

4401

HAZEL AVENUE

SACRAMENTO (FAIR OAKS), CA

HIGH VISIBILITY CORNER LOCATION
FOR LEASE



OFFICE / RETAIL OPPORTUNITY

CBRE

BUILDING HIGHLIGHTS



Asking rates between
\$1.60-1.70 PER SQ. FT.
modified gross



Convenient
HIGHWAY 50 ACCESS
(only 5 minutes away)



AMENITY-RICH AREA of Fair Oaks
(Temple Coffee and Mikunis next door, multiple
grocery-anchored retail centers within two miles,
e.g., Safeway, Raley's, Trader Joe's)



**MONUMENT/BUILDING
SIGNAGE** available (fantastic
visibility along the heavily vehicle trafficked
Hazel Avenue for company branding)



ABUNDANT
parking available



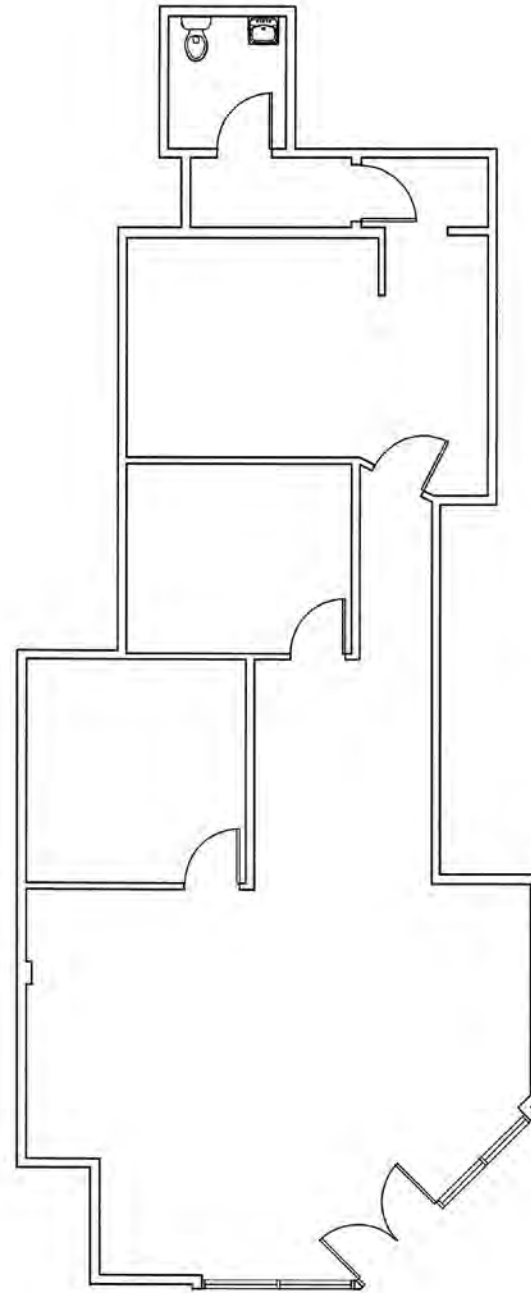
SITE PHOTOS



FLOOR PLAN

SUITE 110 - ±1,657 RSF

- Two Private Offices
- Kitchen
- In-suite Restroom



1ST FLOOR

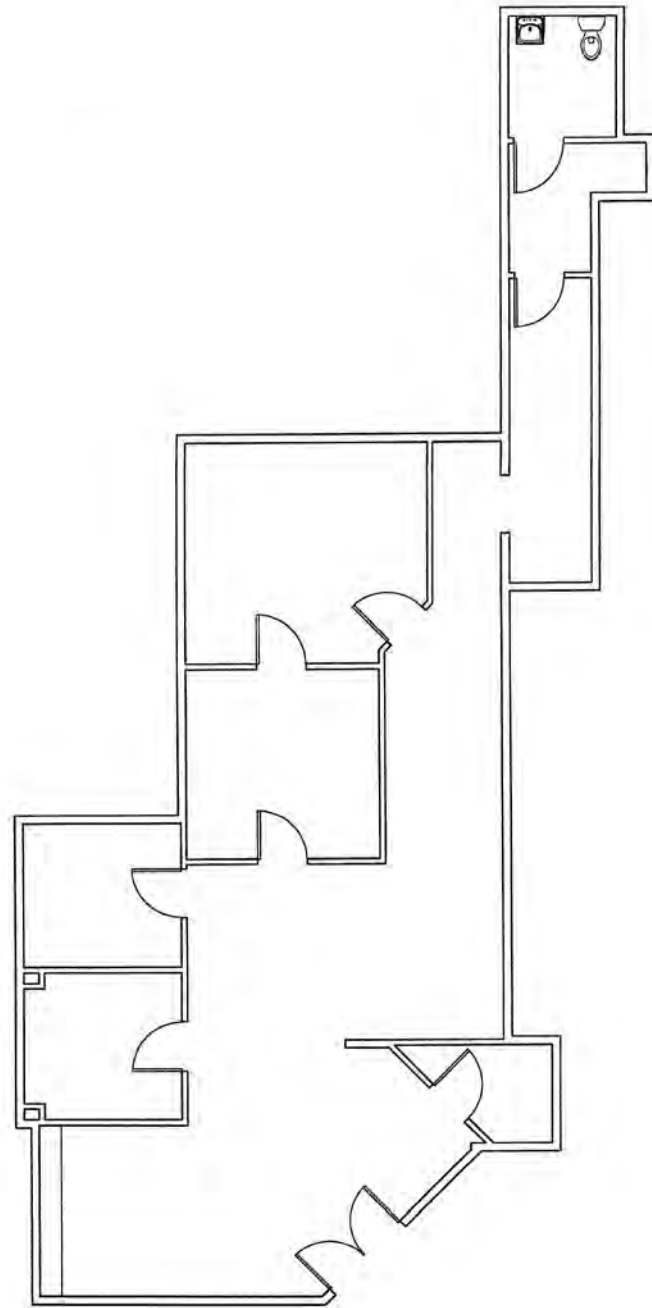
\$1.70 PSF, MODIFIED GROSS



FLOOR PLAN

SUITE 112 - ±1,357 RSF

- Four Private Offices
- Shared Restroom Next to Suite



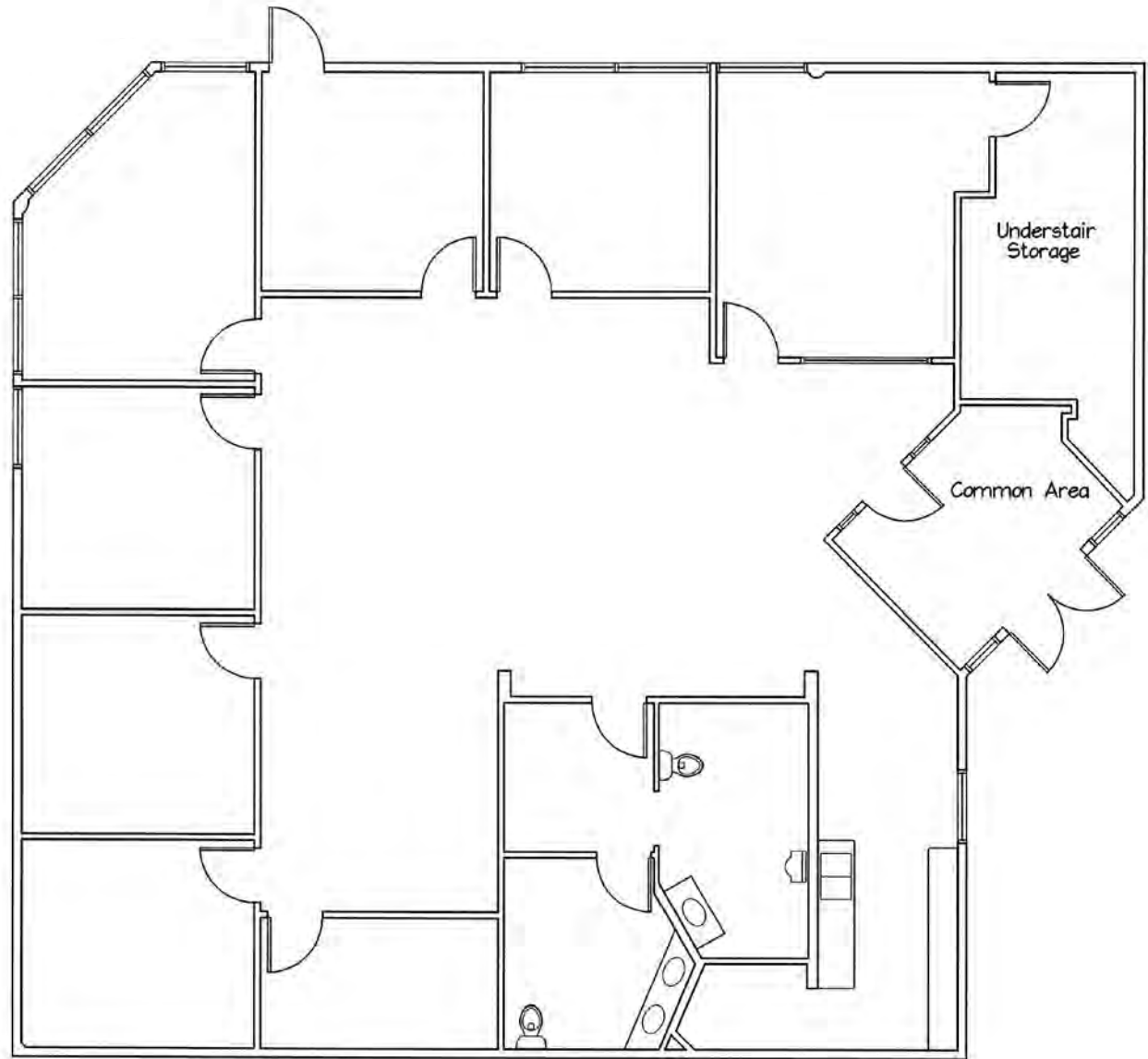
1ST FLOOR
\$1.70 PSF, MODIFIED GROSS



FLOOR PLAN

SUITE 135 - ±3,127 RSF

- Seven Private Offices
- Conference Room
- Kitchen
- Two In-suite Restrooms



1ST FLOOR

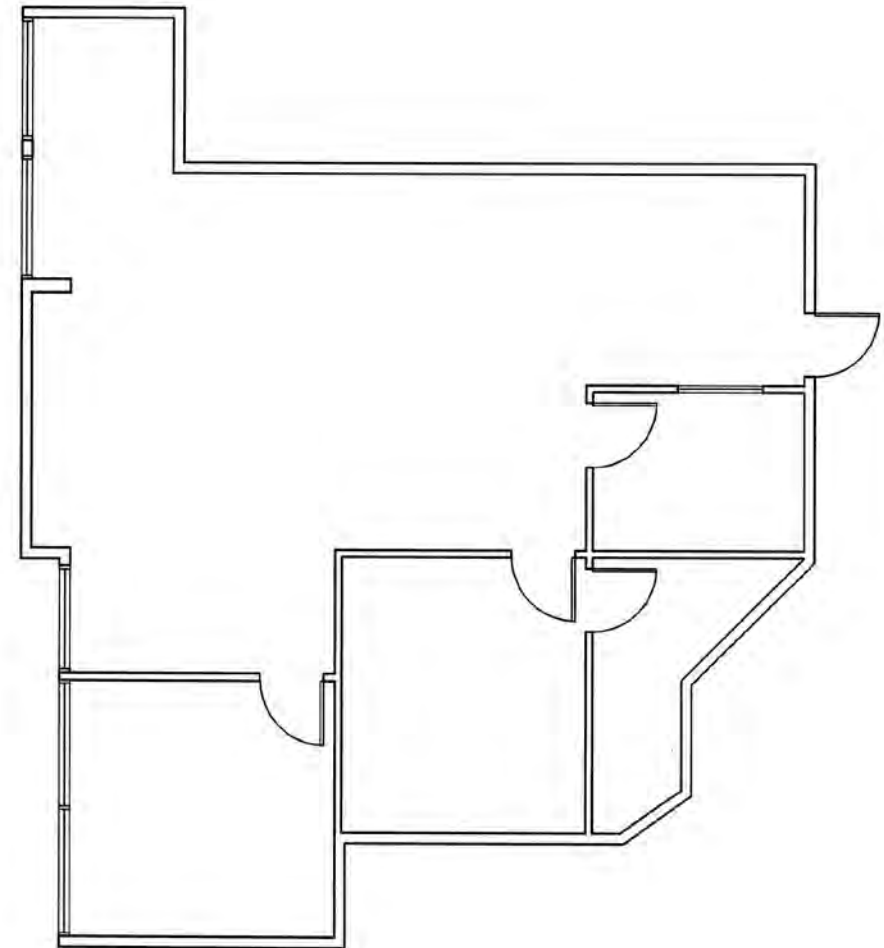
\$1.60 PSF, MODIFIED GROSS



FLOOR PLAN

SUITE 214 - ±1,279 RSF

- Two Private Offices
- Conference Room
- Open Space



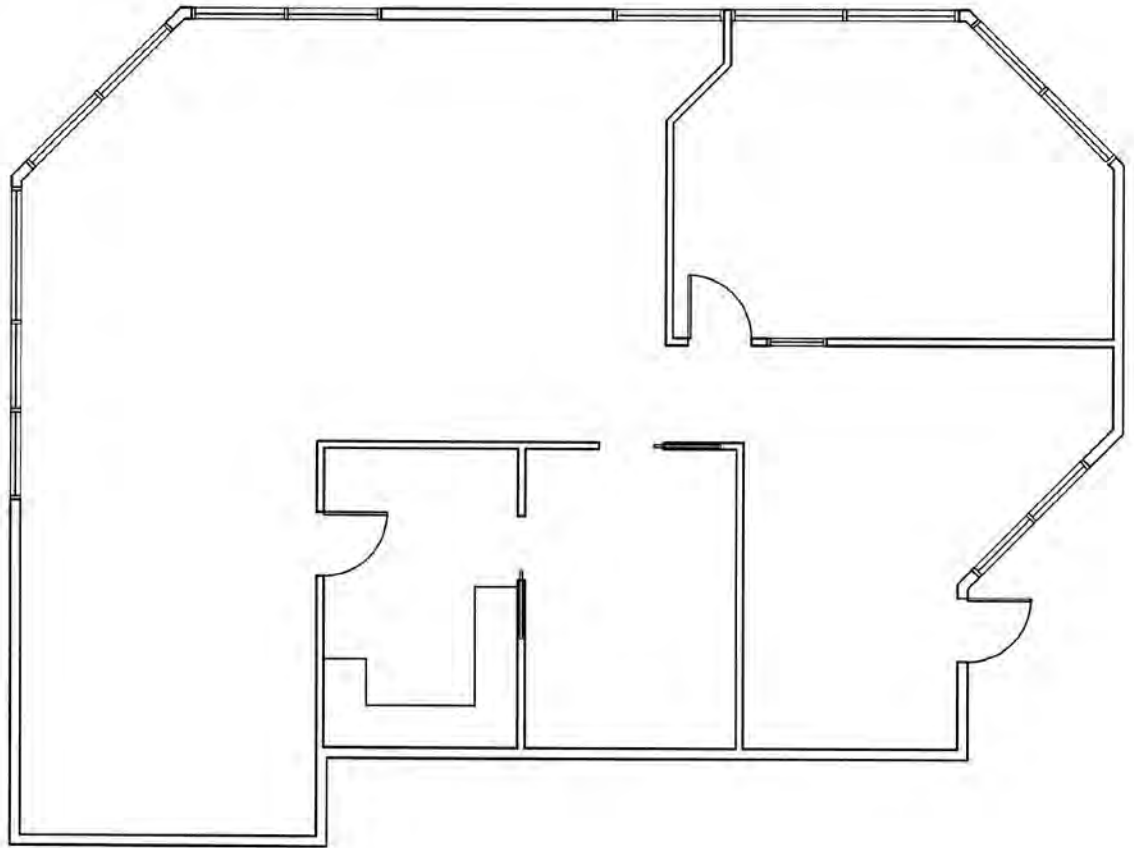
2ND FLOOR

\$1.60 PSF, MODIFIED GROSS

FLOOR PLAN

SUITE 240 - ±1,987 RSF

- Private Office
- Conference Room
- Kitchen
- Open Space



2ND FLOOR
\$1.60 PSF, MODIFIED GROSS



AMENITIES

CONTACT FOR MORE INFORMATION

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CBRE

