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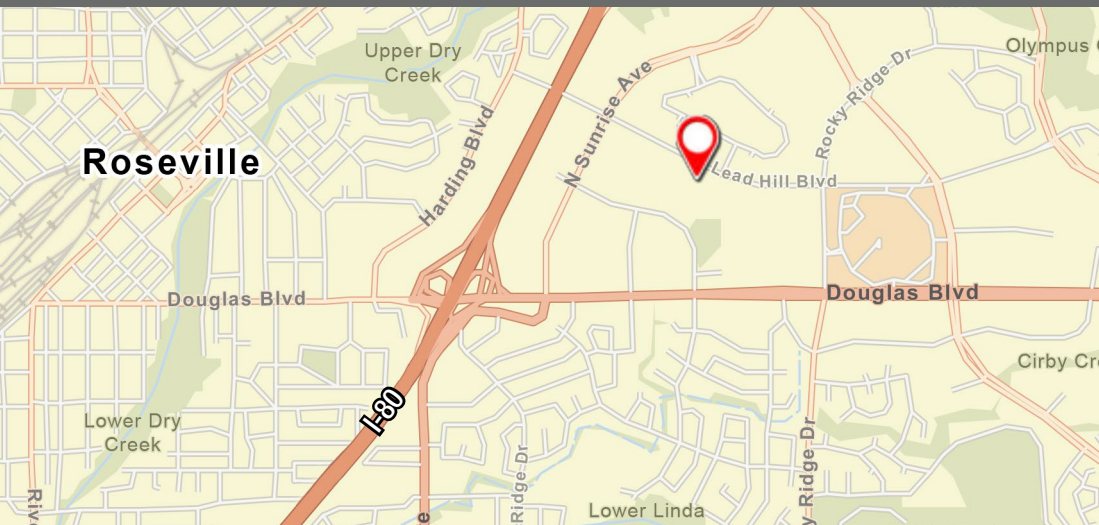




# PROPERTY HIGHLIGHTS

- Suite 108:  $\pm$  1,268 RSF (Available 10/1/2024)
- Suite 165:  $\pm$  2,101 RSF (Available 8/1/2024)
- Suite 201:  $\pm$  4,414 RSF (Demisable to  $\pm$  2,138 RSF)
- Suite 207:  $\pm$  4,500 RSF
- Suite 245 :  $\pm$  1,591 RSF
- Vast exterior window line allows excellent natural light
- Plumbing options available
- Close to numerous retail, shopping and restaurant amenities
- Less than one mile to I-80
- Tenant Improvement Allowance for qualified tenants

**Lease Rate: \$1.75/SF Full Service**

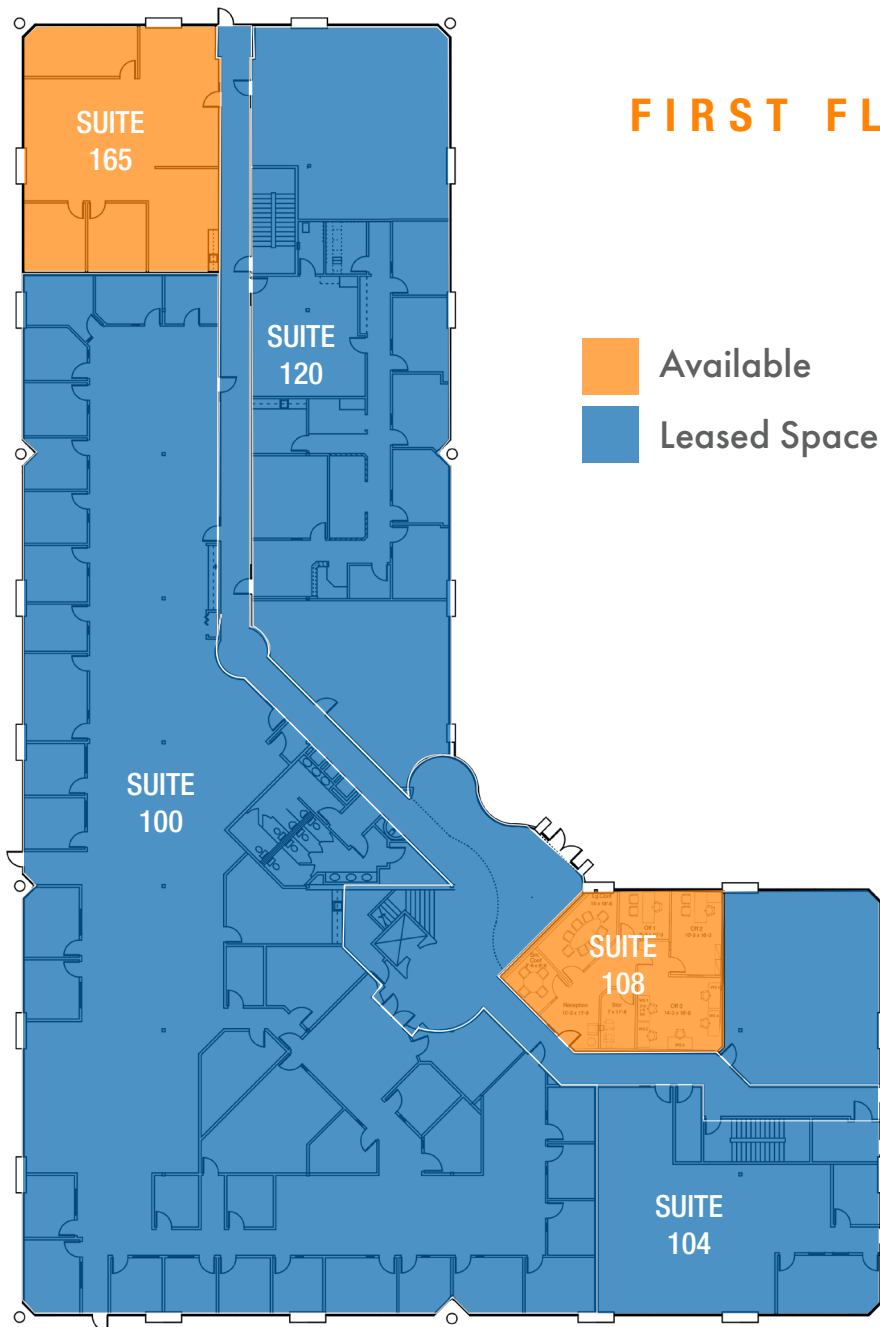


# FLOOR PLAN

Suite 108  
±1,268 RSF

Suite 165  
±2,101 RSF

## FIRST FLOOR



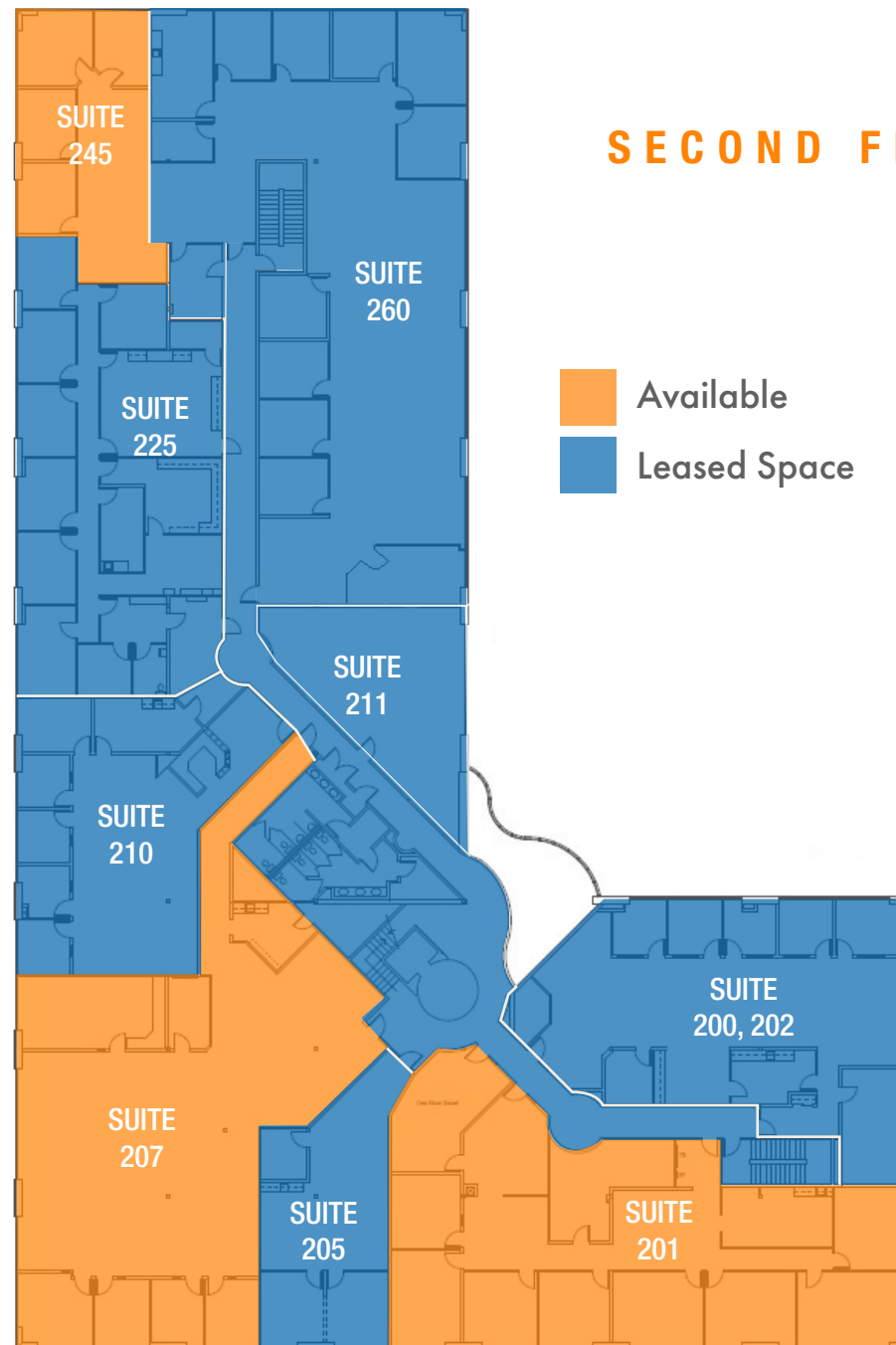
## FLOOR PLAN

Suite 201  
±4,414 RSF

Suite 207  
±4,500 RSF

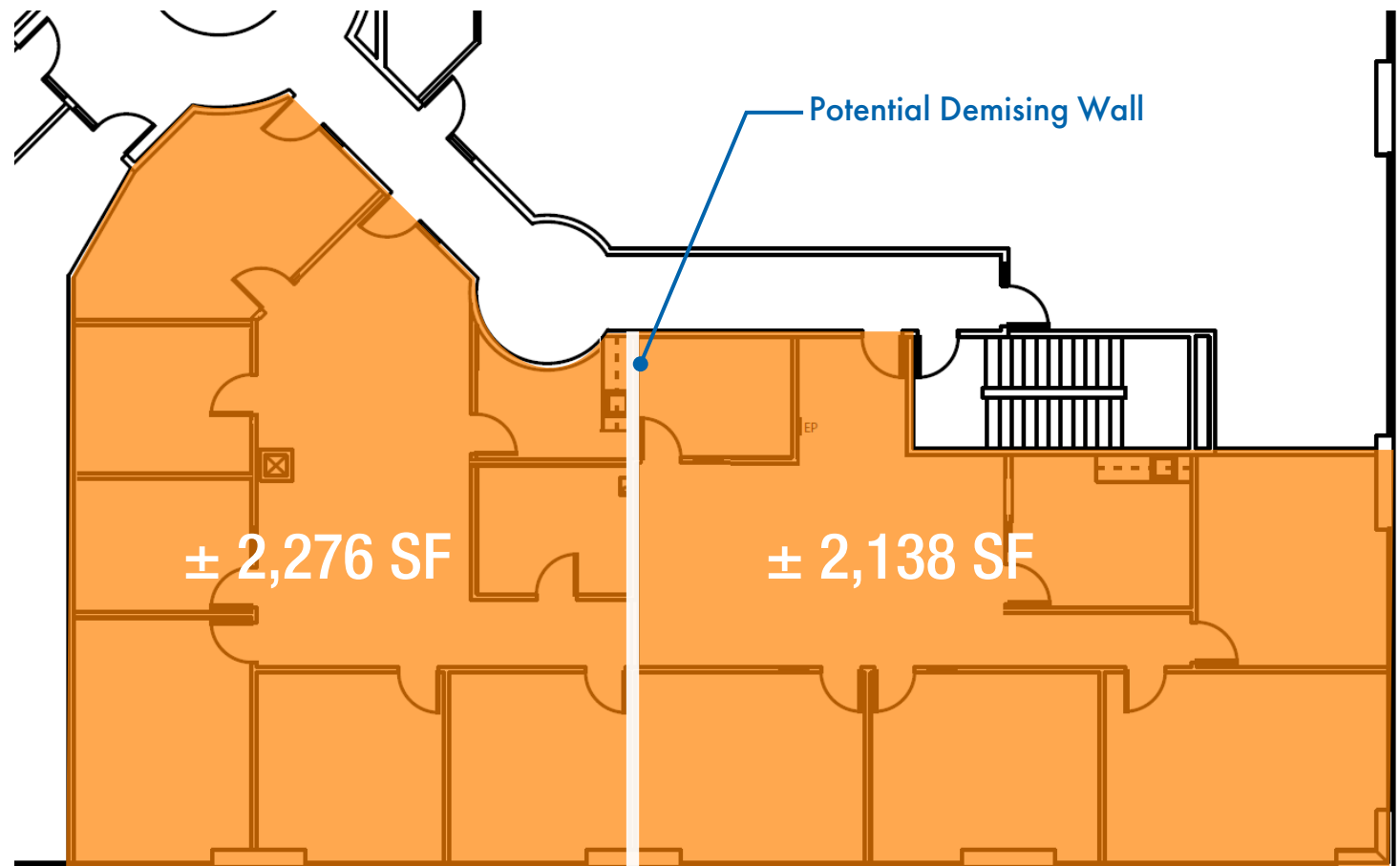
Suite 245  
±1,591 RSF

## SECOND FLOOR



# PROPOSED SUITE 201 FLOOR PLAN

SECOND FLOOR



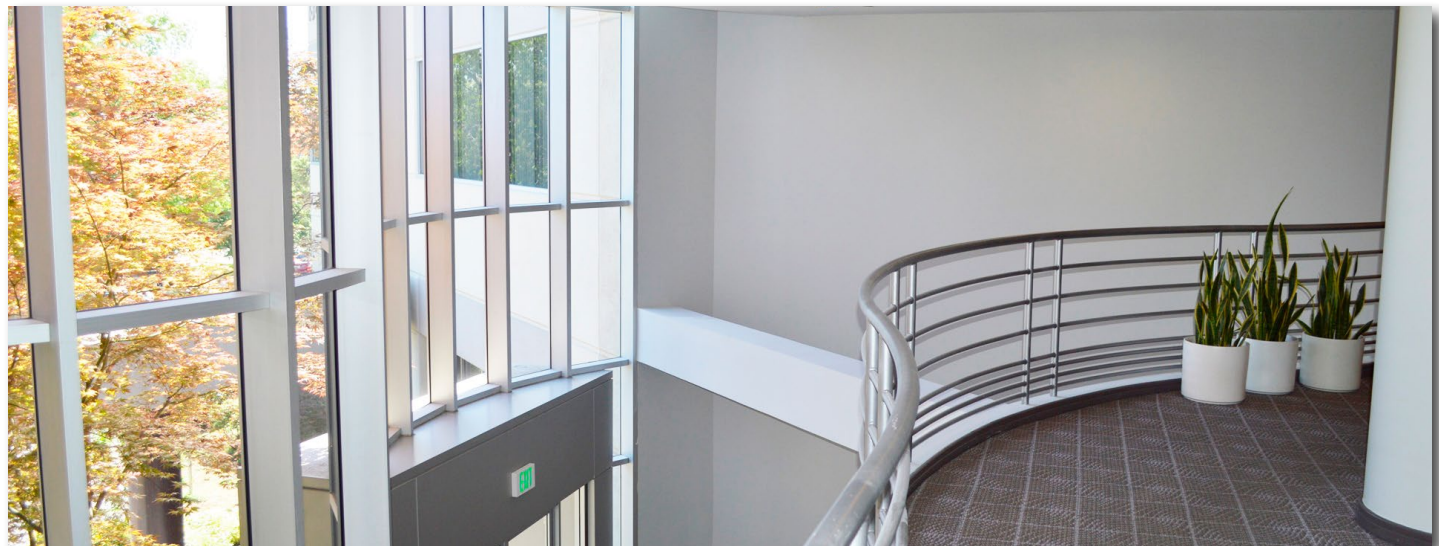


## PHOTOS

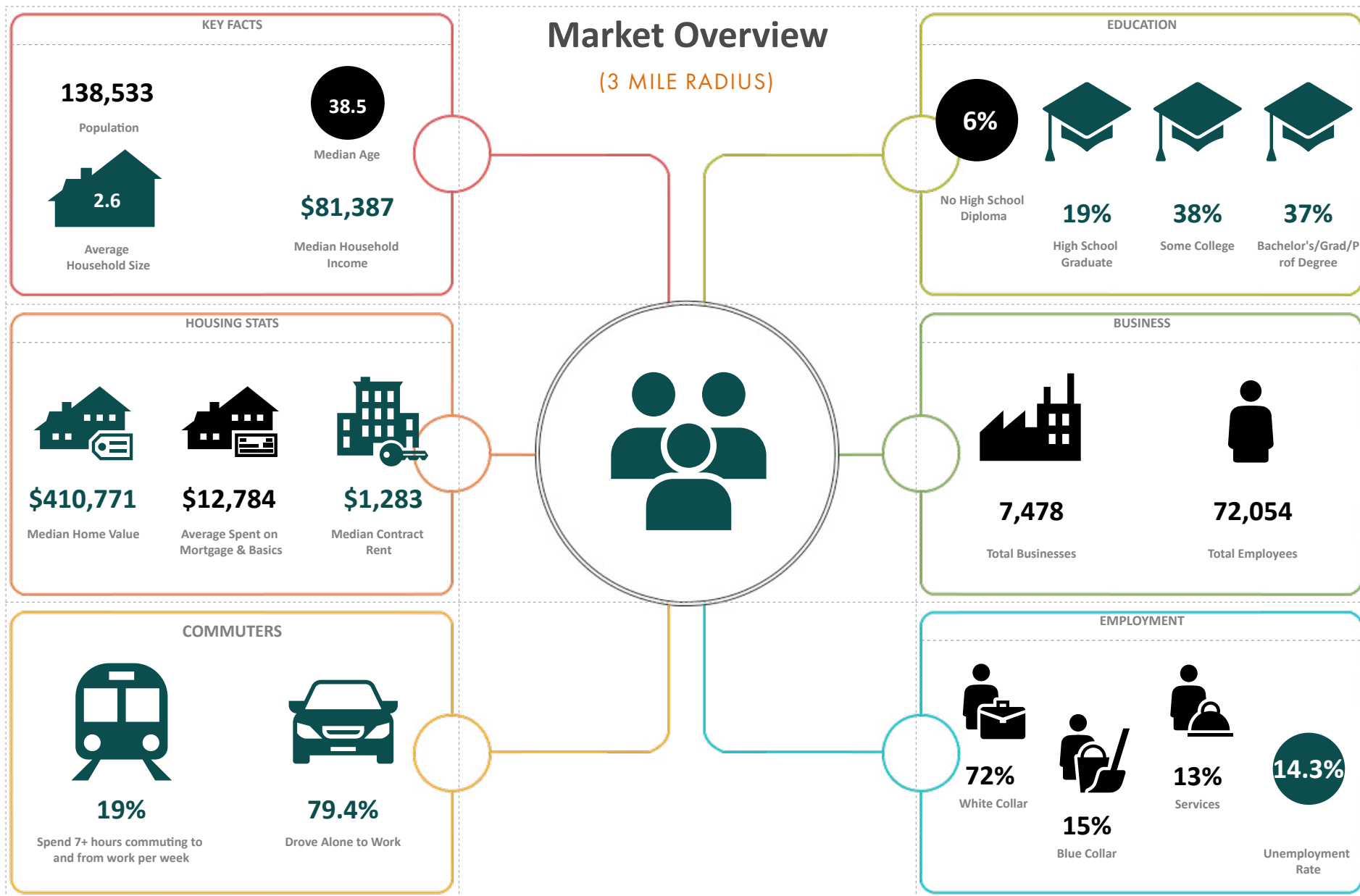
Suite 201



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# DEMOGRAPHICS





Folsom Lake



Douglas Blvd.



Eureka Rd.



SITE



Placer Village



Douglas Blvd.



Lead Hill Boulevard

N. Sunrise Ave.





**GALLELLI**  
REAL ESTATE

**1376 Lead Hill Blvd.**

**1380 Lead Hill Blvd.**

**1386 Lead Hill Blvd.**

**1390 Lead Hill Blvd.**

**1836 Sierra Gardens**

**1830 Sierra Gardens**



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