

2620 HURLEY WAY

SACRAMENTO, CA

Medical/Office For Lease

*Lease Rate: \$1.29/SF

+1 month free for every Initial Lease Term Year

Suite B: ±2,426 SF (divisible) - See Page 2

Easy access from Hurley Way and Fulton Ave

Excellent building condition with parking lot recently paved and landscaping updated

LC Zoning (Light Commercial)

Abundant parking

Storefront and monument signage available

Roving nightly security

* No minimum lease term length

*6% procuring fee

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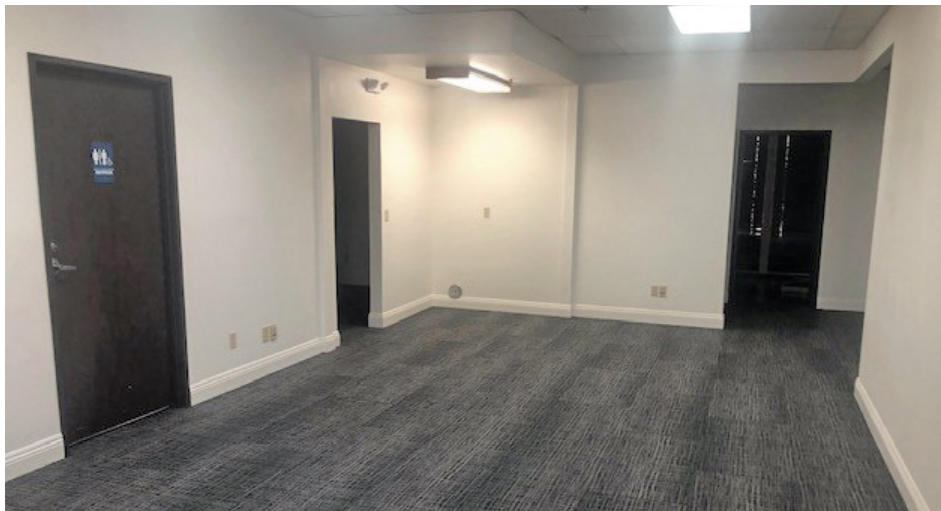


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SUITE B FLOOR PLAN - ±2,426 SF

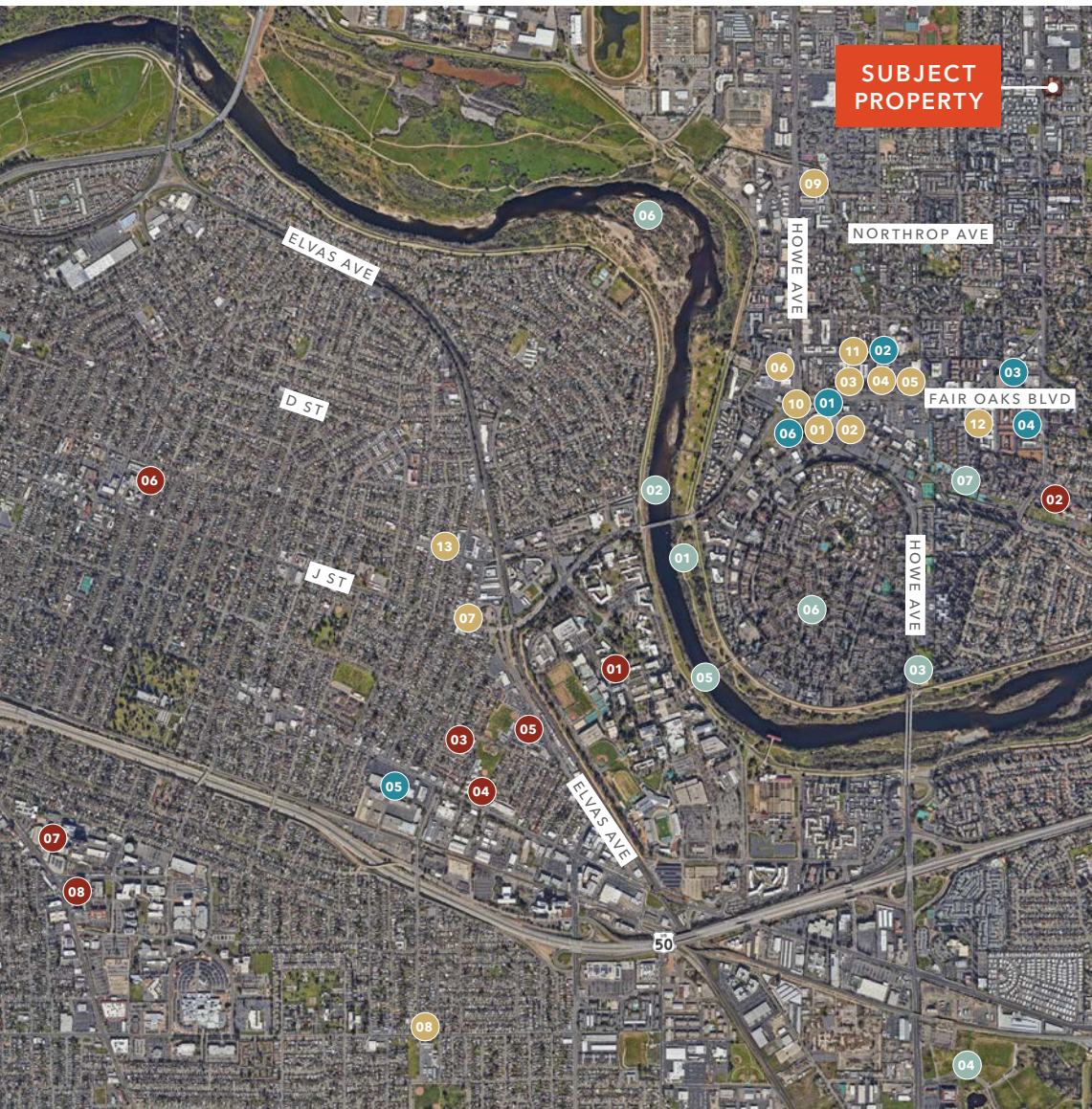


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RESTAURANTS & BARS

- 01 Zocalo University Village
- 02 Buckhorn BBQ & Grill
- 03 Ruth's Chris Steak House
- 04 Wildwood Kitchen & Bar
- 05 Piatti
- 06 Twin Peaks
- 07 Mimosa House
- 08 Bacon & Butter
- 09 Cracker Barrel
- 10 Bennett's
- 11 Café Bernardo
- 12 Zinfandel Grill
- 13 Selland's

RECREATION & PARKS

- 01 American River Trail
- 02 American River
- 03 University Park
- 04 Granite Regional Park
- 05 Guy West Walking Bridge
- 06 Glenn Hall Park
- 07 Rio Del Oro Sports Club

RETAIL CENTERS

- 01 The UV
- 02 Pavillions Shopping Center
- 03 Loemann's Plaza
- 04 Lyon Village Shopping Center
- 05 Camelia Center
- 06 The Boulevard

SCHOOLS/HOSPITALS

- 01 CA State University Sacramento
- 02 Sacramento County Day School
- 03 St Mary Parish School
- 04 Phoebe A. Heart Elementary School
- 05 St Francis High School
- 06 Mercy General Hospital (39th & J St)
- 07 UC Davis Hospital
- 08 Shriner's Children's Hospital

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THE EDGE IN YOUR MARKET

For nearly 60 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US.

Our team boasts over 900 local market specialists and top-producing professionals — serving out of 19 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the Western U.S.

We offer a complete range of brokerage, appraisal, asset services, consulting, and debt and equity finance services for all property types.



COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL
TRANSACTION VOLUME

500+

NO. OF BROKERS

ASSET SERVICES

54M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,700+

AVERAGE ANNUAL ASSIGNMENTS

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Exclusively listed by

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