



Two Story Office Building For Lease

2200 SUNRISE BOULEVARD, GOLD RIVER, CALIFORNIA

Key Features

- › 4,922 rentable square feet available
- › Building signage
- › Secured garage parking - 4/1000 Common Parking
- › Frontage along sunrise boulevard with immediate access to Hwy 50

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FOR LEASE

2200 Sunrise Boulevard Gold River, CA

Lease Rate

Office Square Feet Available

- › Suite 240: 2,266 RSF
- › **Lease Rate \$1.65 FSG**

2nd Generation Dentist Space Available

- › Suite 100: 2,656 RSF
- › Private restroom and upgraded T.I.'s
- › 1st floor corner suite off lobby
- › **Lease Rate \$2.00 FS (Excl. Janitorial)**

The Opportunity

This property is a medical / office building situated in the region's largest suburban office submarket along one of the busiest corridors in Sacramento. It is home to a diverse group of office and medical users. The property offers great exposure along Sunrise Boulevard and is within walking distance to an abundance of retail shopping centers and restaurants.

Address:	2200 Sunrise Blvd., Gold River, CA
Location:	Located in the Highway 50 Submarket
Available Square Feet:	4,922 RSF
Min/Max Divisible:	2,266 SF - 2,656 RSF
Parking:	4 / 1000
Zoning:	CMU
Sprinklers:	Yes



Other Tenants

- › Dignity Health Plastic Surgery & Laser Center
- › EYEcenter Optometric
- › Mortgage Consultants Group

Traffic Counts

- › Sunrise Blvd at Gold Express Dr: 80,000
- › Gold Express Drive at Sunrise Blvd: 8,000
- › **Combined: 88,000 Average Daily Traffic**

NEARBY AMENITIES

FOOD:

- In-N-Out Burger
- Rubio's
- Applebee's
- Outback Steakhouse
- Jack's Urban Eats
- Starbucks
- Bel Air

MISCELLANEOUS:

- 24 Hour Fitness
- La Quinta Inn
- Chevron
- AT&T
- Shell
- Rite Aid
- Zinfandel Plaza

SERVICES:

- The UPS Store
- Chase Bank
- Auto Zone
- Bank of America
- Meineke Car Care Center
- Sunrise Corridor Bikeway

Contact Us

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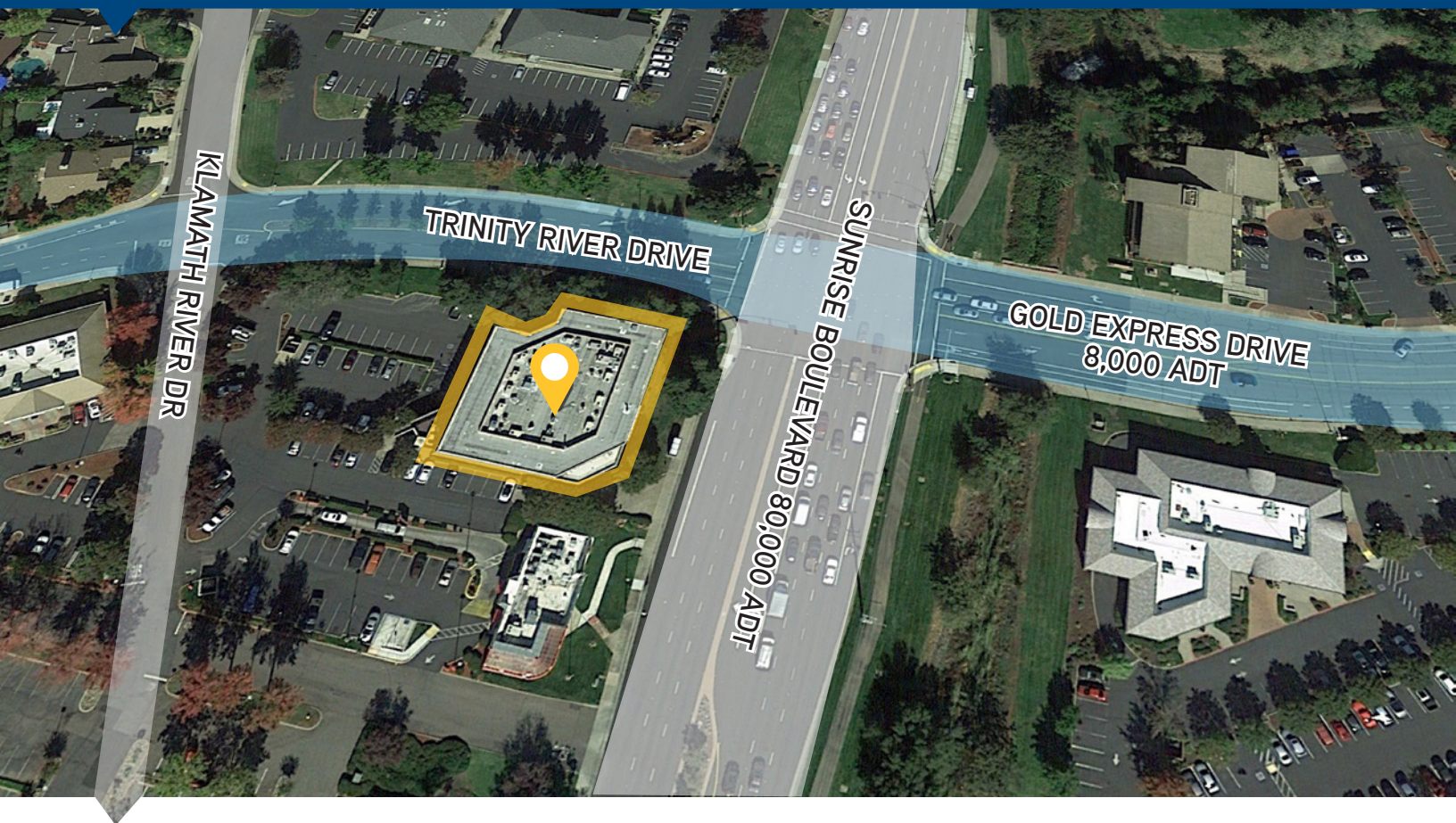
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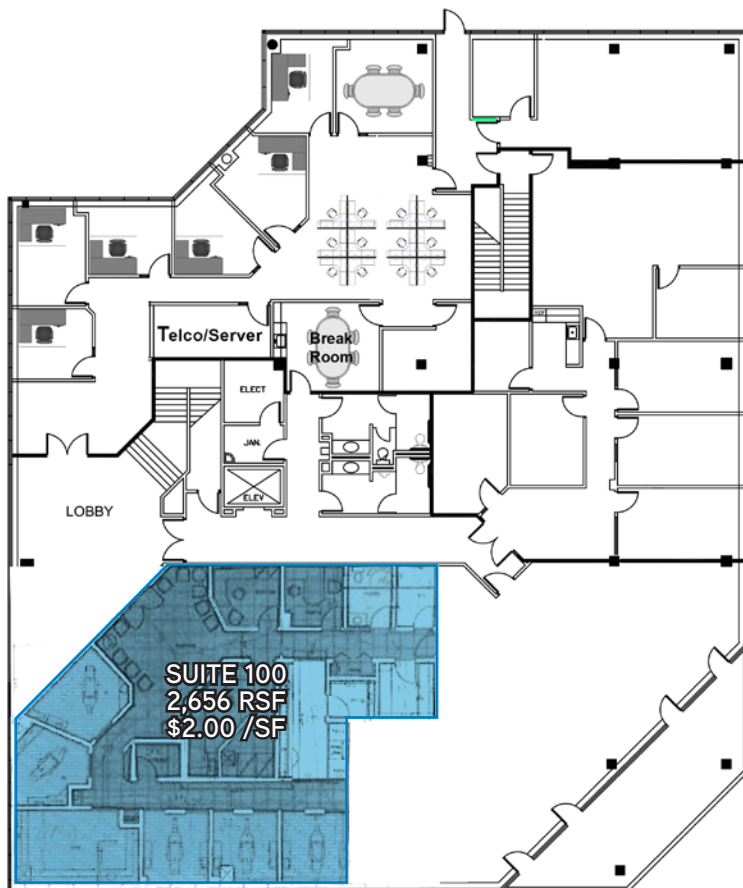


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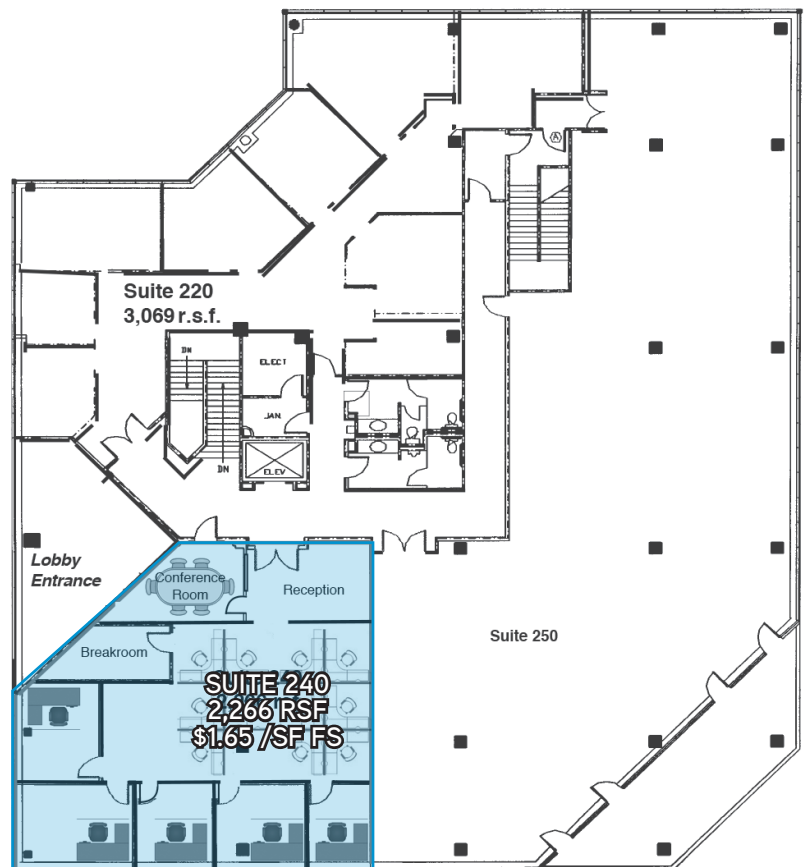




Site Plan



1ST FLOOR



2ND FLOOR