

# AVAILABLE FOR LEASE

**Medical / Educational Office Space**  
**7237 E. Southgate Drive**  
**South Sacramento, CA 95834**

- 5,100 square feet available
- Turn key medical / educational space
- Zoned General Commercial (GC)
- Asking rent: \$1.20 psf (Mod Gross)



**Brian Jacks** | Regional Vice President  
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EAST WEST Commercial Real Estate LLC | 915 L Street, Suite C440 | Sacramento, CA 95814

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



# Medical / Educational Office Space For Lease

## 7237 E. Southgate Drive - Sacramento, CA

- Adjacent to Florin Medical Center
- Across from Florin Towne Center
- Shopping / restaurants nearby
- Less than 1/4 mile off Highway 99
- Onsite property management

- Private / gated overnight parking
- Tenant pays electricity
- Tenant improvements negotiable
- Property photos:  
<http://tinyurl.com/7237-E-Southgate>



### 7237 Medical Offices

→ Suite A and B	→ Suite C	→ Suite D
Walton Pediatrics and Medical Associates	Professional Medical Clinic For Women	Quest Diagnostics Patient Service Center
Vernon L. Walton, M.D., F.A.A.P.	Nathan H. Allen, M.D.	
Stephanie A. Walton, M.D., F.A.A.P.	Akiba E. Green, D.O.	
Kathleen Carroll-Hack, P.N.P., M.S.N., M.P.H.	Mary Phillips-Gevercer, R.N.P.	
Jeana G. Hoyt, M.D., M.P.H., F.A.A.P.	DeAnne Manansala, R.N.P.	
Arlyn Marrero-Nasirov, M.D.		
		→ Suite E
		Available For Lease

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# Medical / Educational Office Space For Lease

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- Reception area
- 17 existing offices / classrooms
- 3 unisex restrooms + extra plumbing
- Conference room + kitchen
- Large open spaces



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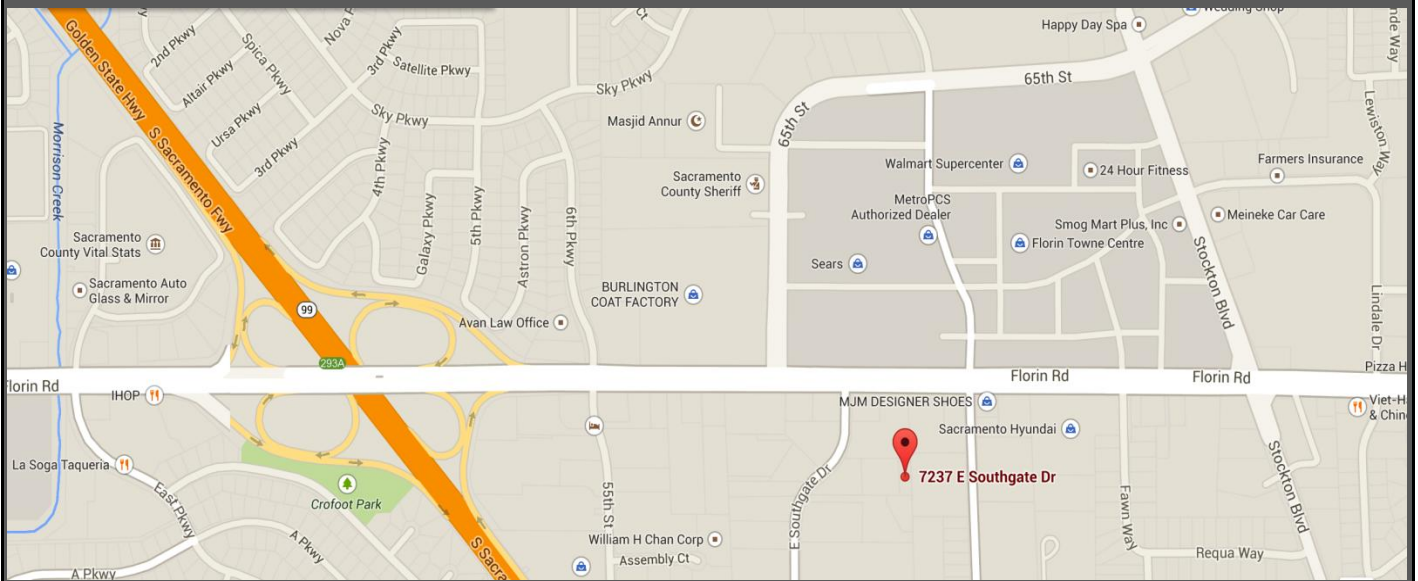
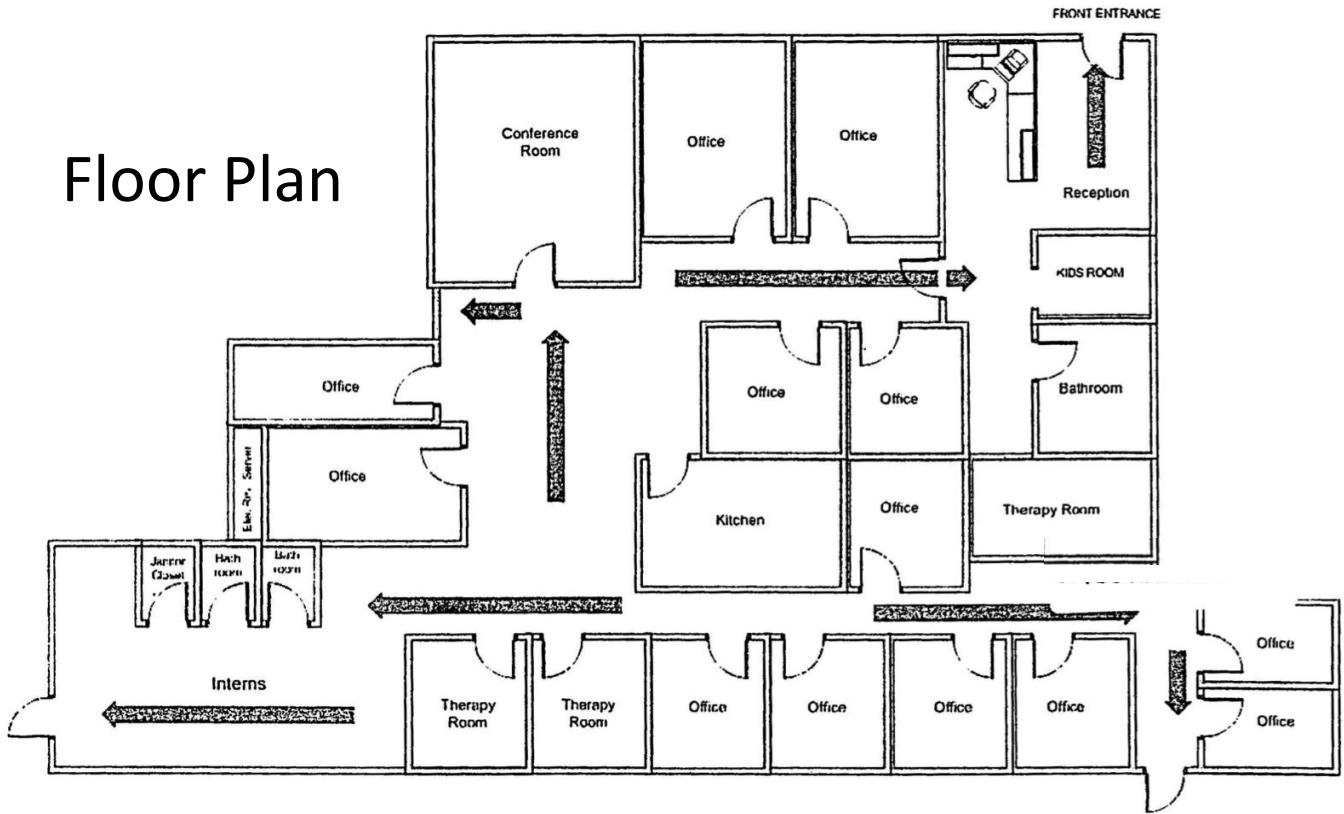
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### Floor Plan



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