

# LAND PARK OFFICE SPACE FOR LEASE

1250 Sutterville Road - Sacramento, CA 95822



## PROPERTY ATTRIBUTES

- 2nd Floor Space Available:
- Suite 205: 400 RSF - \$895/mo. (FSG)
- 25,000 sf athletic club onsite
- APN: 017-0071-011
- Year built: 1977 (Class C)
- Building size: 39,850 RSF (two floors)
- Lot size: 1.38 acres
- Parking: 2 per 1,000 sf (per zoning)
- Zoning: C-1 (Limited Commercial)

## LOCATION CHARACTERISTICS

- Beautiful Land Park
- Across the street from:  
La Bou / Sprouts Market / Sac Zoo
- Interstate 5 only 1/4 mile to the west
- Bus stop directly in front of property
- Signage available

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

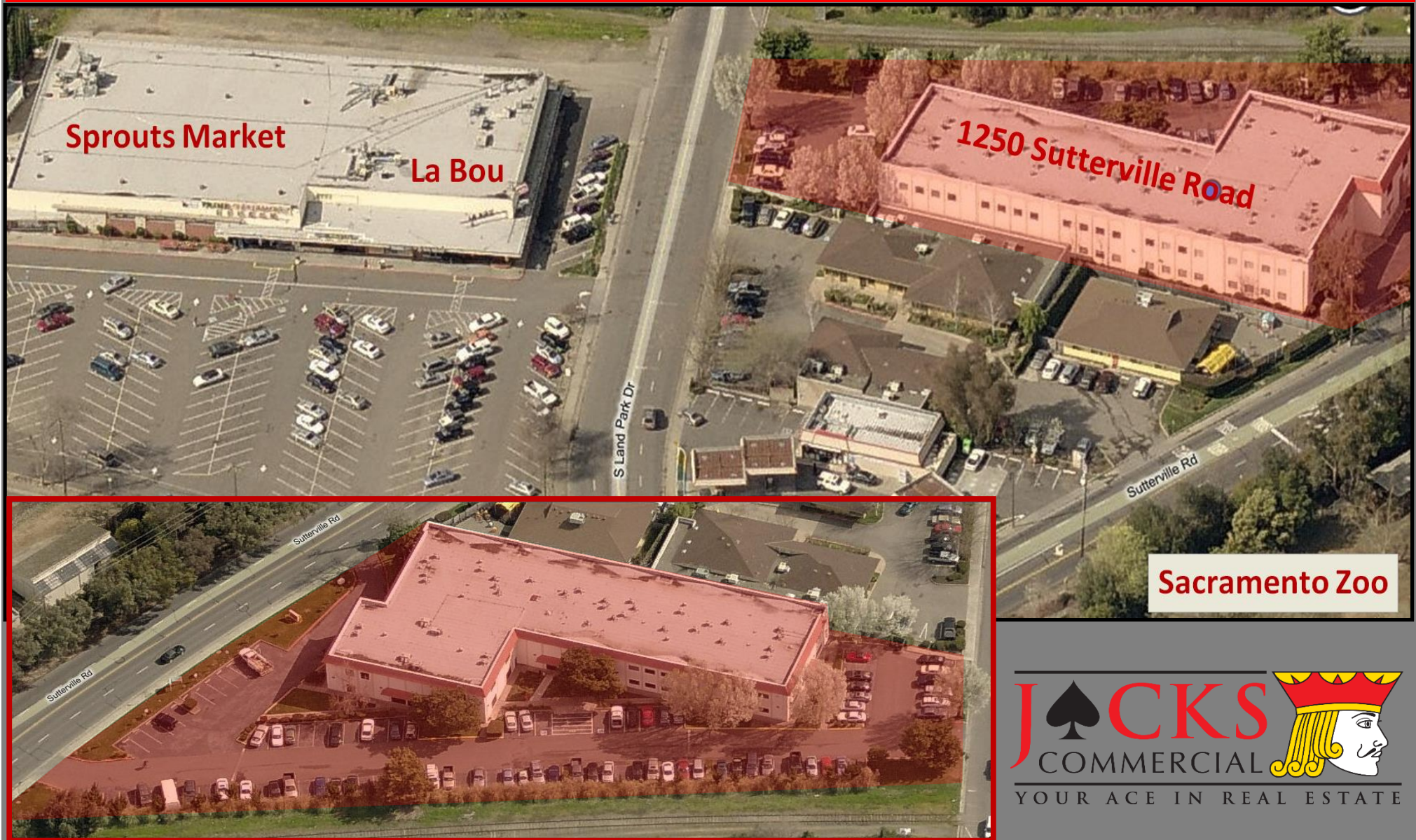
JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

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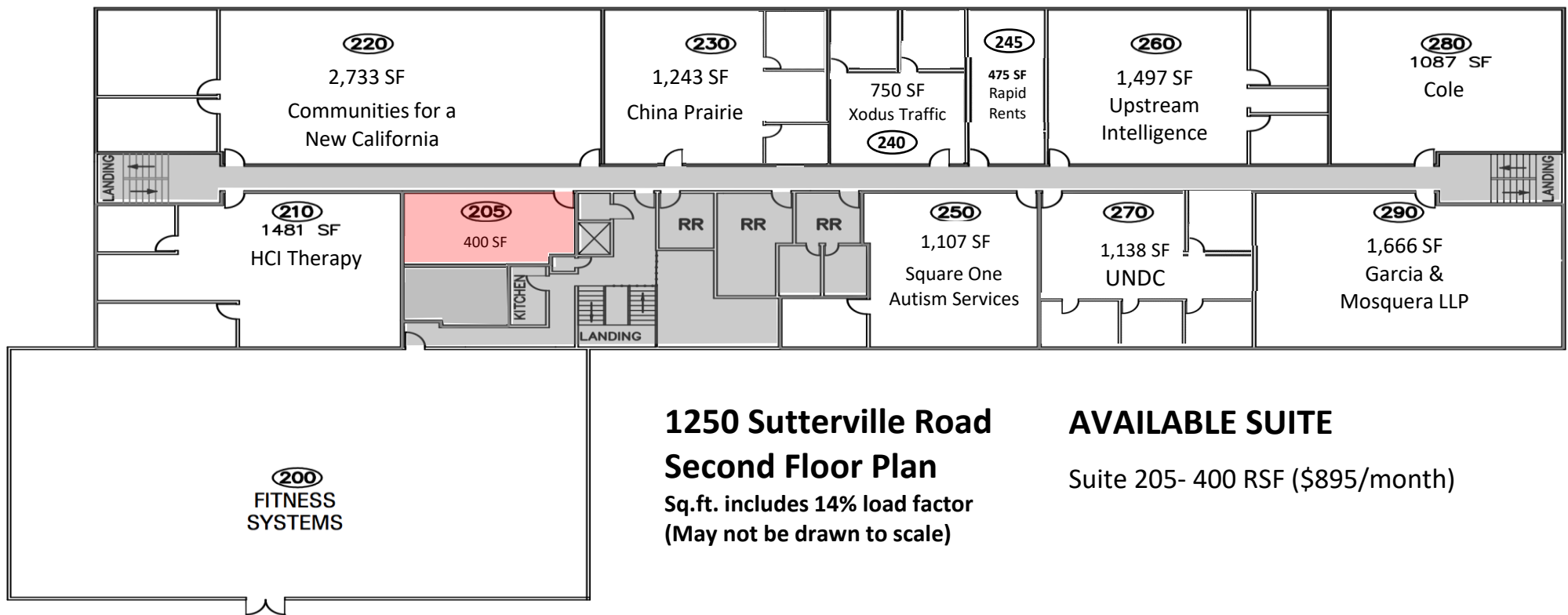
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**1250 Sutterville Road**  
**Second Floor Plan**  
 Sq.ft. includes 14% load factor  
 (May not be drawn to scale)

**AVAILABLE SUITE**  
 Suite 205- 400 RSF (\$895/month)



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