



8220 Longleaf Drive

Elk Grove, CA 95758



Sublease Opportunity



Virtual Tour



CBRE

Property Overview

Partial 4th Floor Sublease - ±15,238 RSF of Contiguous Space

Lease Term: Thru December 31, 2030 – Entire 4th Floor Available on Direct Basis!

Key Features

- **14 Window-Lined Private Offices:** Breathtaking views and natural light.
- **Large Board Room:** Perfect for meetings and presentations.
- **Training Room:** Ready for your team's development.
- **Workstations for 110 Employees:** Move-in ready for your growing team.
- **Private Cafeteria:** Convenient and on-site dining.
- **Built-in Reception & Waiting Area:** Make a great first impression.
- **Private Executive Suite:** Exclusive space with dedicated kitchen and main floor visibility.
- **Server Room:** Dedicated HVAC and IT Workshop for optimal performance.
- **High-End Furniture Available:** Furnish your space with top-of-the-line pieces (inventory upon request).
- **Move-In Ready & Impeccably Designed:** Featuring a built-in reception desk and a waiting area.

Unparalleled Amenities:

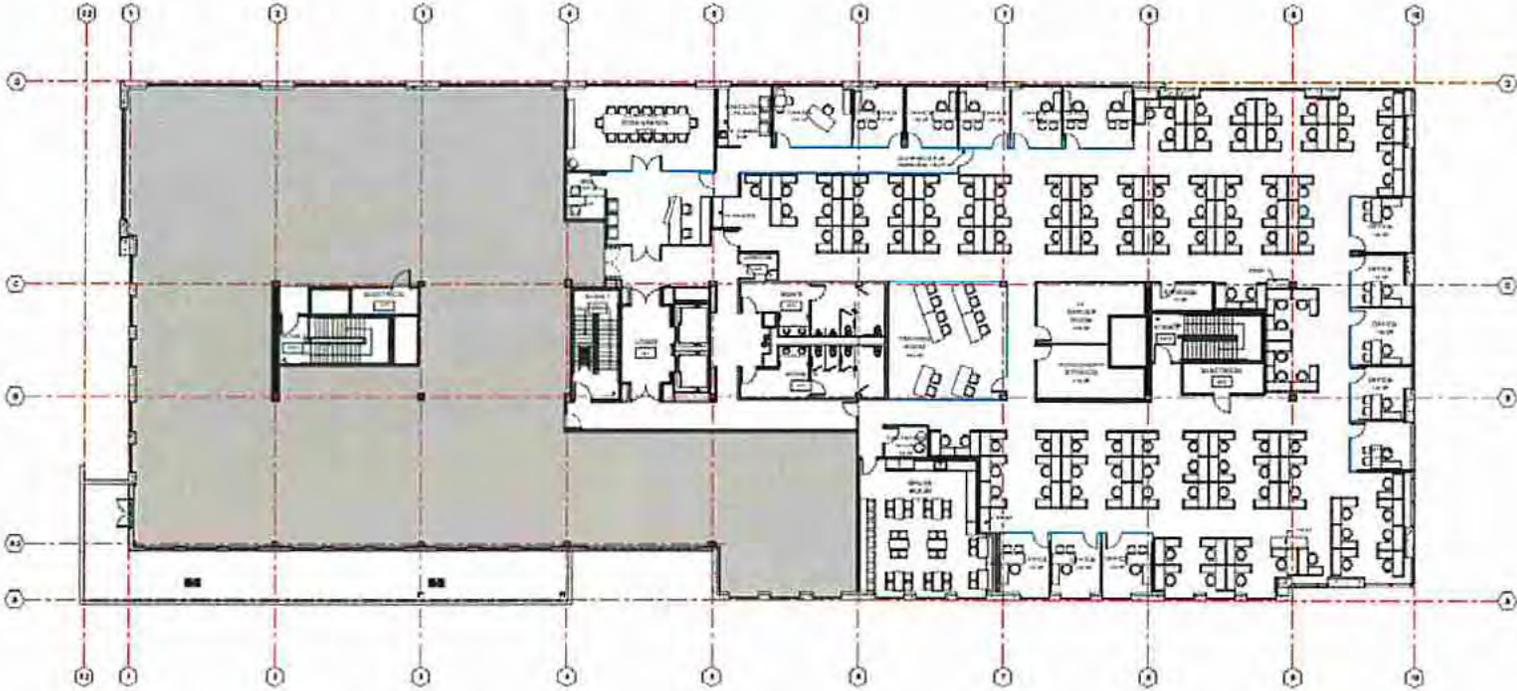
- **High-End Furniture Available:** Furnish your space with top-of-the-line pieces (inventory upon request).
- **Secure Environment:** Double-door entry, onsite guard, and secure facility.
- **Onsite Showers & Lockers:** For your team's convenience and wellness.
- **Prime Location:** Steps from Miwok Park with Tennis/Pickleball Courts.
- **Stunning Views:** Floor-to-ceiling, dual-pane glass windows.





Site Plan

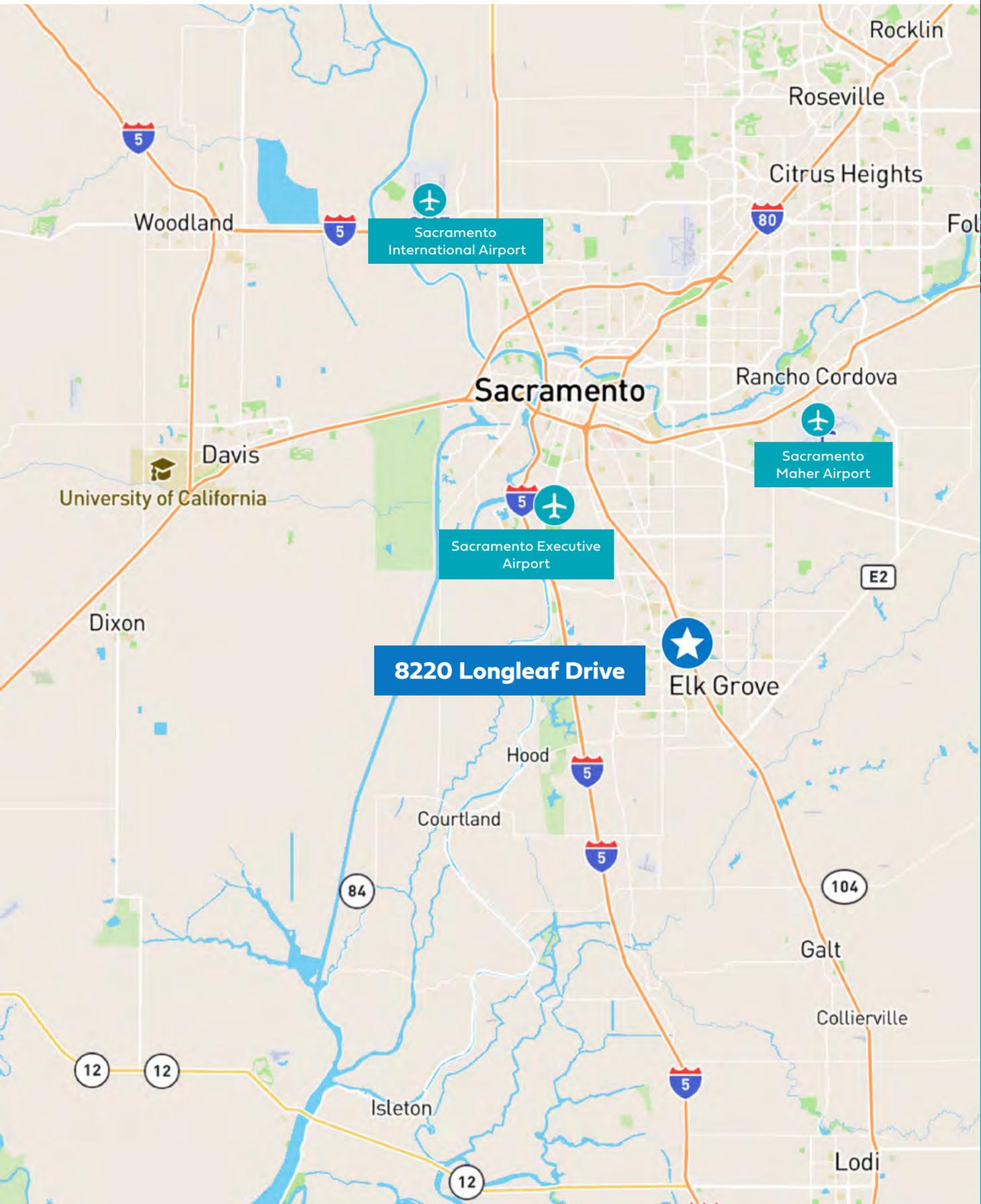
±15,238 RSF



Amenities Aerial



Location Map



Area Demographics

Elk Grove, CA, is a vibrant, family-friendly suburban city in Sacramento County, known for its abundant green spaces, parks, and recreational facilities, and also boasts a thriving business community, a rich history in Old Town, and numerous community events. It's a popular choice for homeowners prioritizing safety and a high quality of life, offering a blend of small-town charm with the convenience of a larger metropolitan area, including easy access to Sacramento.



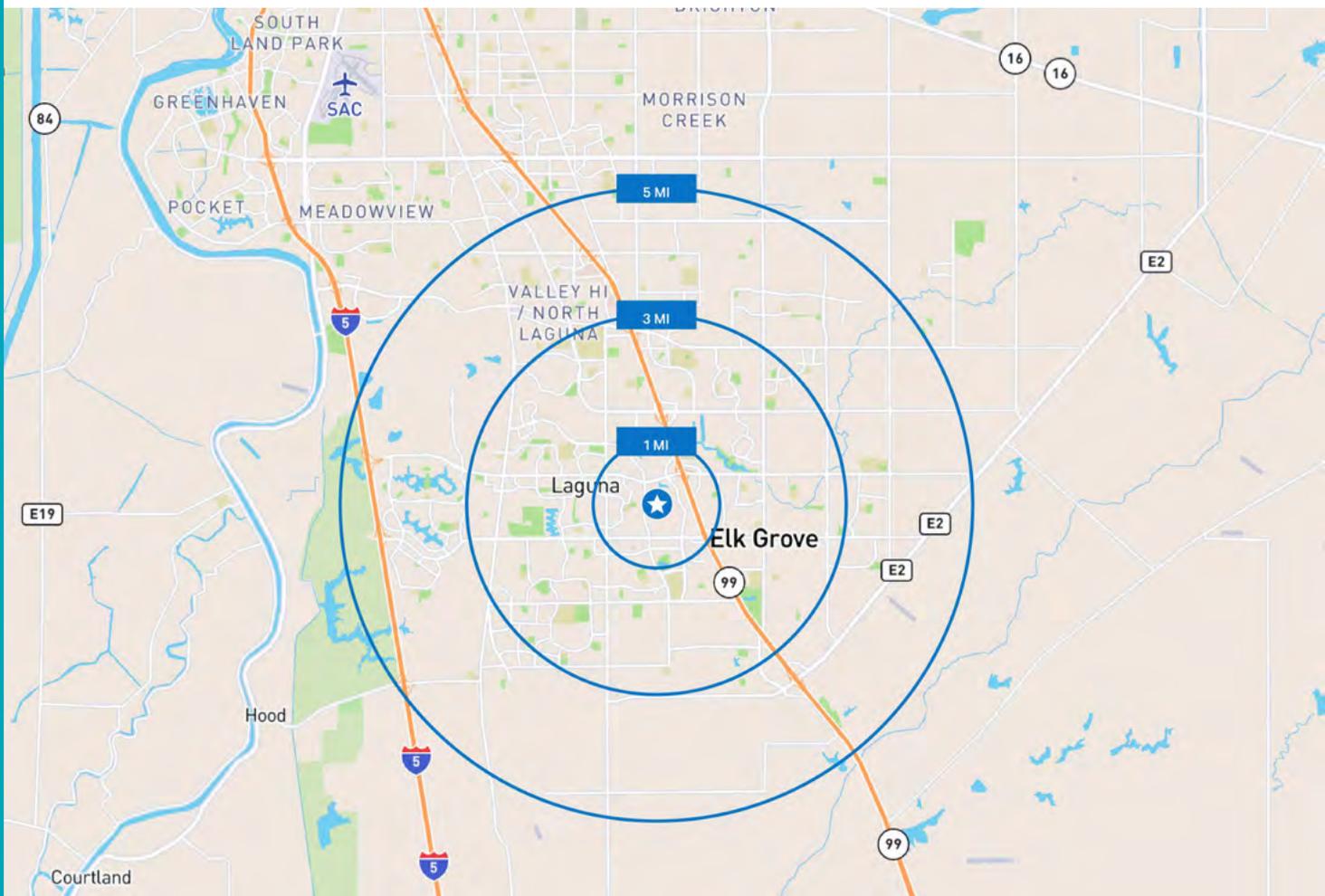
	1 MILE	3 MILES	5 MILES
HOUSEHOLD INCOME			
2024 Average Household Income	\$126,703	\$135,566	\$129,261
2029 Average Household Income	\$139,865	\$149,974	\$143,238
2024 Median Household Income	\$108,829	\$112,956	\$105,824
2029 Median Household Income	\$120,954	\$127,123	\$118,156



POPULATION			
2024 Population - Current Year Estimate	15,462	157,031	297,279
2029 Population - Five Year Projection	160,150	160,150	300,879
2024-2029 Annual Population Growth Rate Projection	-0.09%	0.77%	0.59%



PLACE OF WORK			
2024 Businesses	991	3,456	5,614
2024 Employees	12,985	33,912	59,697



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