

OFFICE FOR LEASE | LAGUNA WEST BUSINESS PARK

3137 DWIGHT RD, ELK GROVE, CA 95758

OFFICE SPACE LOCATED OFF OF LAGUNA BLVD CLOSE TO I-5



3400 Douglas Blvd Suite 190
Roseville, CA 95661

Mike Sotelo
Senior Director
Office & Investments
916.677.8155
mike.sotelo@tricommercial.com
LIC: #01809363

Veronica Sukkary
Commercial Sales Associate
Office | Retail | Investments
916.475.8881
Veronica.Sukkary@tricommercial.com
LIC: #01905861



Flex Office ±1,226 SF
FOR LEASE

Veronica Sukkary Mike Sotelo
916.475.8881 916.677.8155

FOR LEASE

**ELK GROVE, CA
OFFICE AVAILABLE**

Available For Lease

- Suite 200: ±1,226 RSF Available

- One private office
- One reception/co-working area
- One storage room
- Kitchen (common area)
- Two restrooms (common area)



Property Highlights

- Flex Office located in an industrial business park, zoned MP
- Concrete tilt-up construction
- Close proximity to I-5 Freeway
- Abundant Parking
- Mature Landscaping



LEASE RATE: \$1.95/SF PER MONTH; FULL SERVICE

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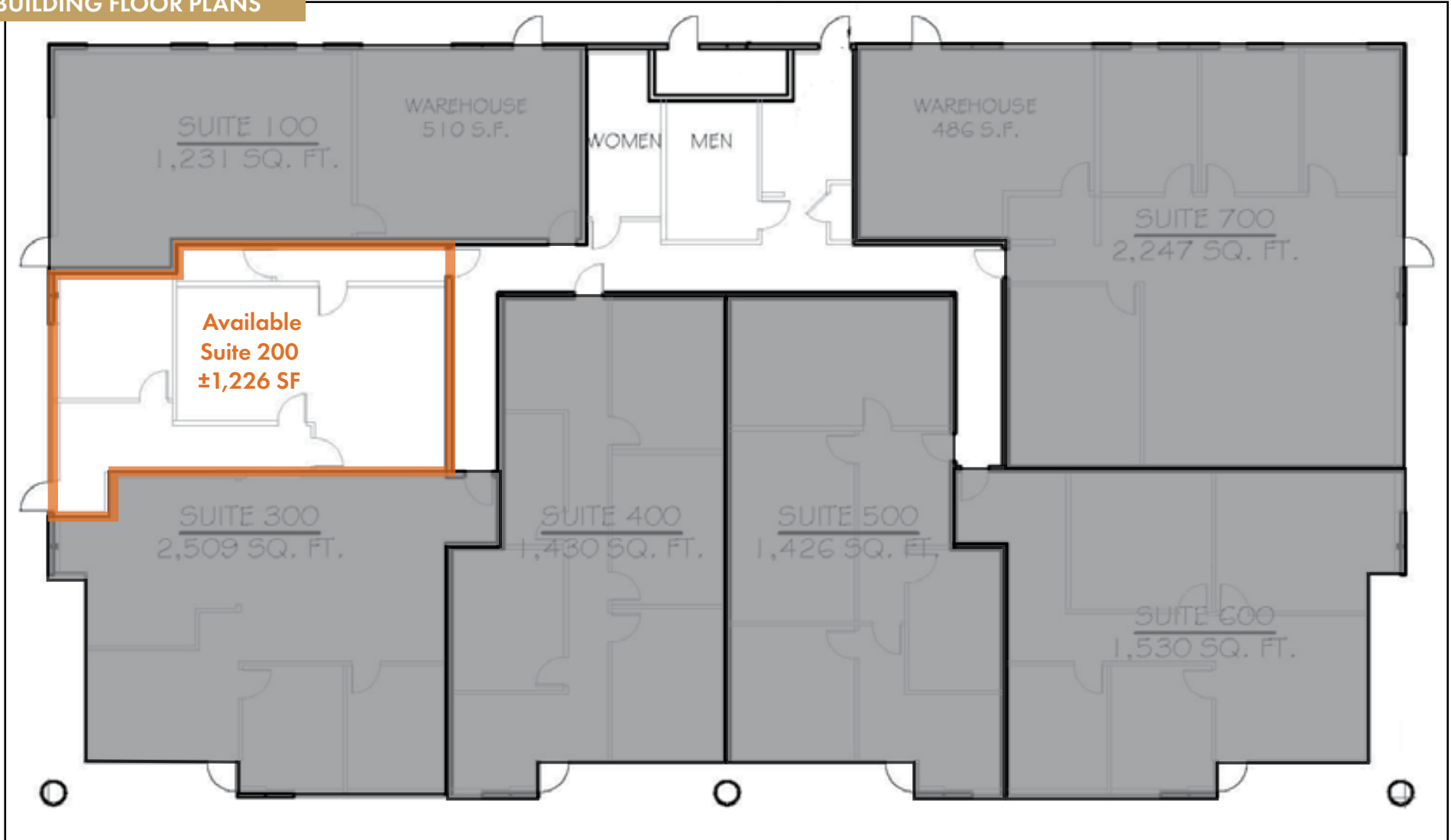


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OFFICE AVAILABLE

BUILDING FLOOR PLANS



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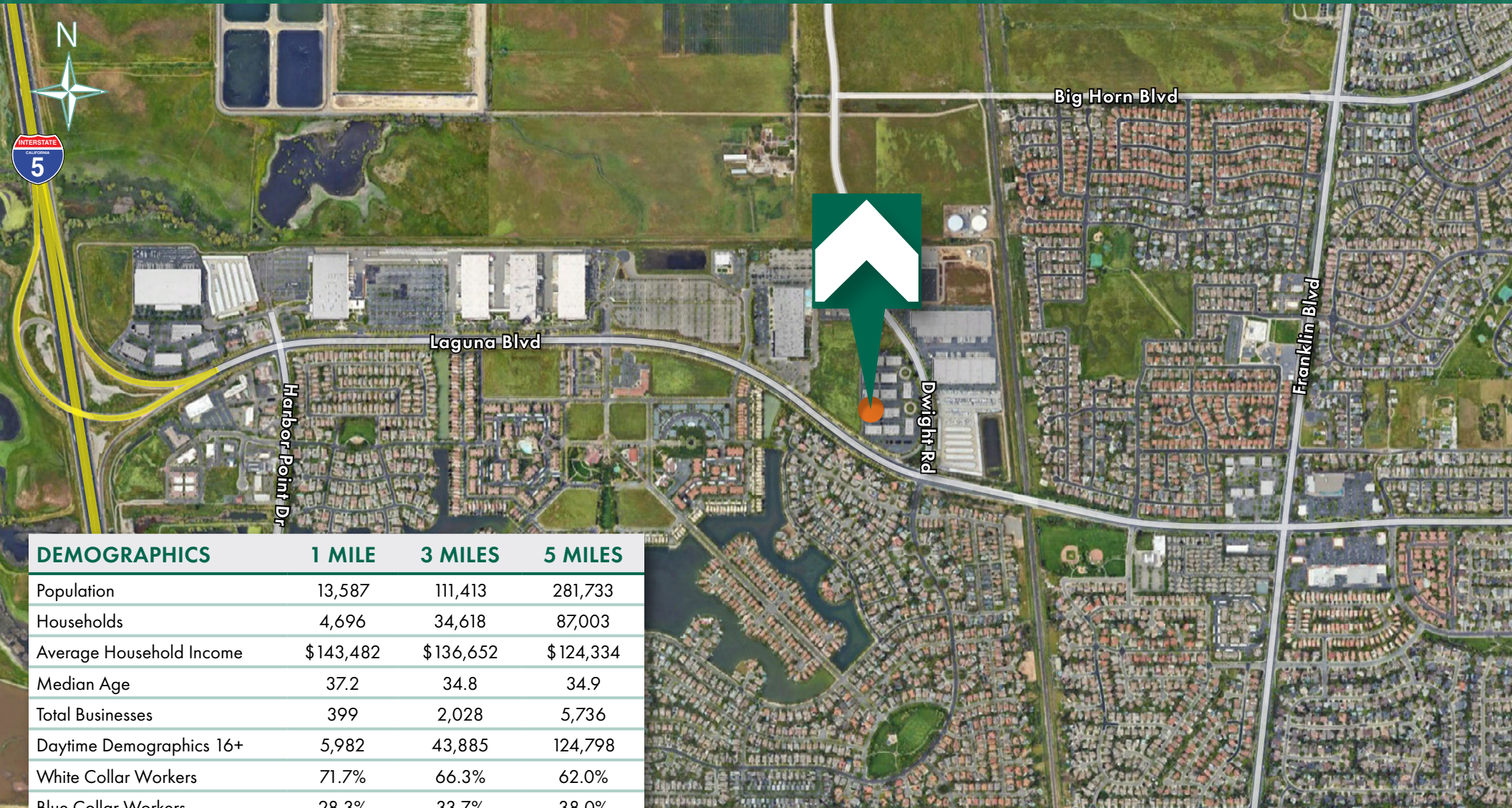
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FOR LEASE

ELK GROVE, CA OFFICE AVAILABLE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,587	111,413	281,733
Households	4,696	34,618	87,003
Average Household Income	\$143,482	\$136,652	\$124,334
Median Age	37.2	34.8	34.9
Total Businesses	399	2,028	5,736
Daytime Demographics 16+	5,982	43,885	124,798
White Collar Workers	71.7%	66.3%	62.0%
Blue Collar Workers	28.3%	33.7%	38.0%

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