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GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™

LIBERTY CENTER II
9381 E. Stockton Blvd., Suite 214
Elk Grove, CA

FOR LEASE +/- 5,326 RSF Office Condo

Property Highlights

- Liberty Center II is a +/- 83,000 square foot Class "A" Office Building located on East Stockton Blvd. between Bond Road and Elk Grove Blvd. This location combined with Highway 99 freeway frontage makes it a landmark on the Highway 99 corridor.
- The building exterior is a postmodern design with two main entrances into the building. The interior has a non-traditional, atrium design with large open hallways and a two story central gathering area. The second floor balconies are open to the first floor giving visibility and light to all tenants.

Suite 214 Highlights

- +/- 5,326 RSF Office Space Available for Sale - Class "A" Liberty Center II Building
- Seven (7) Private Offices
- Large Conference Room
- Large Reception Area
- Open Work Area
- Large Kitchen and Storage Area
- Highly Exposed Office Suite at Second Floor - Fronts the Building
- Building Signage Available Exposed to Freeway

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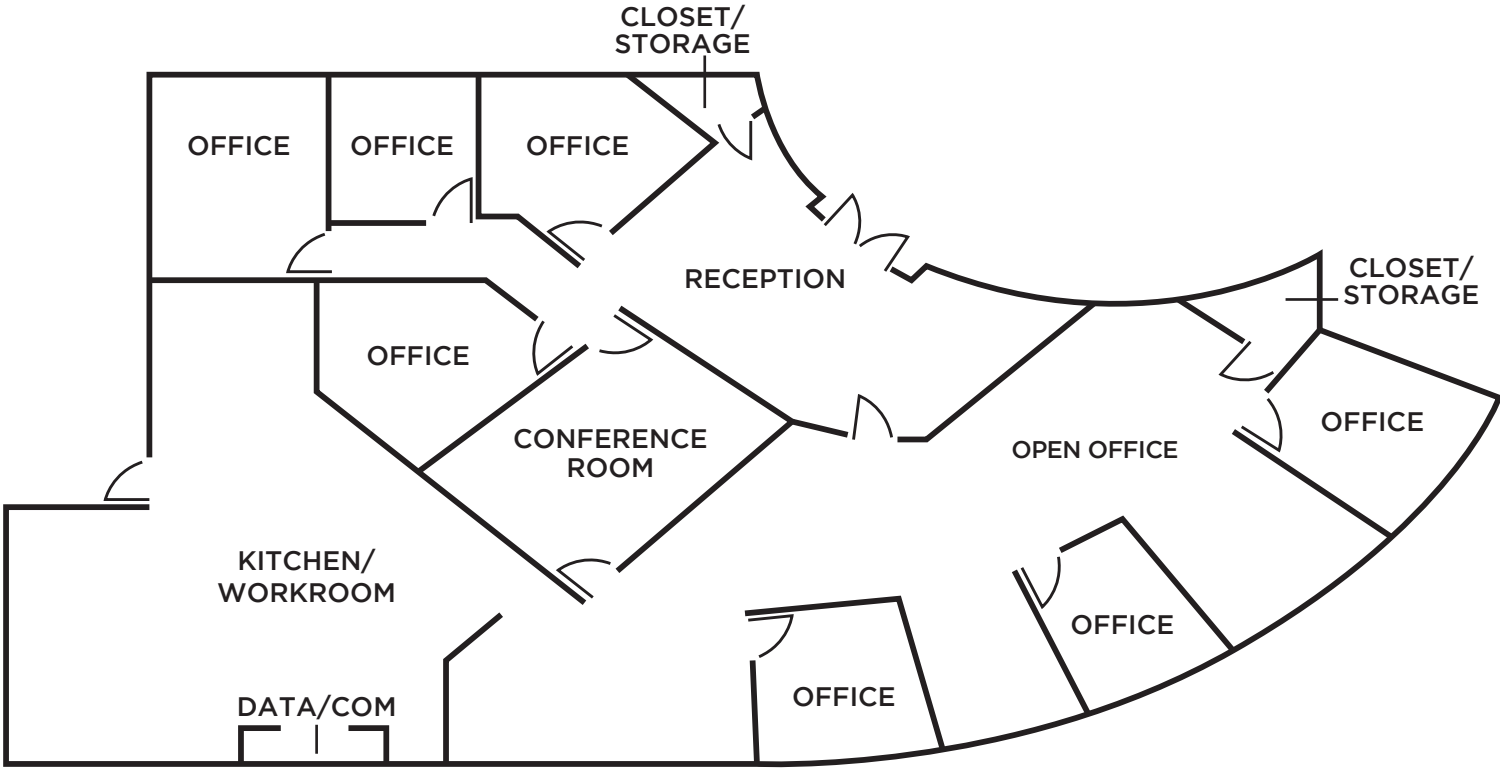
Floor Plan



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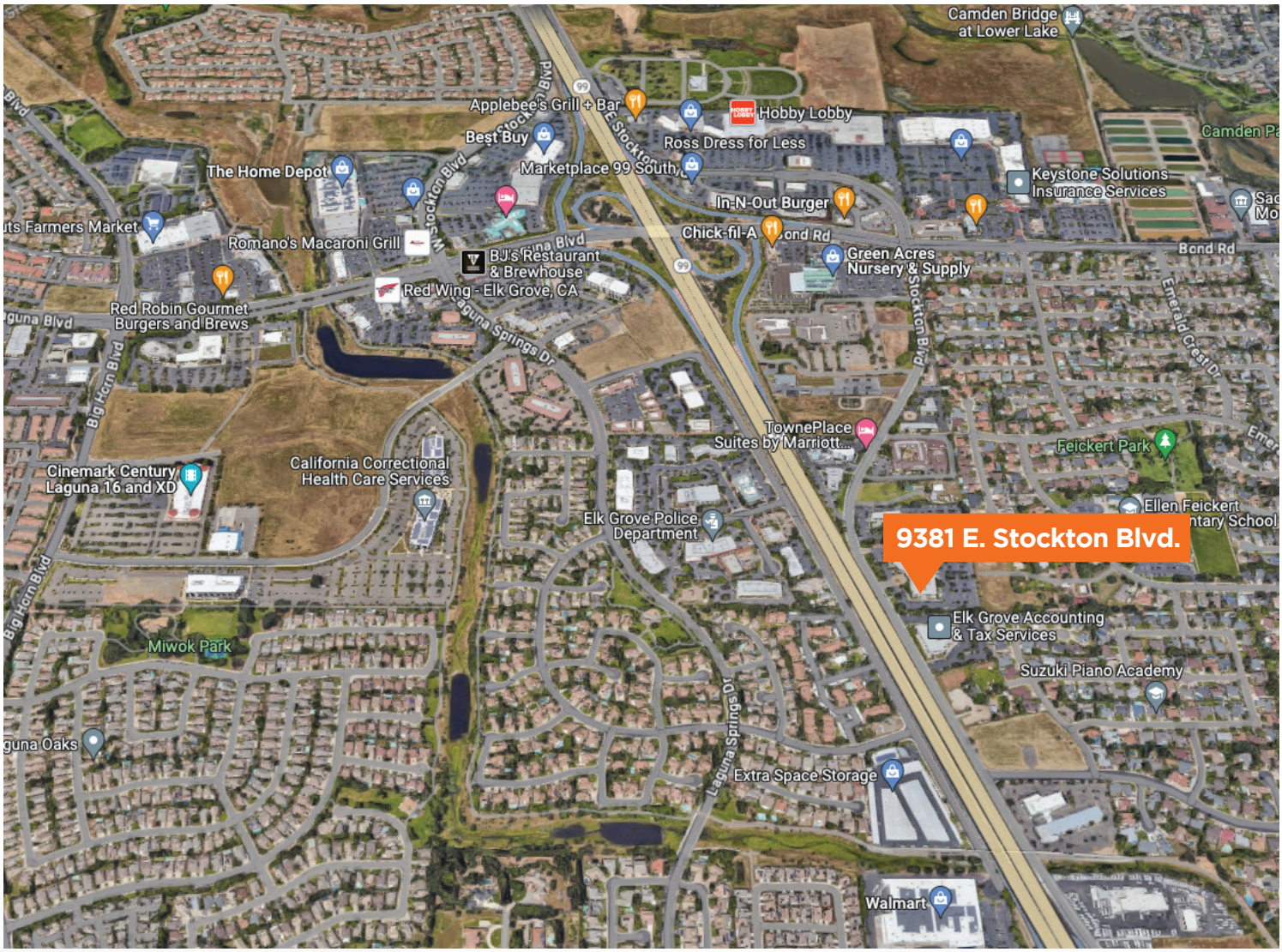
Surrounding Area Map



For More Information

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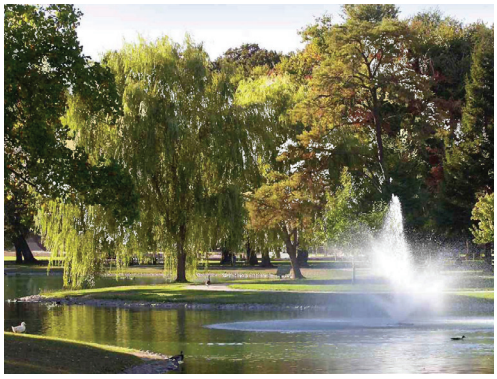
Location Overview

Elk Grove Office Submarket Overview



The second-largest city in Sacramento County, Elk Grove is a family-oriented community that offers everything from starter homes to ranch estates. Its population of more than 170,000 residents is diverse in ethnicity, age and income levels. There are approximately 52,000 households in Elk Grove, the second largest City in the Sacramento region. There is a median income of $84,827.

Elk Grove's location provides easy access to two major freeways, the Sacramento International Airport, rail lines and two ports. The City of Elk Grove is known for an award winning school district, a variety of outstanding restaurants, a historical district, first-rate parks, a prosperous business community, and much more.

Named the first city to incorporate in California during the 21st century (July 2000), Elk Grove has blossomed with new businesses, residents, and employment opportunities, City services include an outstanding police department, animal care services unit and a first-rate public transportation system.

Vacancy in the Elk Grove office submarket is 2.9% and has decreased 0.4% over the past 12 months. Meanwhile, the rate of increase in the broader Sacramento market was 1.0%. During this period, 15,000 SF has been absorbed, and 3,800 SF has delivered. Total availability, which includes sublease space, is 3.7% of all inventory. Rents are around $28.00/SF, which is a 0.5% increase from where they were a year ago. In the past three years, rents have increased a cumulative 5.1%. This submarket is slightly more expensive than Sacramento as a whole, where average rents are $27.00/SF. While there is nothing under construction, there has been some recent activity. Around 25,000 SF of net deliveries have been brought online in the past three years. In the past 12 months, 10 sales have taken place.

Source: CoStar

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FOR MORE INFORMATION

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