



PDF

DEVELOPMENT

FOR LEASE \$1.70 NNN

Liberty Center II

9381 E. Stockton Blvd. Suite 214,230
Elk Grove, CA 95624



- +/-6,295 usf in New Class “A” Building newly constructed in 2006
- No load factor—leases based on Usable Square Feet (usf)
- Turnkey—Ready to Move in
- **FREEWAY SIGNAGE**
- Building Fronts Hwy 99 between Bond Rd. and Elk Grove Blvd.
- Easy Freeway Access - 20 minutes South of Downtown Sacramento
- Impressive Building Lobby
- 2nd Floor, Highly Visible Location

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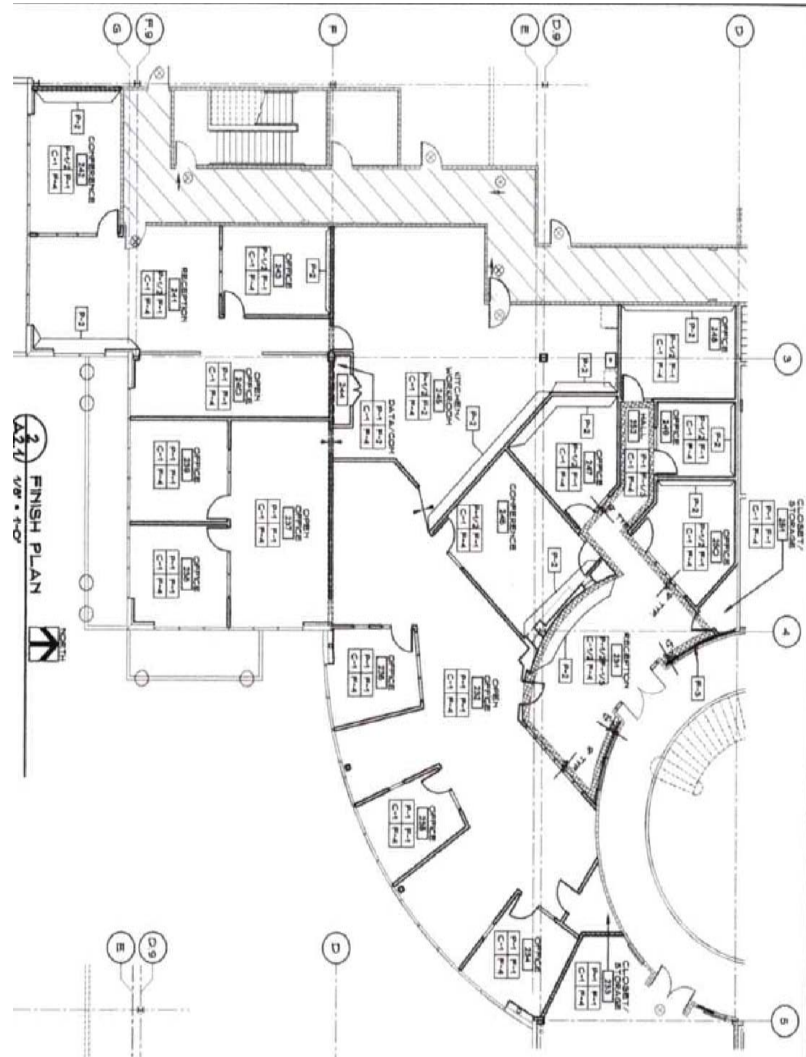
Office/Medical Office for Lease
Liberty Center II
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Contact: Tammy Rayfield
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Suite 214, 230 –The Office

These Suites are ideal for Office or Medical Use. Excellent interior design and upgraded finished.

- Entrance off 2nd Story Balcony
- Many Windowed offices
- Furniture in place and available to purchase.
- 11 Private Office
- 2 –3 Conference Rooms
- 2 entrances with 1 main and 1 secondary Reception Area
- Large open areas
- Large Kitchen / work area



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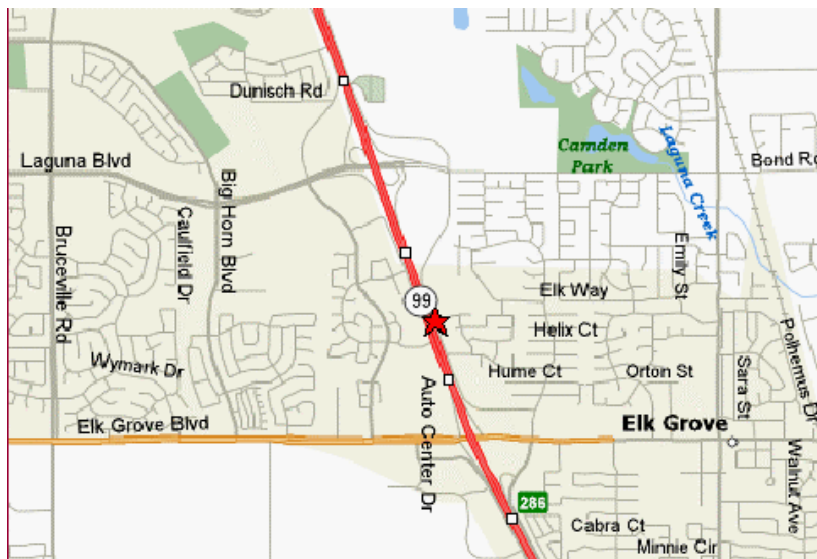
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Property Description

- Liberty Center II, designed by Perkins, Williams & Cotterill is a two story, **+/- 80,000 sf Class "A" building** constructed in 2006, located at the heart of Elk Grove's business corridor. This building has four outside entrances. The two main entrances lead to an expansive two story sky light rotunda and a circular stairway with custom designed railing leading up to the 2nd floor open balconies.
- **Custom, upgraded interior** finishes throughout the building's expansive common areas (26% of the building is common area).
- **Security**—Liberty Center II is equipped with 24/7 security. After Hours the building uses an electronic key fob entry system and the building is equipped with interior and exterior cameras.

Location

The Exceptional Architectural Design, along with the Large Bronze Eagle Sculpture (Commissioned by Montana's wildlife artist, Mike Capser) makes this building a landmark location in Elk Grove and along the Highway 99 Corridor. Just 20 minutes south of downtown Sacramento, this building can be seen from the freeway and is easily accessible from Highway 99.



The special attention to details in the architecture and art, along with the overall outstanding quality of this building, inside and out, make this an excellent location for your business.

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