For Lease

4350 MARCONI AVE

Sacramento, CA 95821

±2,592 SF DENTAL SUITE SPACE AVAILABLE

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OVERVIEW FOR LEASE

AVAILABLE SPACE:
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LEASE TYPE
Lease

LEASE RATE
$2.25/SF per month, NNN

NEIGHBORS
- Capital Oral & Maxillofacial
- Honey Daycare Center
- Tricks Sacramento Gymnastics
- Capitol Ballet Center
- Taco Bell
- Rocki's Chicken
- Phaya Thai Halal Restaurant
- O'Reilly Auto Parts

PROPERTY HIGHLIGHTS
- Move-in ready dental surgery center
- Suite features reception/intake, two (2) consultation rooms, three (3) operatories, lab space, and doctors' offices
- Perfect for endodontists, periodontists, prosthodontists, or oral/maxillofacial surgeons
- Fenced and gated parking area
- Strategically located between large residential areas of Arden and Carmichael (5-mile radius population of ±250,000)
- Walking distance to numerous retail and restaurant amenities
- Situated at the high-traffic intersection of Marconi Avenue and Eastern Avenue

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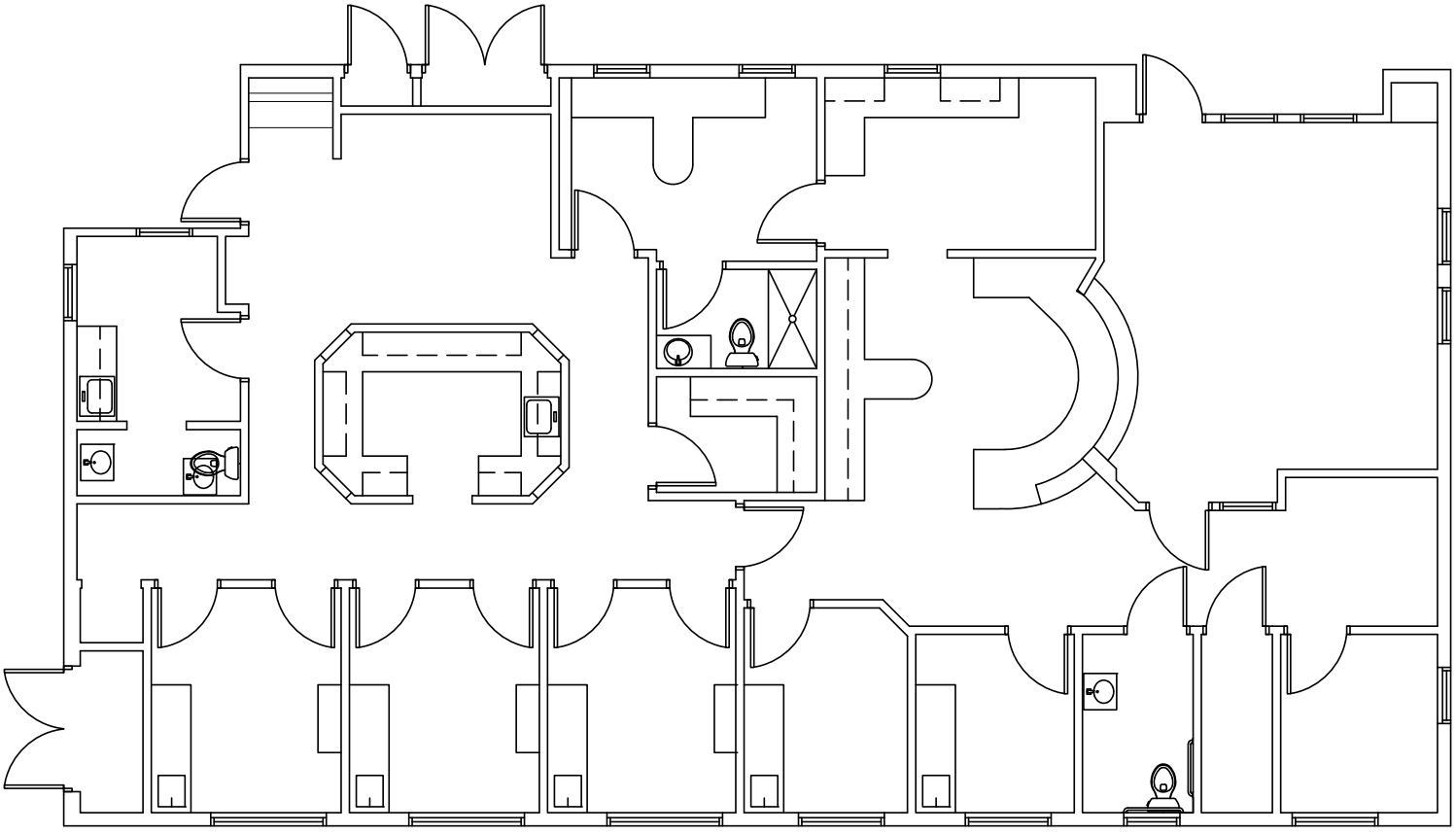
FLOOR PLAN FOR LEASE



FLOOR PLAN

SCALE: 1/8"= 1'-0"

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PHOTOS FOR LEASE

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TRADE AREA MAP FOR LEASE

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