



New Building Renovations

For Lease Class A Medical Office

6620 Coyle Avenue, Carmichael, CA

\$2.55 Full Service Gross

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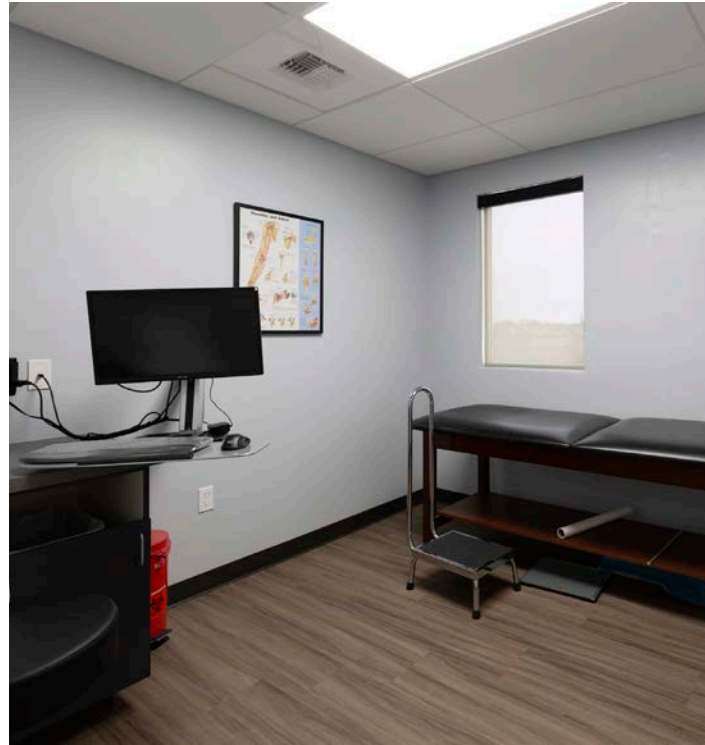
Property Features

St. George Medical Center
6620 Coyle Avenue, Carmichael, CA

- Adjacent to Mercy San Juan Hospital, a 370-bed care facility operated by Dignity Health
- Lease rate: \$2.55/SF Full Service Gross
- ±53,000 SF medical office building
- ±749 SF up to ±3,935 SF available
- Building & monument signage available
- Recent common space renovations and capital improvements

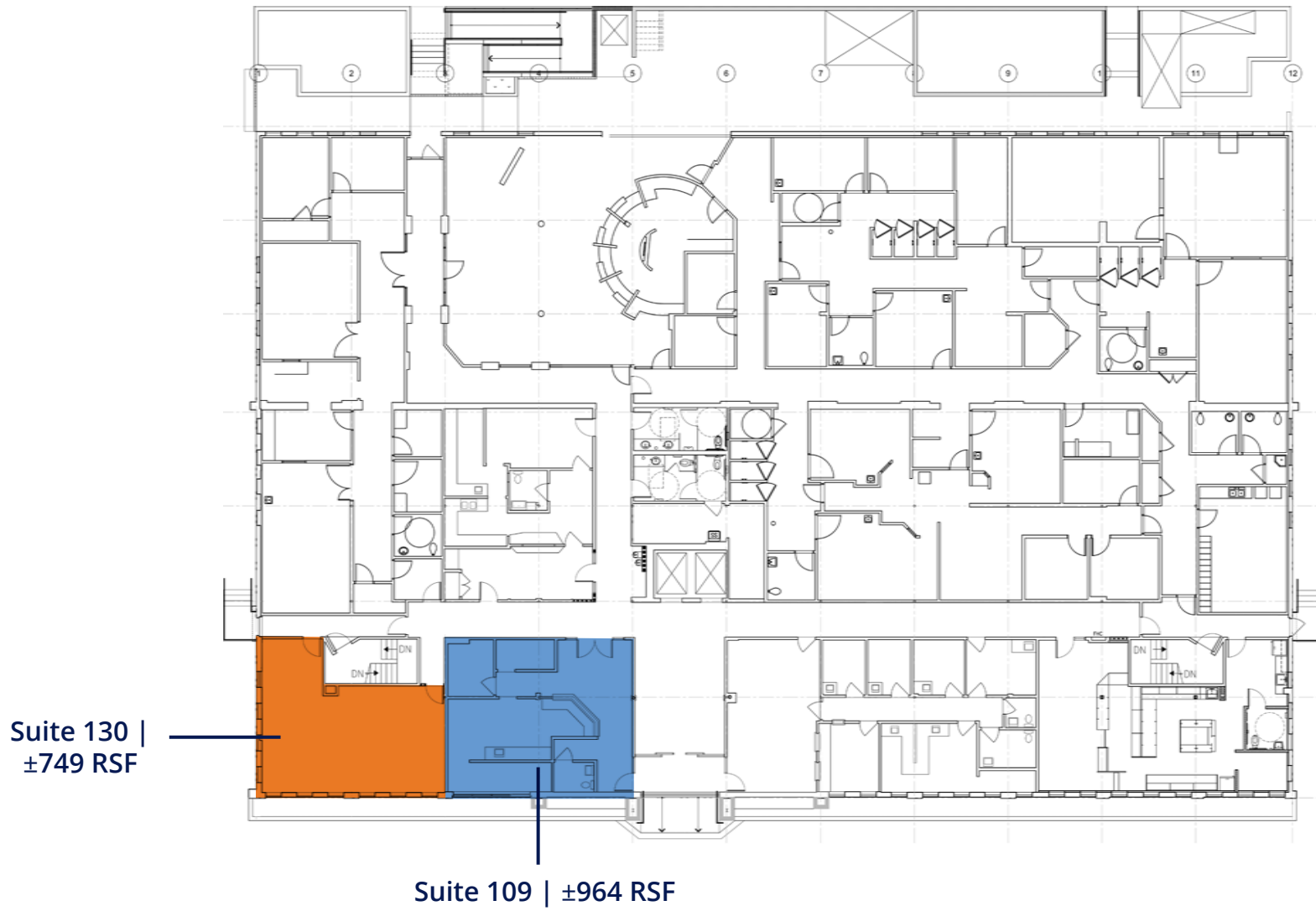


Property Photos



1st Floor Availability

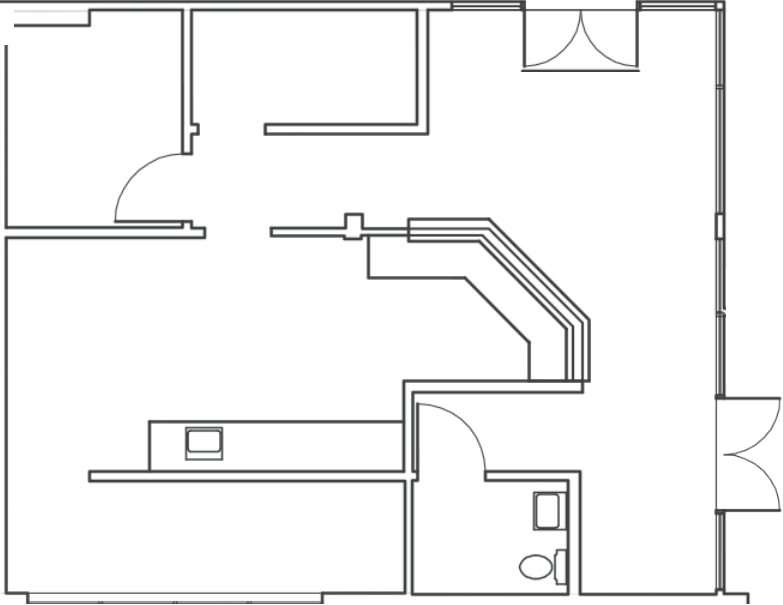
Suites 109 & 130 can be delivered as a Contiguous Space of $\pm 1,713$ RSF



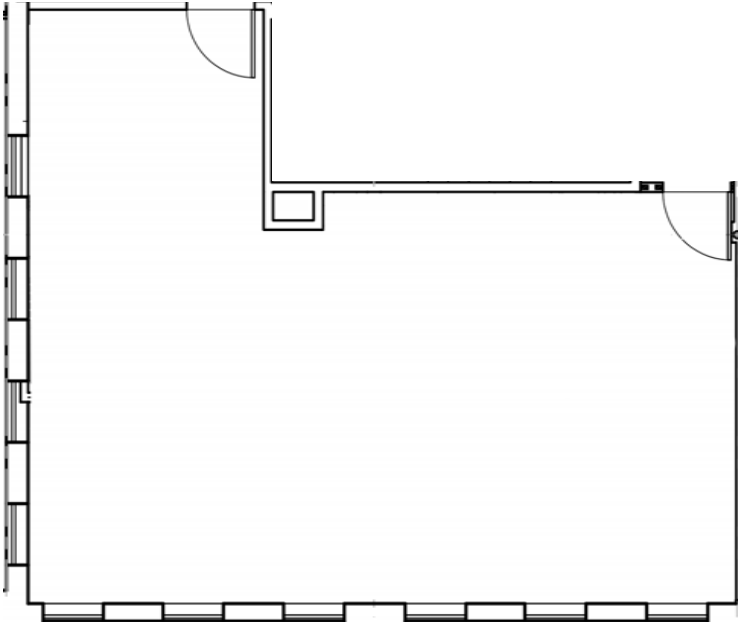
Floor Plan Availability

Suite 109 | ±964 RSF

 View 360 Tour

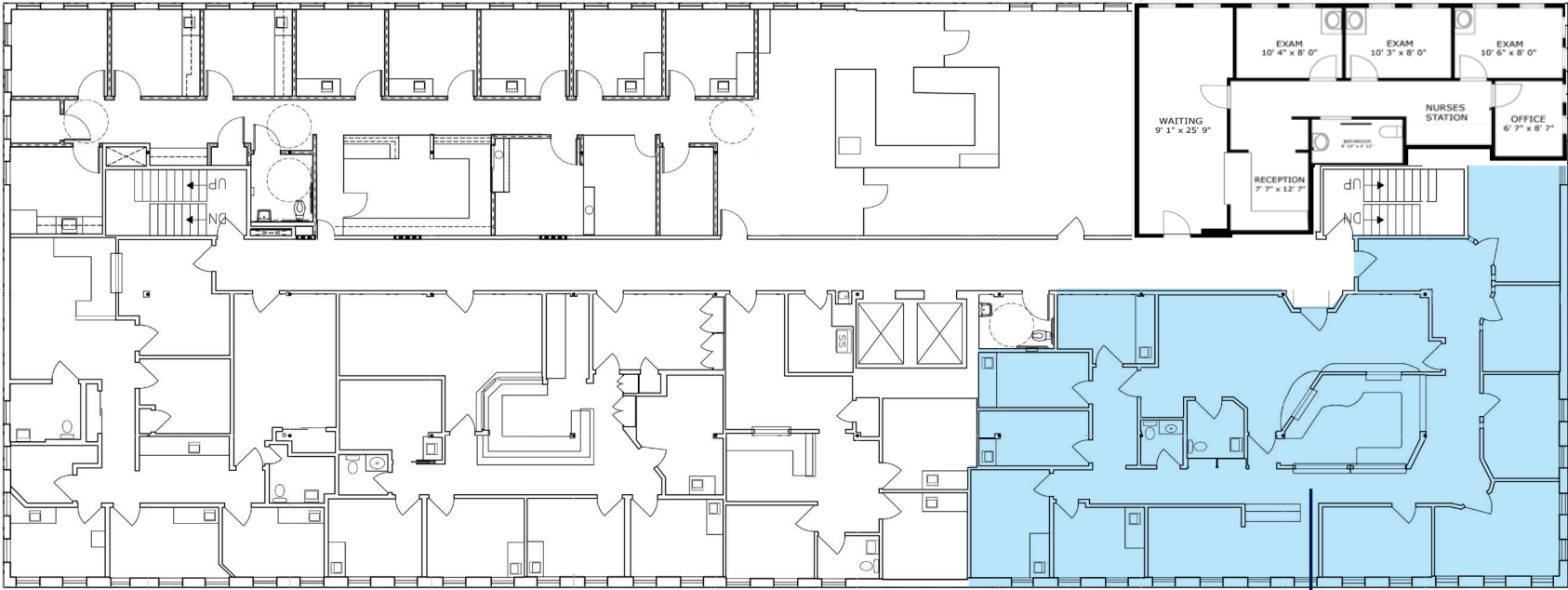


Suite 130 | ±749 RSF



2nd Floor Availability

Suite 218: ±2,681 RSF

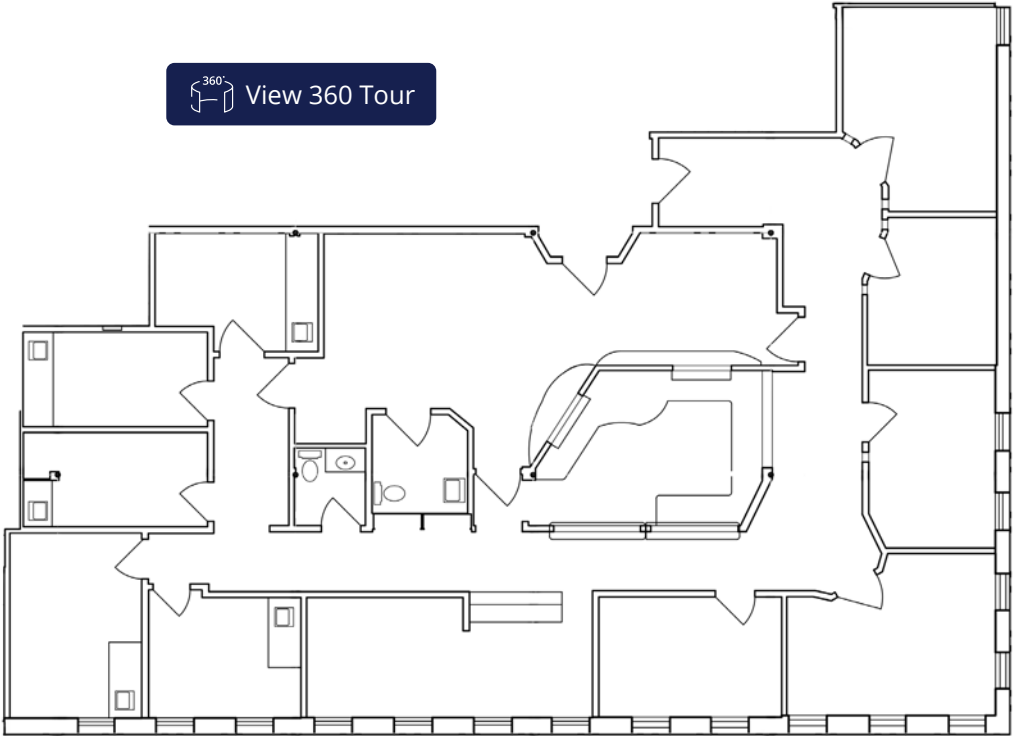


Suite 218: ±2,681 RSF
Available

Floor Plan Availability

Suite 218 | ±2,681 RSF

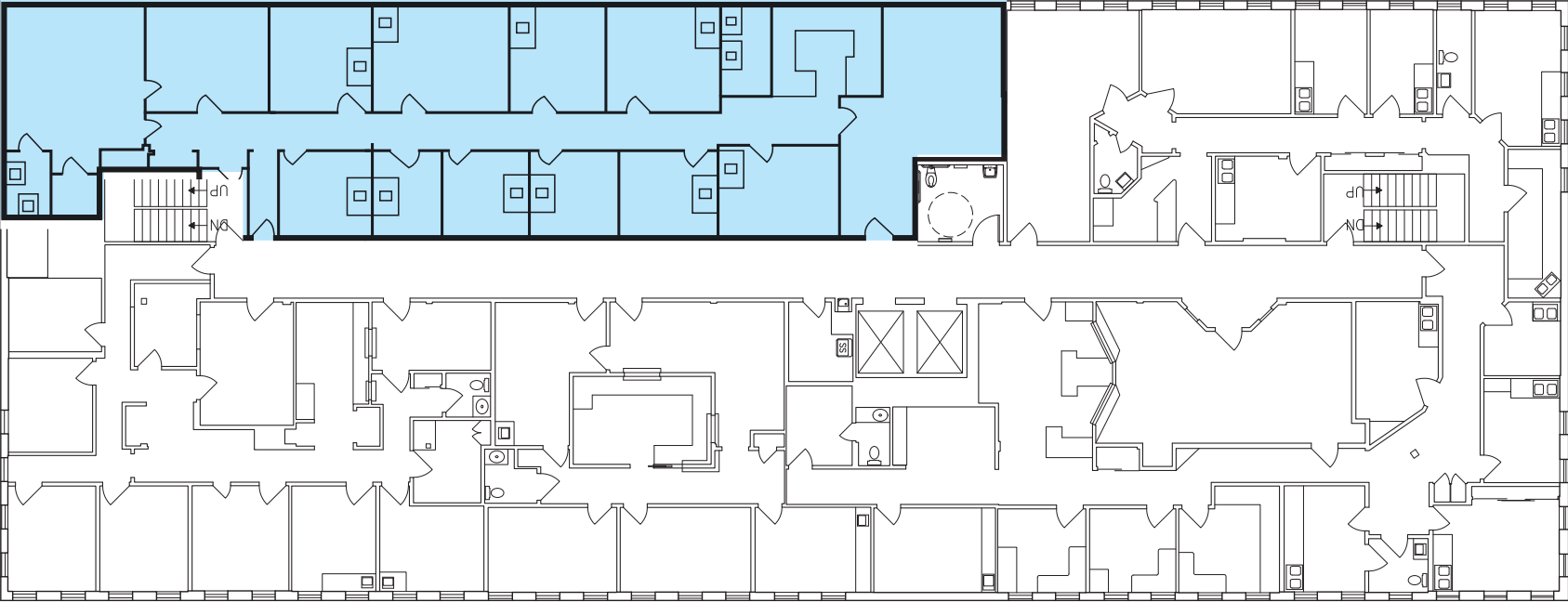
 View 360 Tour



3rd Floor Availability

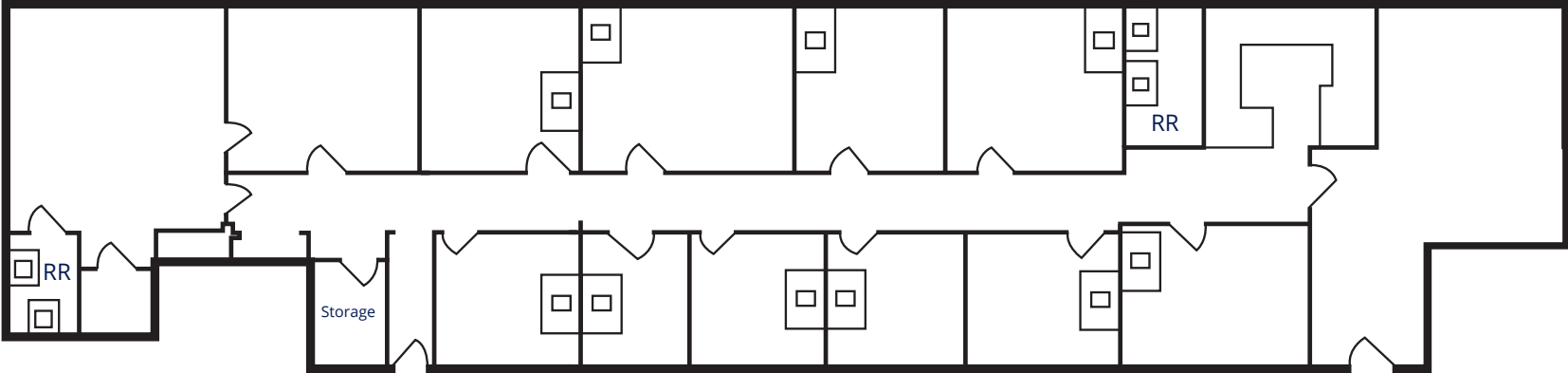
Suite 302: ±3,080 RSF

Suite 302: ±3,080 RSF
Available



3rd Floor Availability

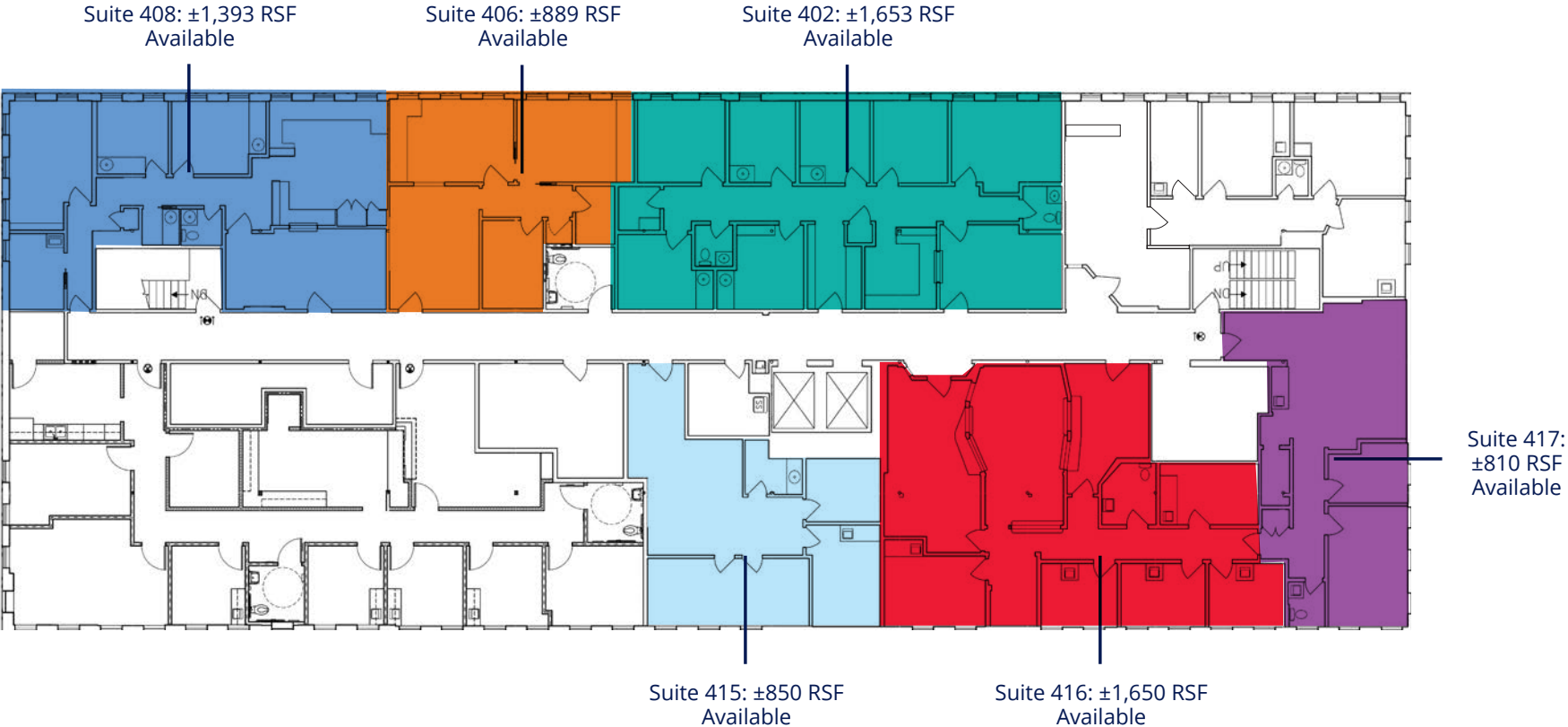
Suite 302 | ±3,080 RSF



4th Floor Availability

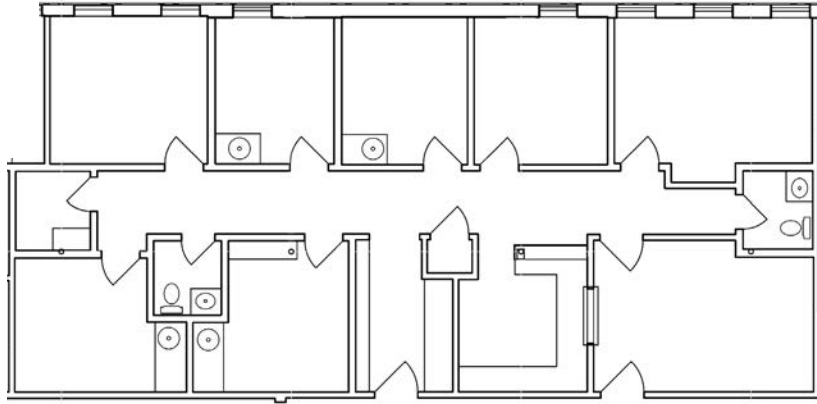
Suites 402, 406, 408, & 415 can be delivered as a Contiguous Space of ±3,935 RSF

Suites 415, 416 & 417 can be delivered as a Contiguous Space of ±3,310 RSF



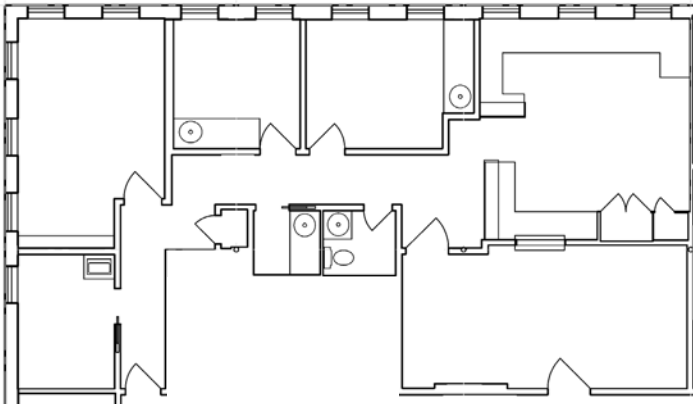
Floor Plan Availability

Suite 402 | ±1,653 RSF



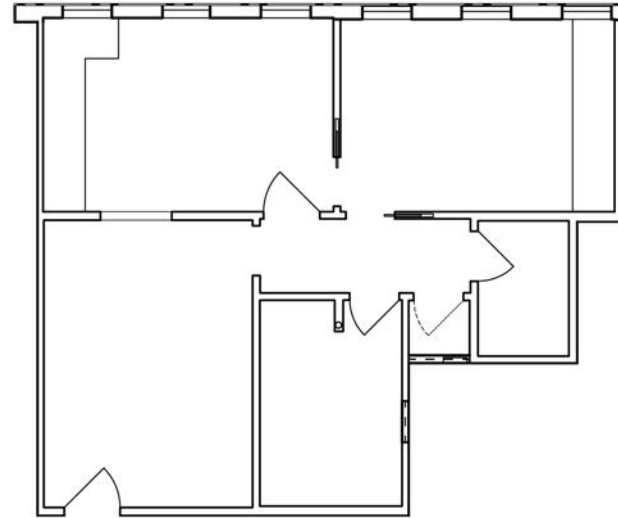
Suite 408 | ±1,393 RSF

 View 360 Tour



Suite 406 | ±889 RSF

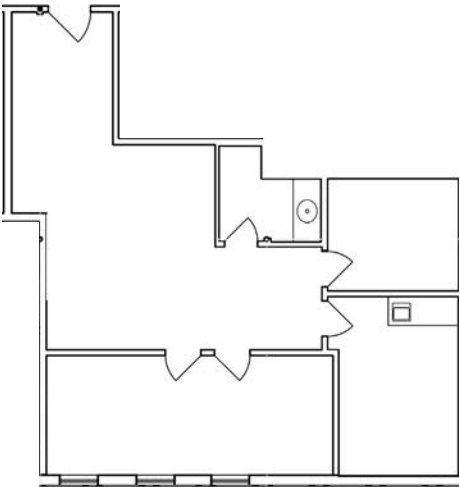
 View 360 Tour



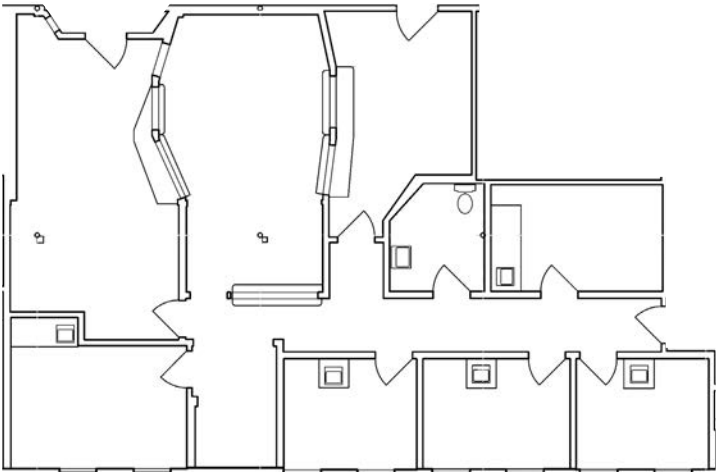
Floor Plan Availability

Suite 415 | ±850 RSF

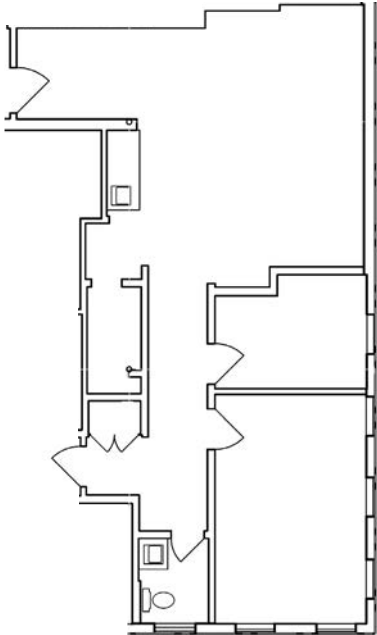
 View 360 Tour

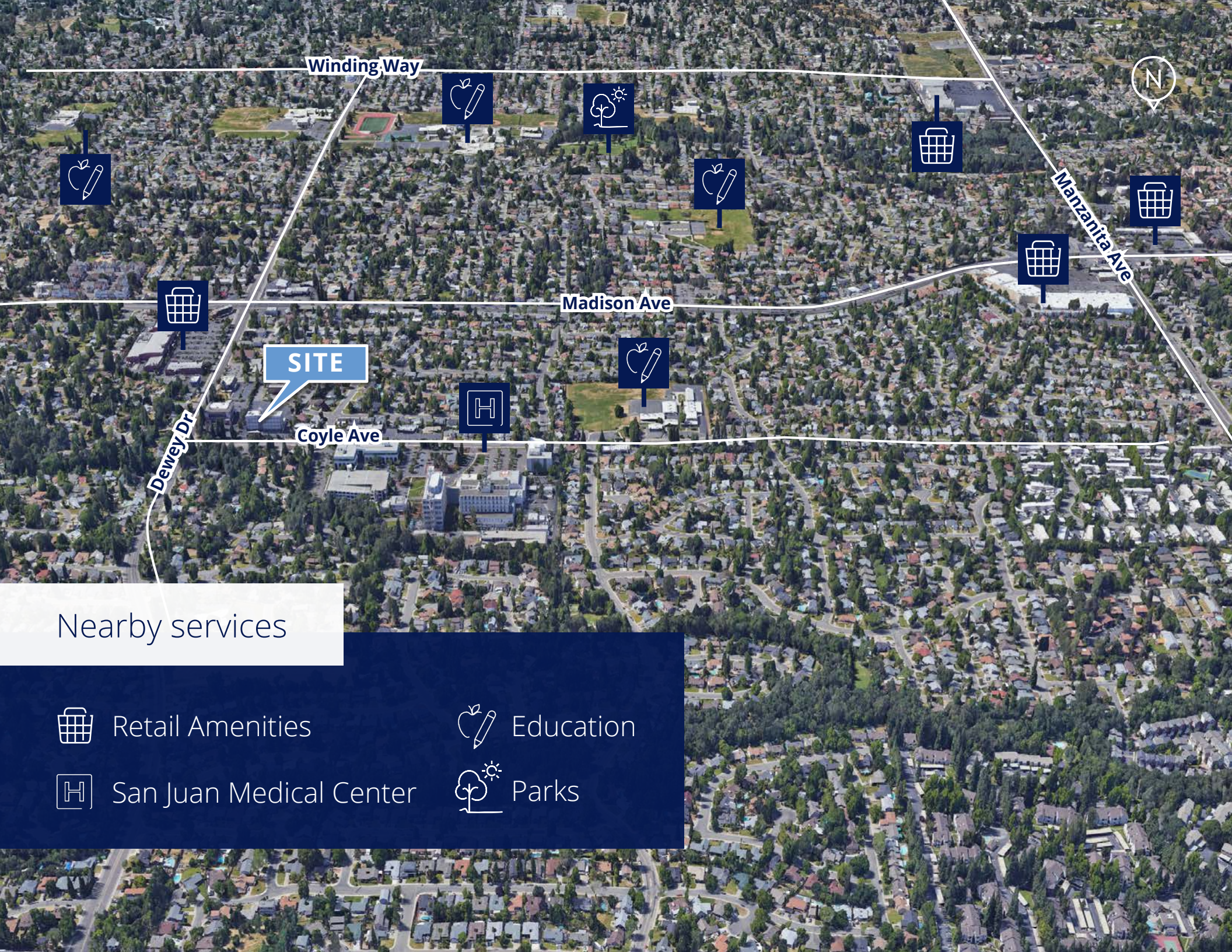


Suite 416 | ±1,650 RSF



Suite 417 | ±810 RSF





Winding Way

Madison Ave

Coyle Ave

Dewey Dr

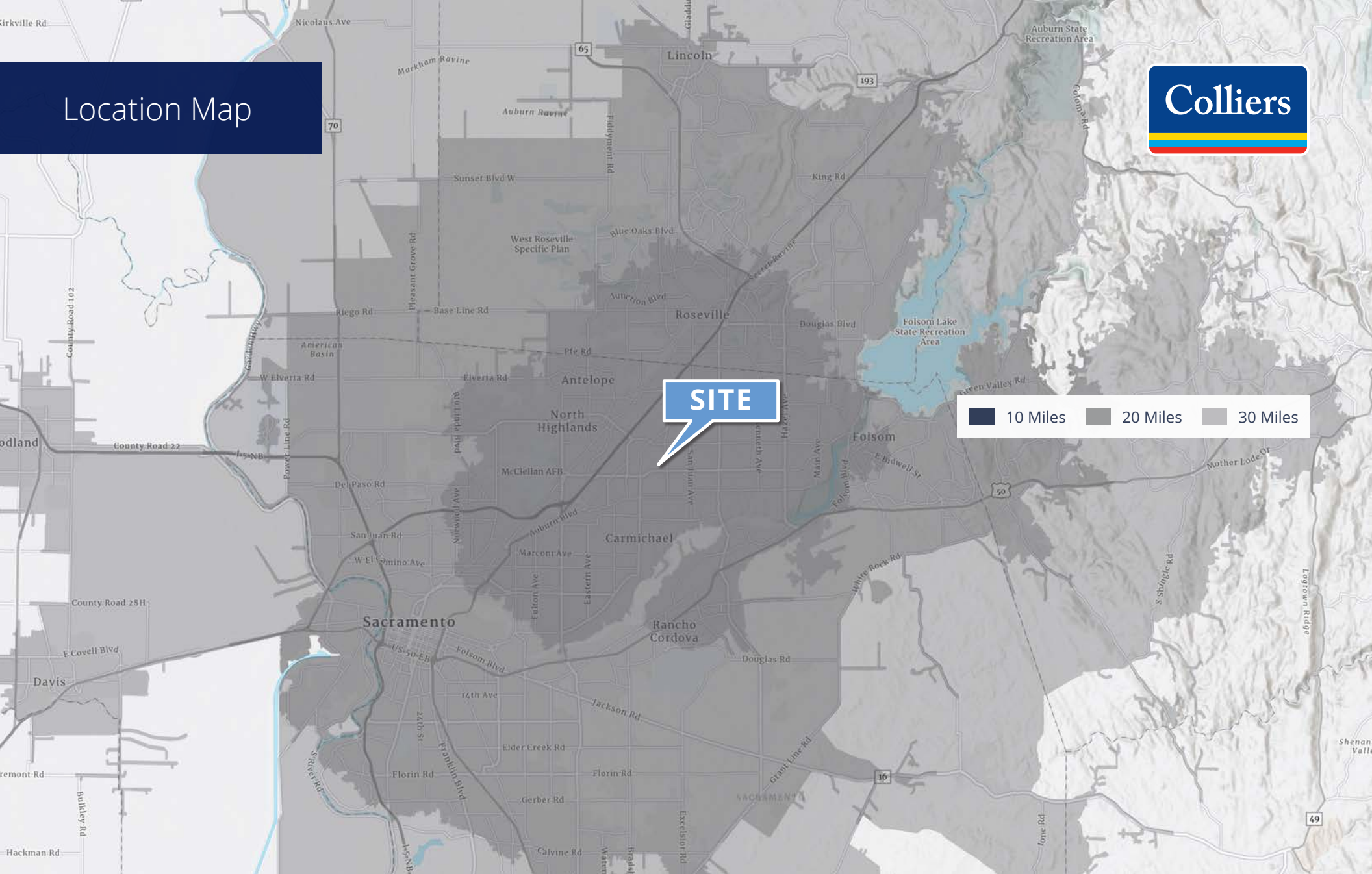
Manzanita Ave

SITE

Nearby services

-  Retail Amenities
-  San Juan Medical Center
-  Education
-  Parks

Location Map



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