ARDEN CREEK OFFICE PARK Size: 4,250 SF 6363 Fully furnished building ready for immediate occupancy.



PROPERTY HIGHLIGHTS:

- Size: 4,250 SF office property
- Availability: Immediately
- Lease Rate: \$1.65/SF, Modified Gross
- Building is fully furnished, ready for turn-key operations
- Easy ingress and egress
- Within walking distance to numerous retail and restaurant amenities
- Building Signage facing Auburn Boulevard
 (±24,299 Average Daily Traffic Count)

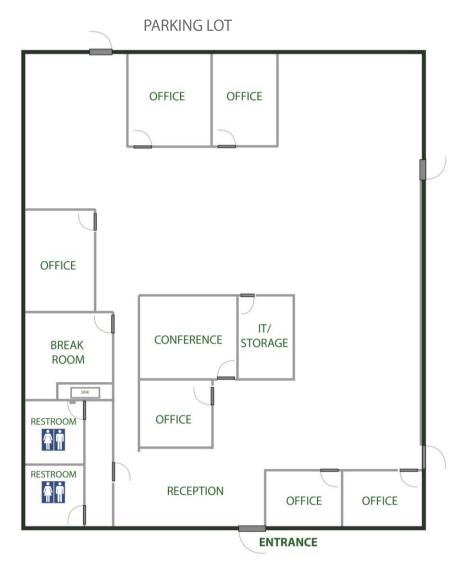
SALE PRICE: \$695,000 (\$163/SF)







Size: 4,250 SF



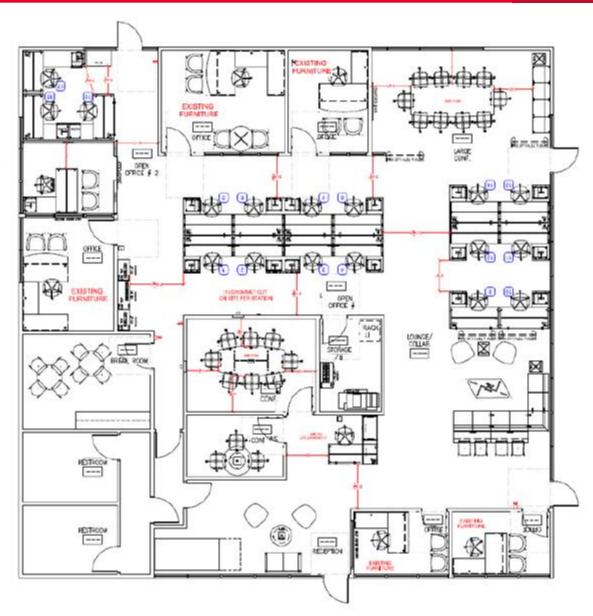
AUBURN BLVD - ±24,299





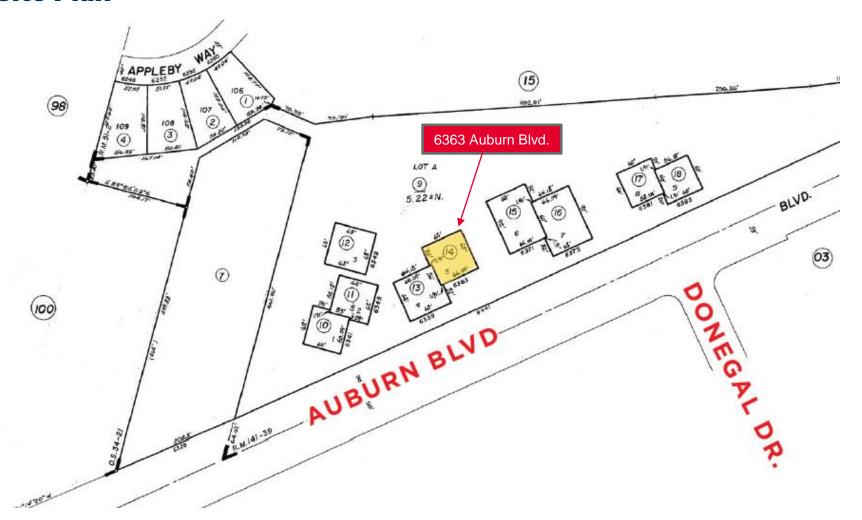
Floor Plan with existing furniture, fixtures and equipment

- Furnished ready for immediate occupancy
- 6 offices
- 15 workstations
- 2 conference rooms
- open collaborative areas
- Large open executive meeting area
- Break room, with sink, water, refrigerator
- reception area
- · outdoor seating and walking area
- on-site parking





Site Plan





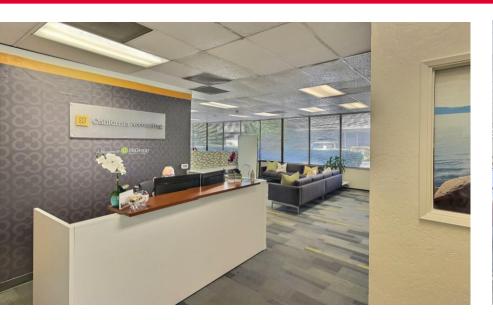




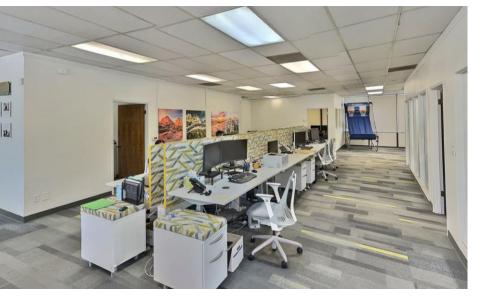


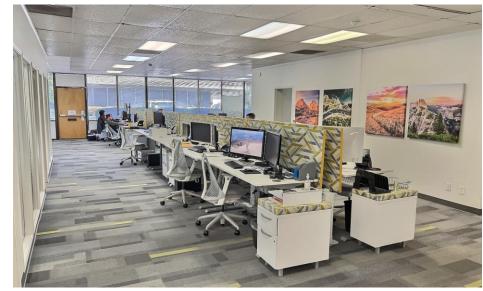




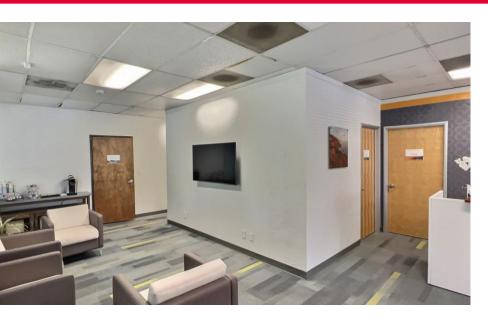






















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