

For Lease

±1,370 - ±3,033 RSF Medical Dental
Office Building Space Available

9045 Bruceville Road, Elk Grove, CA



Curt Allen

Vice President
+1 916 563 3019
curt.allen@colliers.com
CA Lic. 01959536

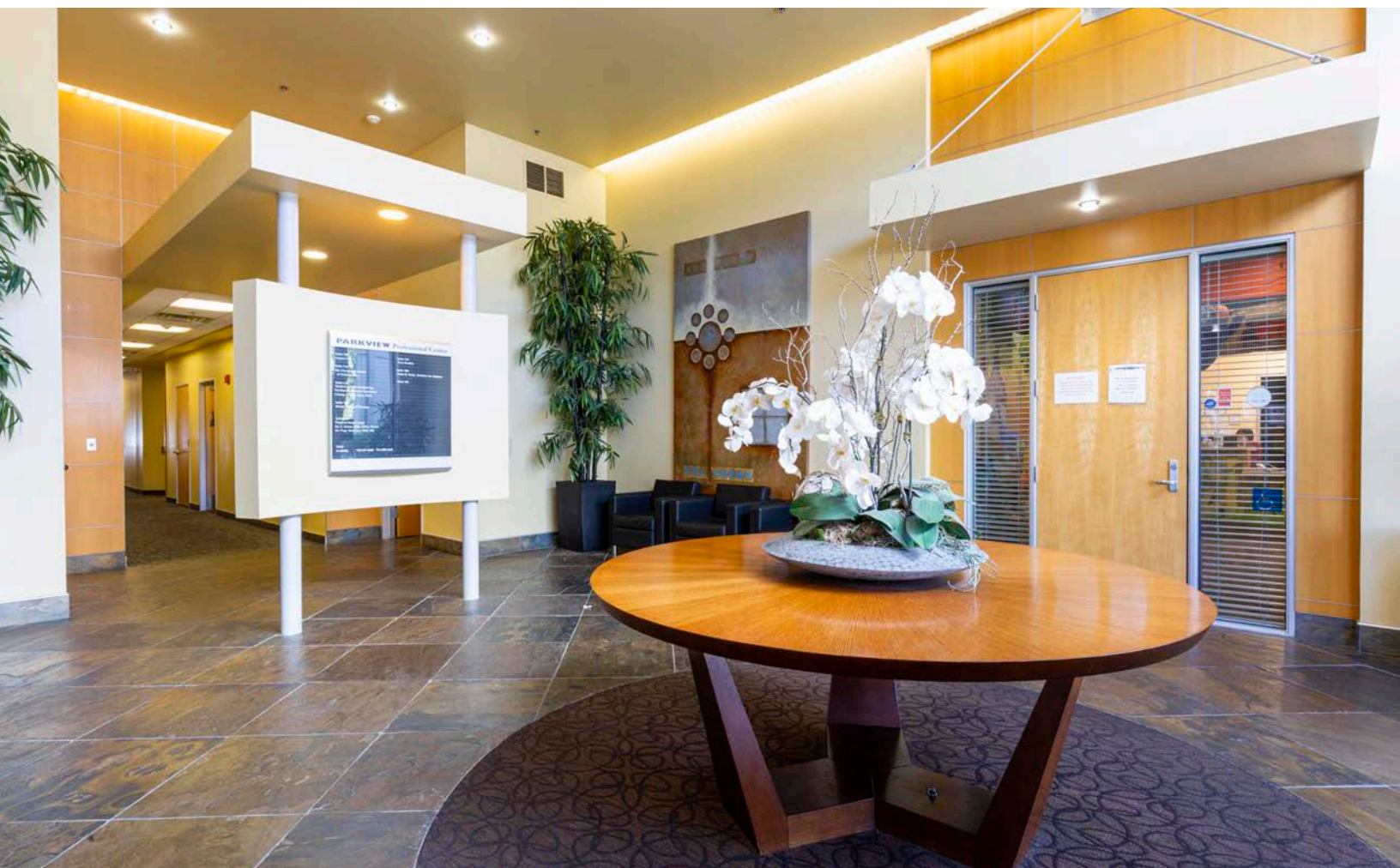
Colliers

Accelerating success.

Property Overview

- » ±1,370 RSF - ±3,033 RSF Available
- » Second generation dental suites:
 - » Suite 170: ±1,370 RSF
 - » Suite 180: ±3,033 RSF
- » **Suites 170 & 180 with minimal modification can be made into functional medical office space**
- » Community medical building with prominent medical and dental users
- » Single-story, Class A medical/office with easy patient access
- » Neighboring Retail and Pharmacies
- » Turn key medical suite
- » Common Area Bathrooms with private showers
- » Monument signage available
- » Ample wrap-around parking (6.25/1,000)

Lease Rate: Call broker



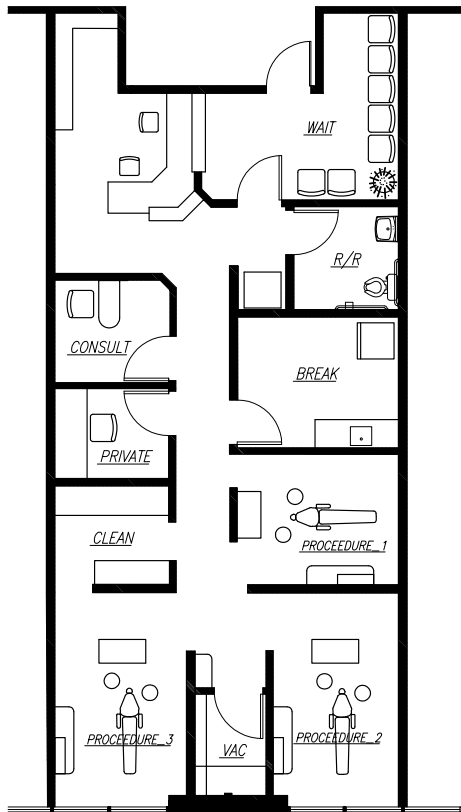
Floorplans

Suite 170 - 2nd Generation Dental

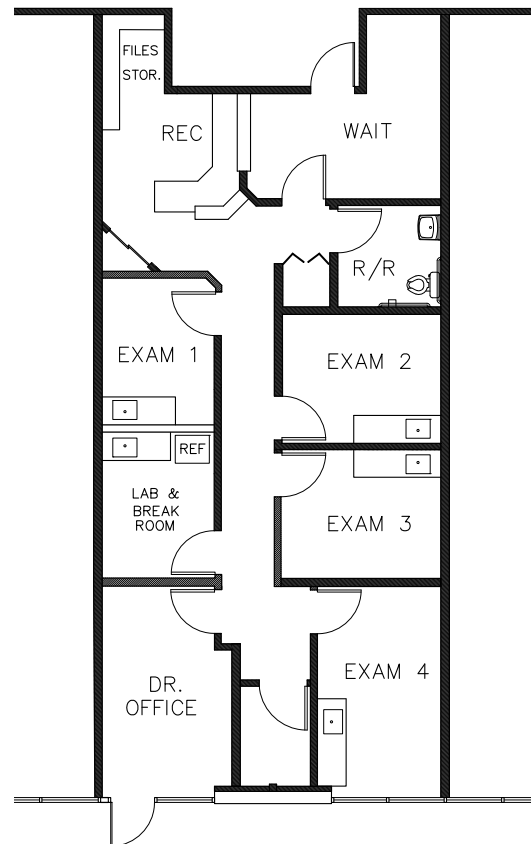
±1,370 RSF

±1,191 USF

Existing Layout



Potential Layout - Medical Office



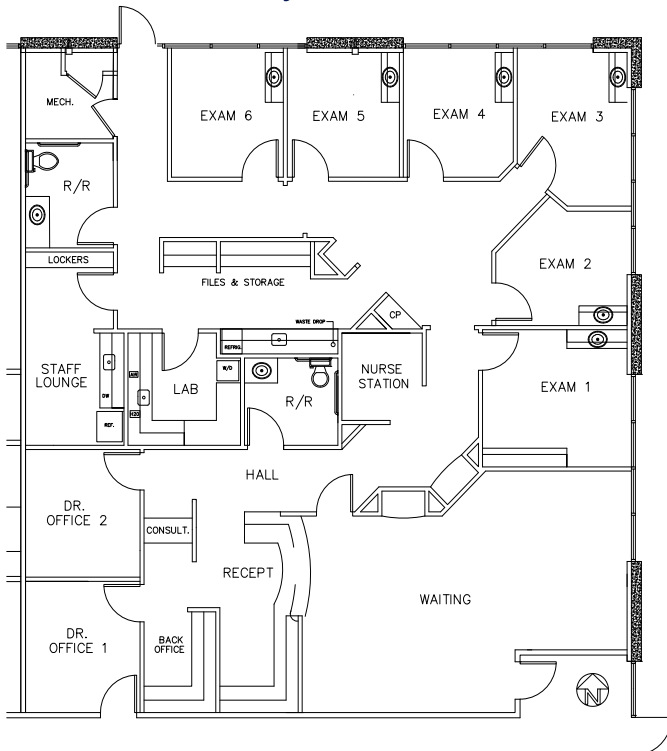
Floorplans

Suite 180 - 2nd Generation Dental

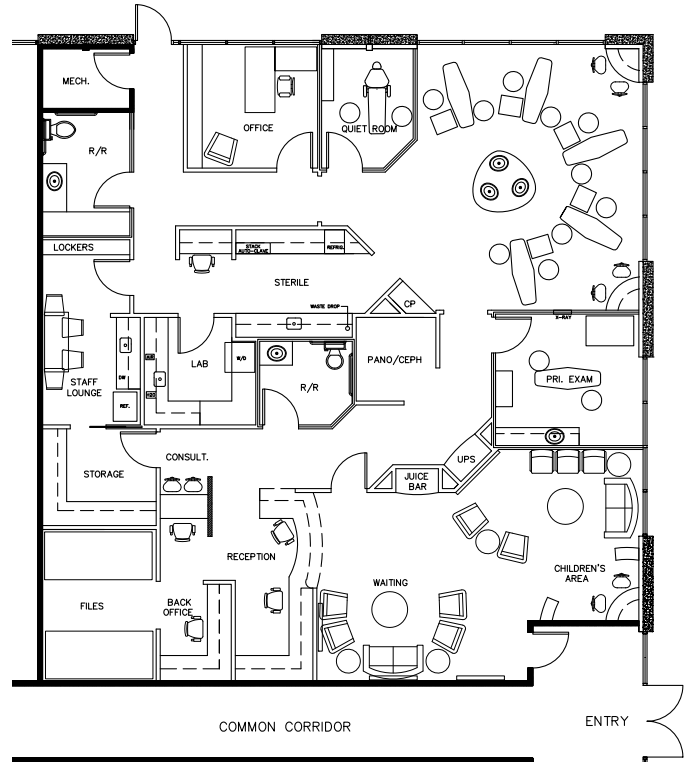
±3,033 RSF

±2,637 USF

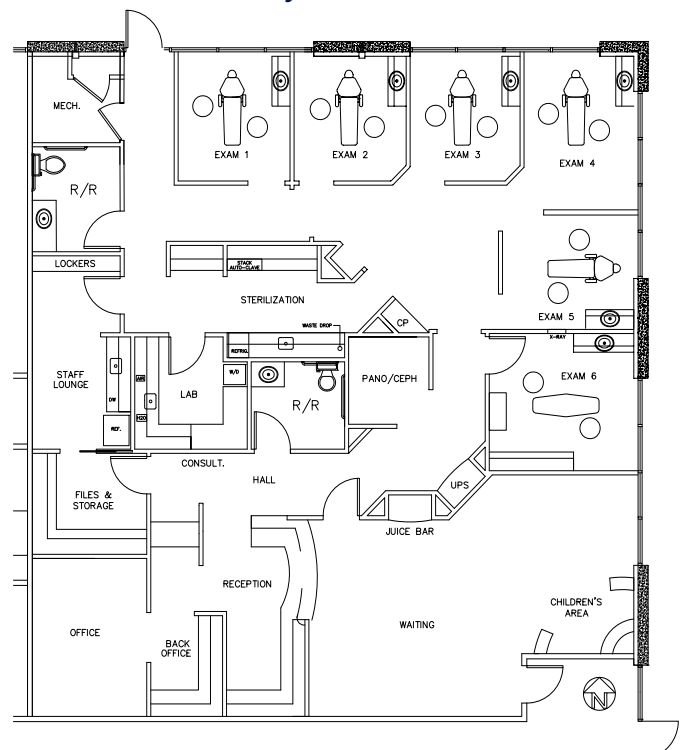
Potential Layout - Medical Office



Existing Layout - Pediatric Dental



Potential Layout - General Dental



Nearby Amenities



Curt Allen

Vice President
+1 916 563 3019
curt.allen@colliers.com
CA Lic. 01959536

