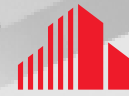


FOR LEASE

Center Parkway Business Center

8735 Center Parkway, Sacramento, CA 95823



**CUSHMAN &
WAKEFIELD**

PROFESSIONAL BUSINESS CENTER

PROPERTY HIGHLIGHTS:

- / Prominent Location
- / 2nd Generation Fitness Center
- / Office, Medical and Retail Space Available
- / Building and Monument Signage
- / Excellent Visibility
- / Nearby Restaurants and Shopping
- / Easy Access to Hwy 99
- / Surrounded by dense residential neighborhoods
- / Abundant Parking



8735 CENTER PARKWAY ±8,626 SF BUILDING

±6,484 SF Available For Lease • \$1.25 PSF, NNN

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SITE PLAN: 8735 CENTER PARKWAY



8735 Center Parkway

For Lease: \$1.25 PSF, NNN
(±6,484 SF Available For Lease)



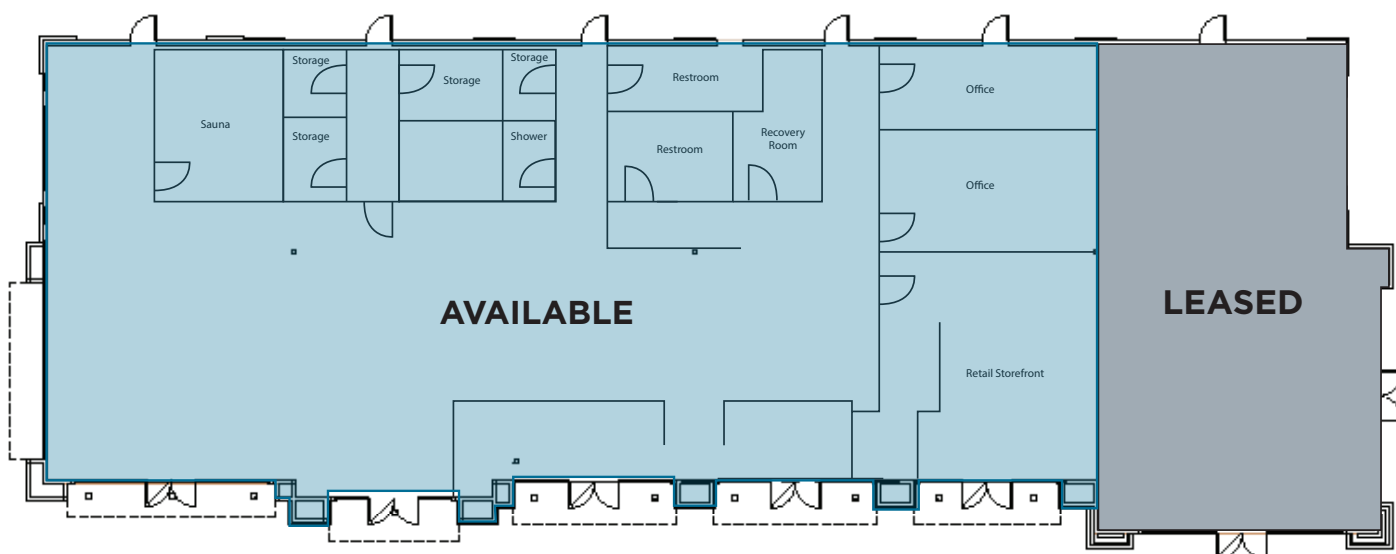
AVAILABLE



LEASED

Tenants Within The Business Center:

- State Of California
- Dr. Dawei Zheng
- Dr. Prithipal S. Sethi, MD
- Perfect Smile Dental



8735 Center Parkway

- For Lease Only: \$1.25 PSF, NNN
- Building Size: ±8,626 SF
- For Lease: ±6,484 SF Available For Lease (Divisible to ±1,500 SF)





TARGET

COSUMNES
RIVER
COLLEGE

Foods Co

LOWE'S

99

24 FITNESS

UNITED ARTISTS
Theatres

WinCo
FOODS

Sheldon Rd

Burlington
Coat Factory

HOBBY LOBBY

ROSS

TARGET

ROSS

FIVE BELOW

BOB'S
FURNITURE

DSW

THE HOME DEPOT

TJ-MAXX

OLD NAVY

BEST BUY

SPROUTS
FOODS

PETSMART

SPORTSMAN'S
SHIRTWORKS

Nugget
MARKET

Bond Rd

SCANDINAVIAN
DESIGNS

JOANN

GROCERY OUTLET
Scandinavian Market

Elk Grove Blvd

KOHL'S
TRADER JOE'S
HomeGoods

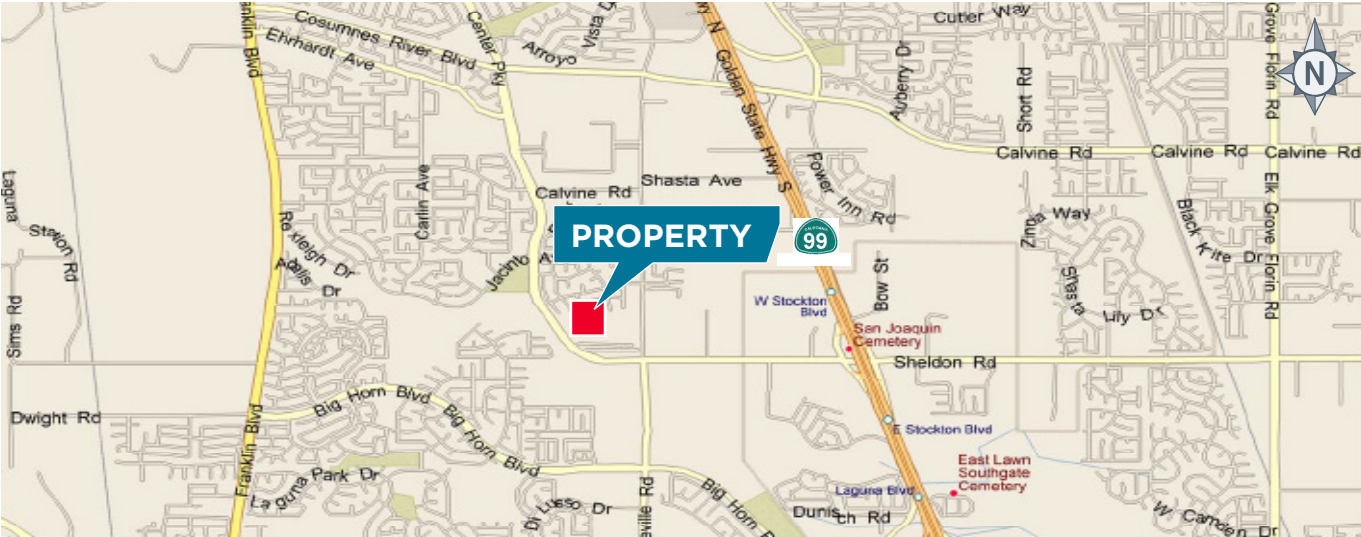
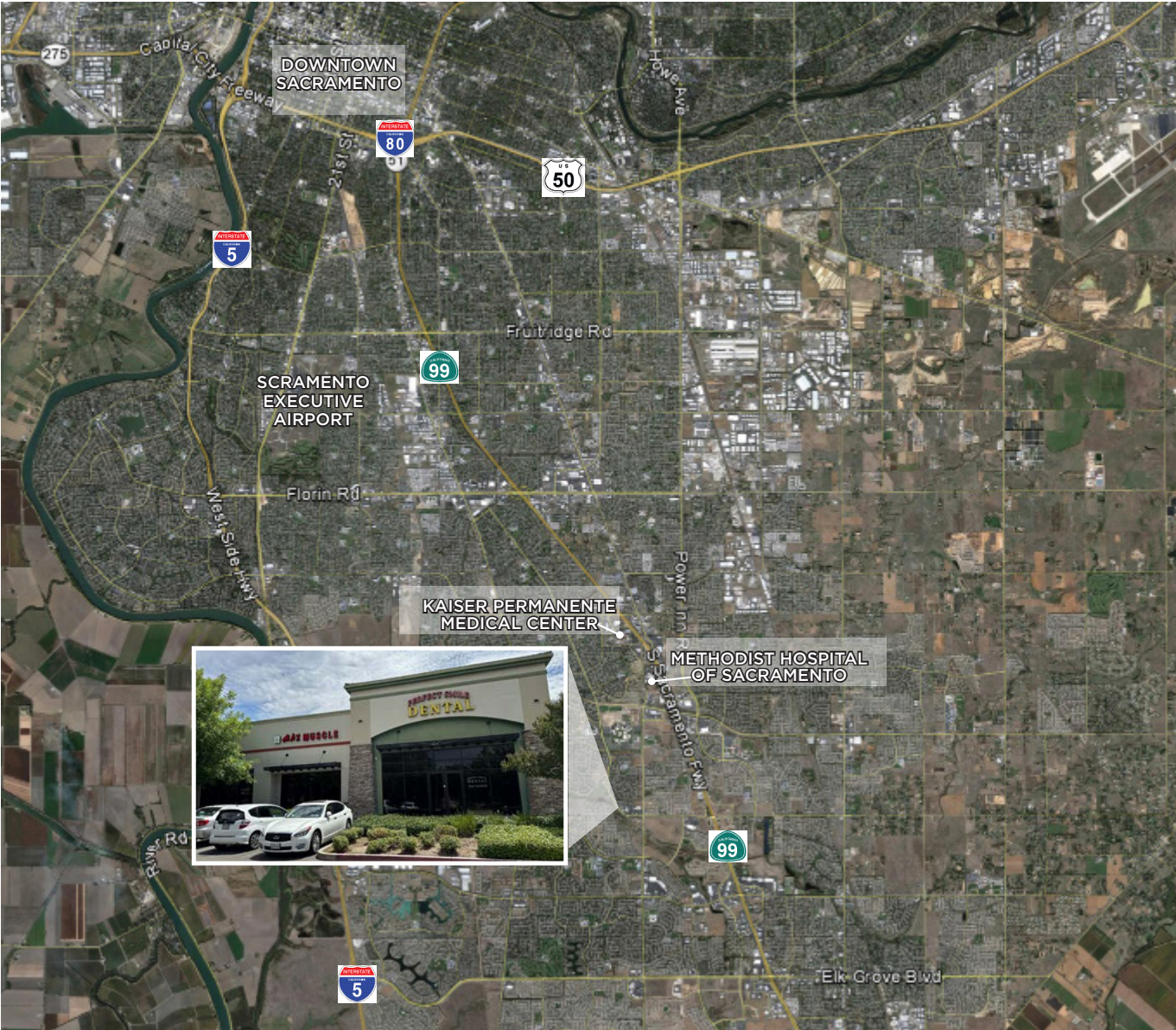
COSTCO
WHOLESALE

NORDSTROM
RACK

Walmart

99

Elk Grove



Center Parkway Business Center

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For More Information Contact:

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