

5200-5252 Sunrise Blvd

5200-5252 Sunrise Blvd, Fair Oaks, CA 95628

RE/MAX GOLD

Presented by
RE/MAX Commercial



Price: \$17.40 - \$18.60 /SF/YR

Location offering building signage visible from busy Sunrise Blvd. with ease of access off of Wildridge. Sunrise Mall, Sunrise Marketplace, Restaurants and Major National Retailers in immediate area. End cap Suite 1 built out as a HAIR SALON but can be used for medical/service or office use. Reception Area, Large Open Area, one office and one private restroom. Additional plumbing in open area. Hair salon space has area for washer and dryer. Suite 2 has 892 sf approximately and has been re-painted throughout. Space shows very well. Upgraded restroom, coffee bar area, breakroom/kitchenette and private office make this a nice option for office or service type of use. Join long term adjacent tenants: Elegant Nails, Cornerstone Speech and Flower Massage/Spa. 3 spaces available in 5252 Sunrise Blvd. 1071 sf available with kitchnette, two large private offices and open area. Nice upgrades, new paint and signage facing Sunrise Blvd. 1396 sf end cap office has 5 private offices/conference room, private rest room and storage room. Several of the offices have windows and are executive size. Very nice upgraded interiors provide an upscale feel. Possible uses, insurance, mortgage, real estate, legal office, consulting or other professional services. Good parking in front and on the side of the building. High identity end cap space available now, former RE/MAX Gold office offering 5876 sf of high end

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Location is approximately one mile south of Sunrise Mall and Sunrise Marketplace-Birdcage Center
Surrounded by retail, office and residential
Strong daytime population and high traffic counts make this Fair Oaks area ideal to conduct your business
Numerous restaurants, parks and the Village of Fair Oaks is within walking distance

towards leasing out individual private offices for business use. Property is located just south of



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Primary



Salon exterior 2

Listing spaces

1st Floor

Space Available	1,396 SF
Rental Rate	\$17.40 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Former real estate offices with good size private offices (4-5) large conference room and private restroom. Good building signage seen from Sunrise Blvd. Very good condition, ready to occupy now.

Ste 1

Space Available	1,179 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

HAIR SALON END CAP WITH GREAT IDENTITY ON SUNRISE BLVD. Hair stations and area for 3 shampoo bowls. One offices and 1 restroom. Promotional rate for qualified tenant, first year of the lease. Good visibility and signage.

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Main area



Left side of space

Listing spaces

Ste 2

Space Available	892 SF
Rental Rate	\$18.60 /SF/YR
Date Available	Now
Service Type	Plus Electric
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Very nice, clean space with fresh paint and wood look laminate flooring. Nice size kitchenette/breakroom. One private office and one private restroom with open space in the center portion. Added plumbing in the open area would be easy to access for tenant needing to add sinks.

1st Floor Ste 3

Space Available	1,071 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	TBD
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Space has very nice upscale interiors offering private offices with windows. Large kitchenette, open area and private restroom. Quality paint and flooring throughout.

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Break room

Listing spaces

1st Floor Ste 4

Space Available	5,879 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Very nice build out with quality improvements. Large open area and 25 private offices with many offices located on the perimeter of the space with windows. 2 private restrooms and good size conference rooms.

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Property Photos



Back of space



Bathroom 2

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Property Photos



5200 Sunrise Blvd- south side north with landscaping



Front of building, back faces Sunrise Blvd.

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Property Photos



Reception area



Office off reception area with glass door

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Property Photos



Kitchen area with sink



Open area looking towards reception area

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Property Photos



Office 2 suite adjacent to Sunrise Blvd.

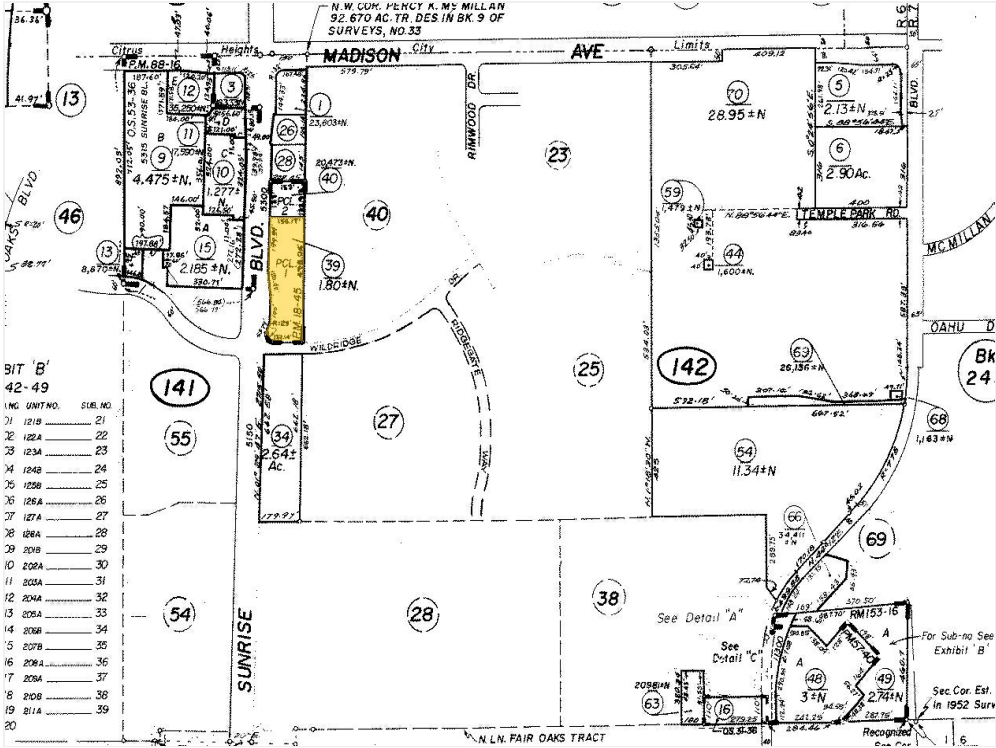


Restroom

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Property Photos



Plat Map



Aerial Context

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Property Photos



Alternate



Building Photo

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Property Photos



Building Photo



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Aerial



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Location

