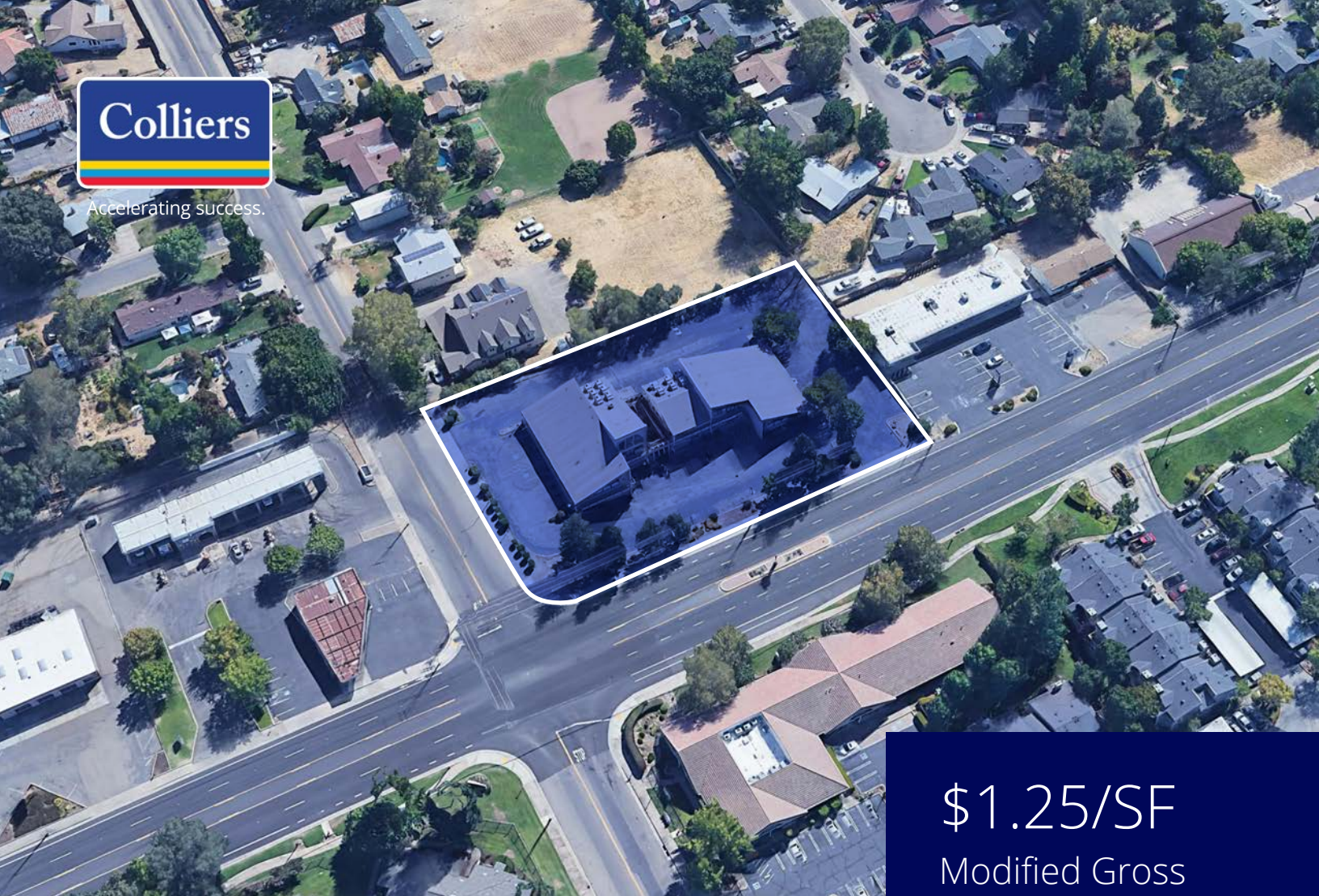




Colliers

Accelerating success.

FOR LEASE

±1,016 - ±1,425 SF
office spaces
available for lease

9198 Greenback Lane, Orangevale, CA

Highly visible location at Greenback Lane
and Chestnut Avenue near established
retail amenities

\$1.25/SF
Modified Gross



Best Value
in Orangevale



Capital
Improvements

Dan Green

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Scott Bennett

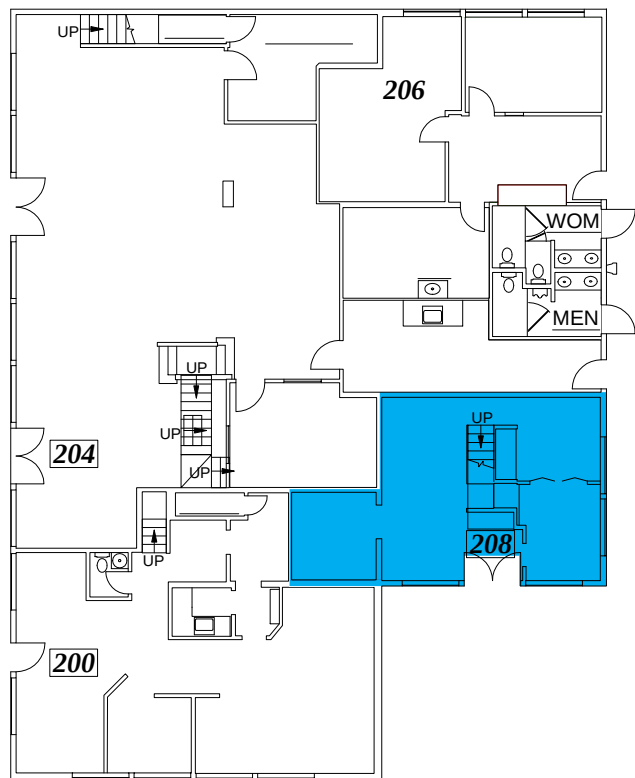
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Floorplans

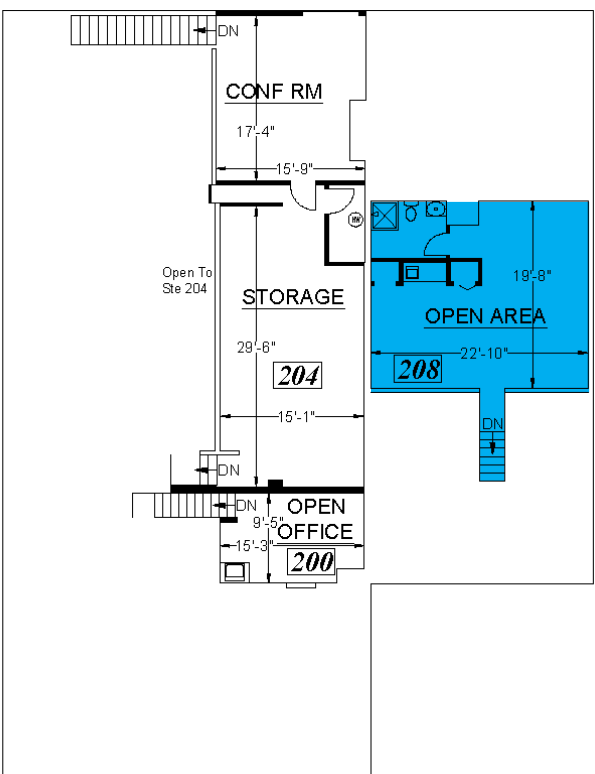
Building A Availability

Suite 208: ±1,016 SF

FIRST FLOOR



SECOND FLOOR

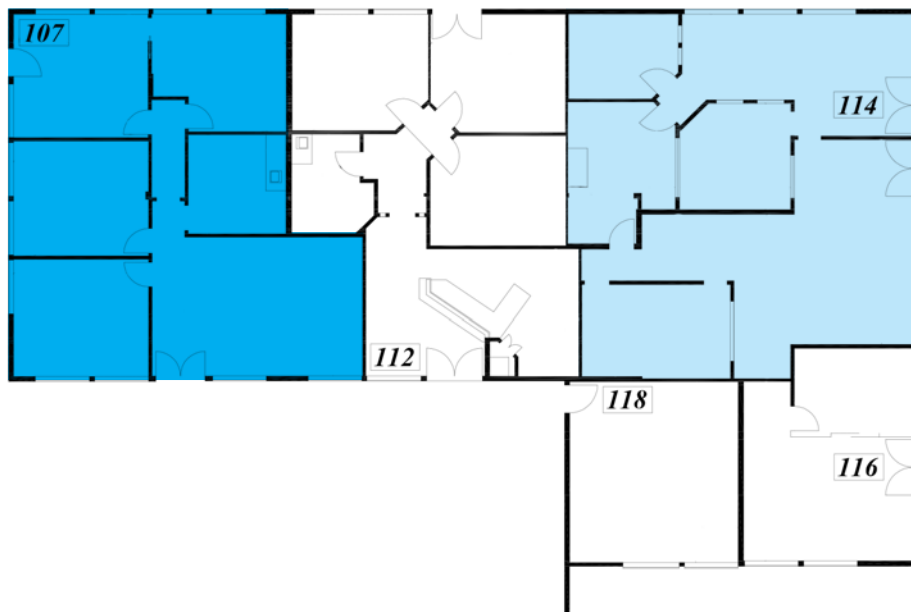


Floorplans

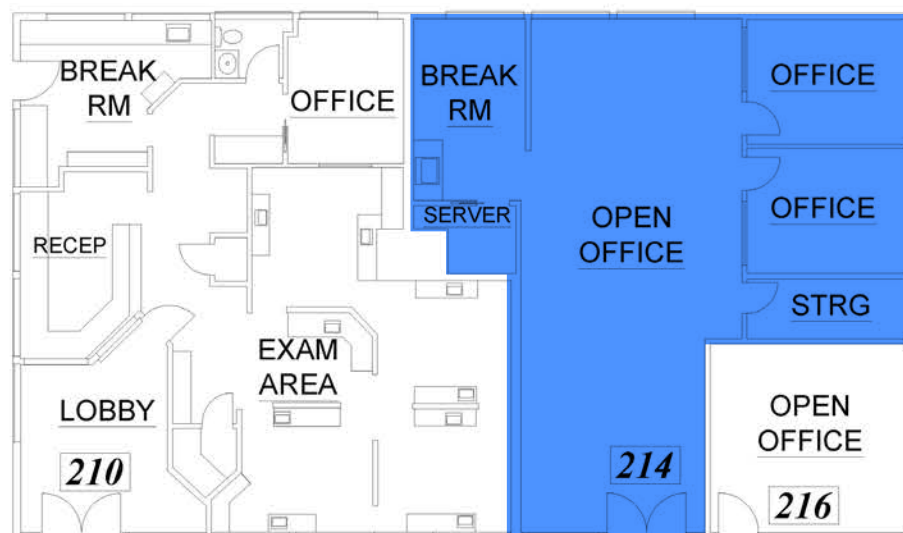
Building B Availability

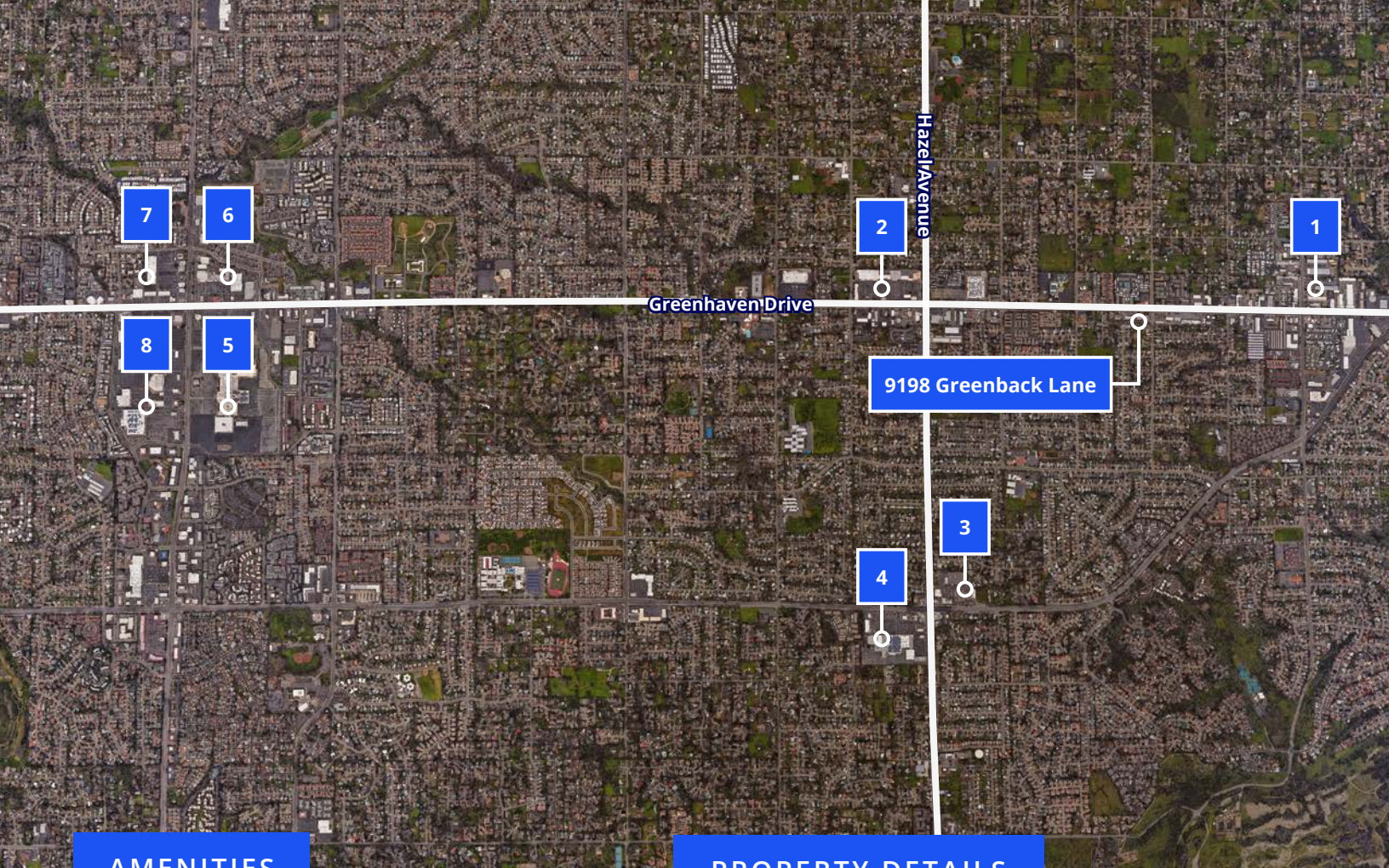
Suite 107: $\pm 1,016$ SF | Suite 114: $\pm 1,425$ SF | Suite 214: $\pm 1,111$ SF

FIRST FLOOR



SECOND FLOOR





AMENITIES

- 1 Greenback/Main Shopping Center
- 2 Walmart | Goodwill | Winco Foods
- 3 Fair Oaks Promenade
- 4 Madison Mall Shopping Center
- 5 Sunrise Mall
- 6 Citrus Town Center
- 7 Greenback/Sunrise Shopping Center
- 8 Marketplace at Birdcage

PROPERTY DETAILS

Location

9198 Greenback Lane
Orangevale, CA

Highlights

- Move-in Ready Suites
- Visible Street Signage
- Ample Parking

Building Improvements

- Newer Roof
- ADA Upgrades
- Exterior Security Cameras

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