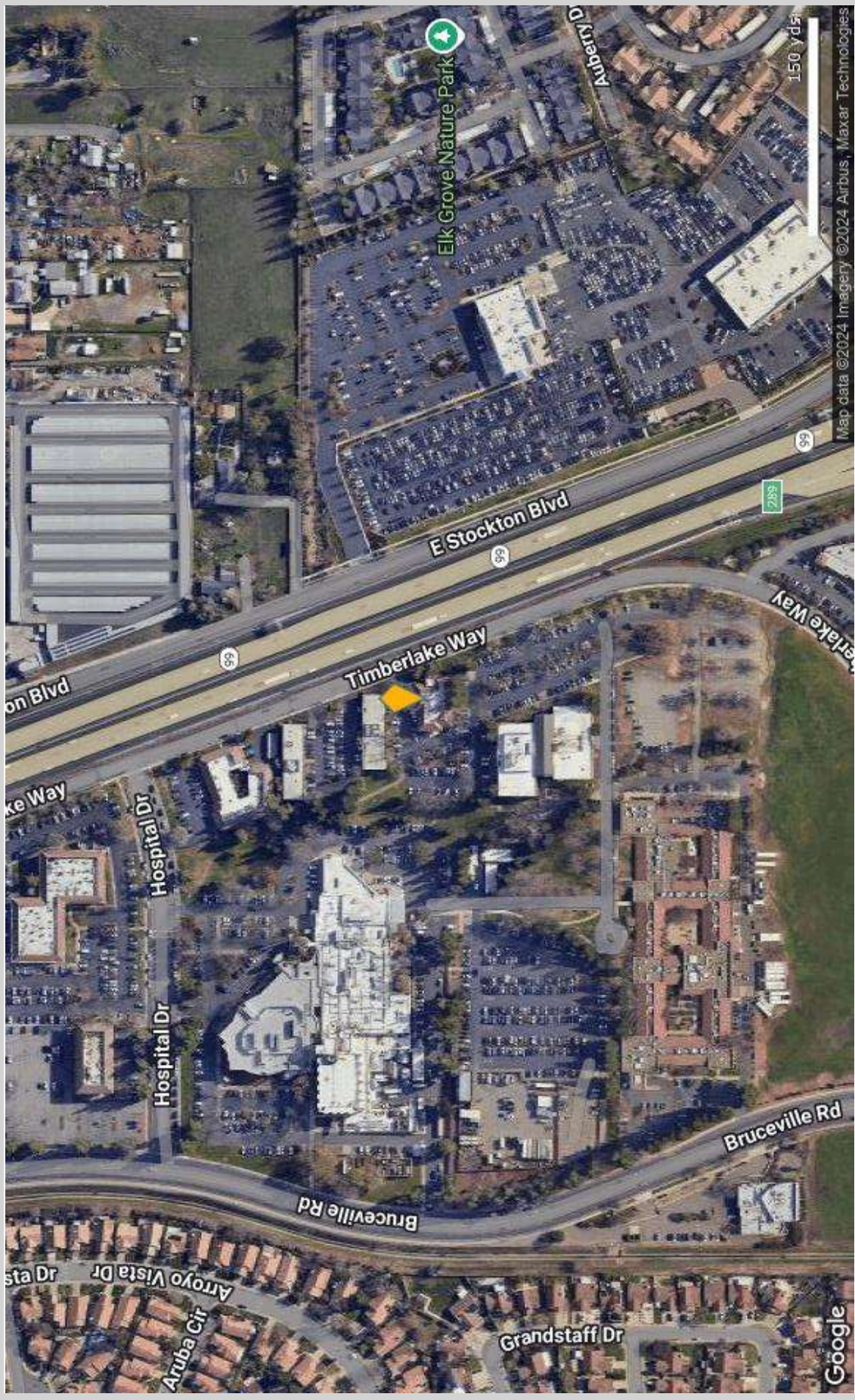


FLOOR PLAN



Aerial / Map Report

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