



CROSSROAD
VENTURES GROUP

5320 Douglas Blvd

Granite Bay, CA 95746



For Lease

**Medical/Office
Building**

916.788.9731

crossroadventures.net

Highlights

- +/- 3,800 Total SF Cold Shell Space
 - Tenant Improvement Allowance Available
 - Parking: 4/1,000 SF
 - High Traffic Count
 - High Visibility Location
 - High Quality Finishes
 - Monument/Building Signage
 - Power: 600 Amps, 110/208V 3 Phase
 - Year Built: 2019
 - Potential For Two Tenants
 - Lease Rate: \$2.75 NNN Per Month
-

Jim Esway

BRE #00820384

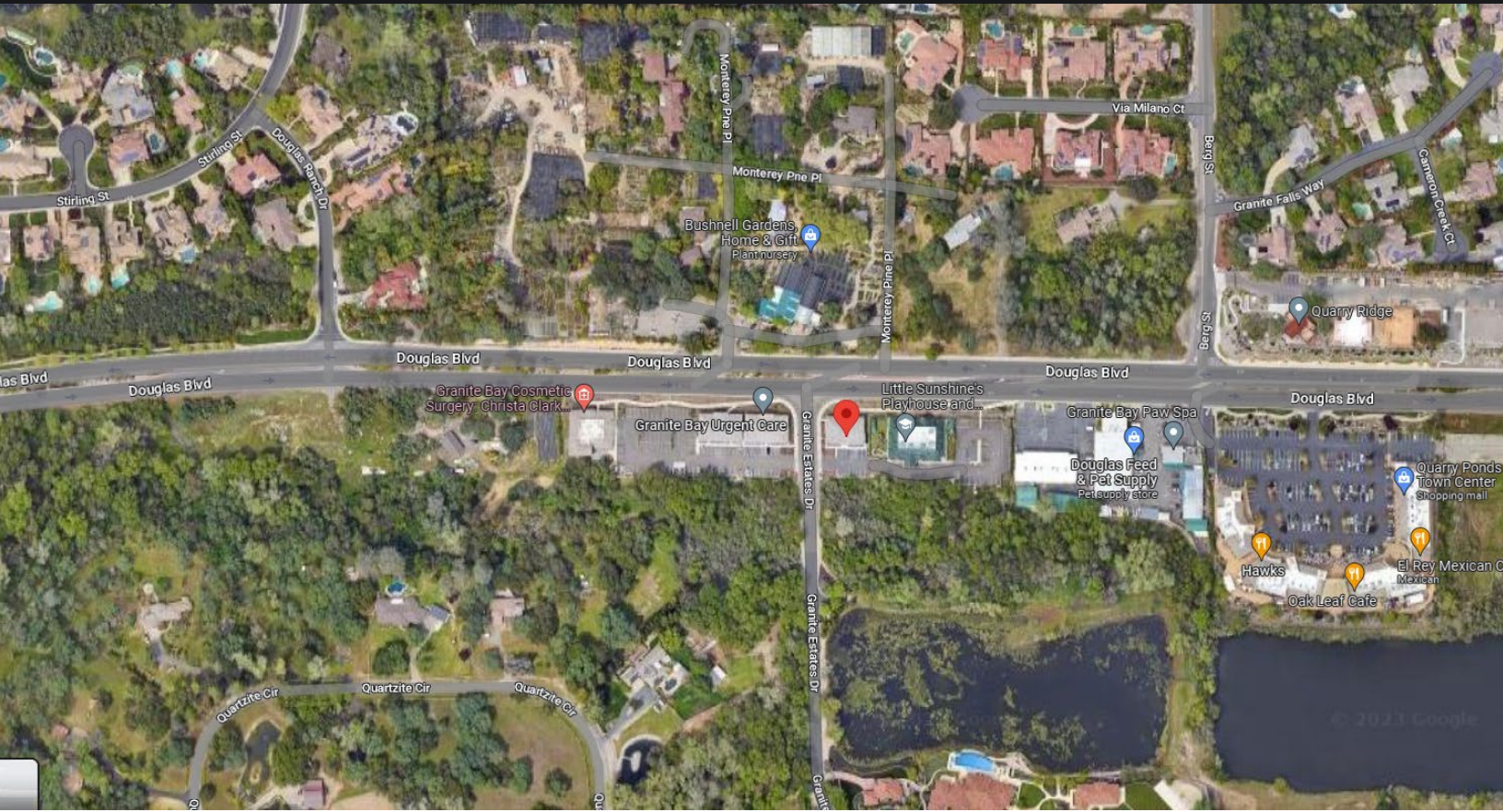
916.788.9731

jesway@crossroadventures.net

your real estate compass.

5320 Douglas Blvd

Granite Bay, CA 95746



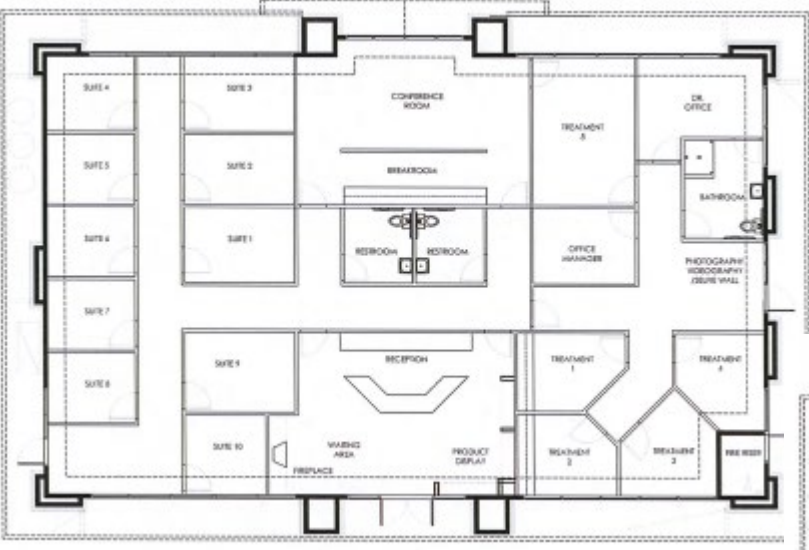
5320 Douglas Blvd

Granite Bay, CA 95746



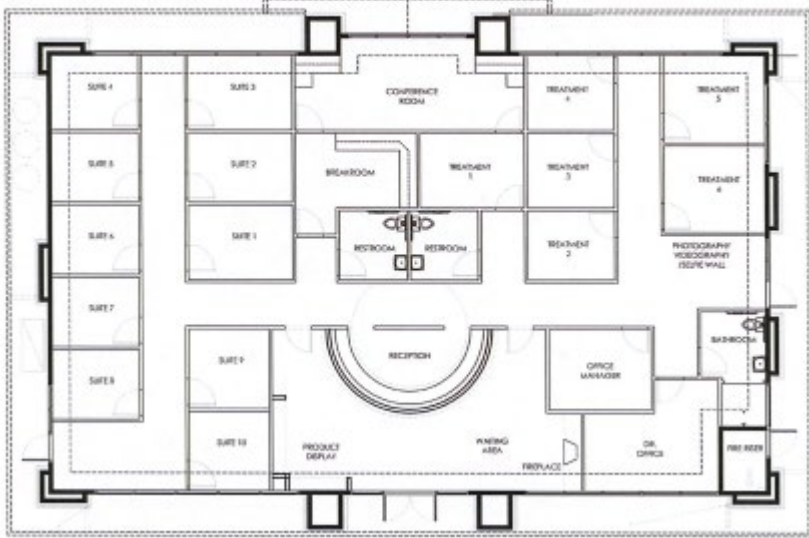
5320 Douglas Blvd

Granite Bay, CA 95746



Prospective Floor Plan A

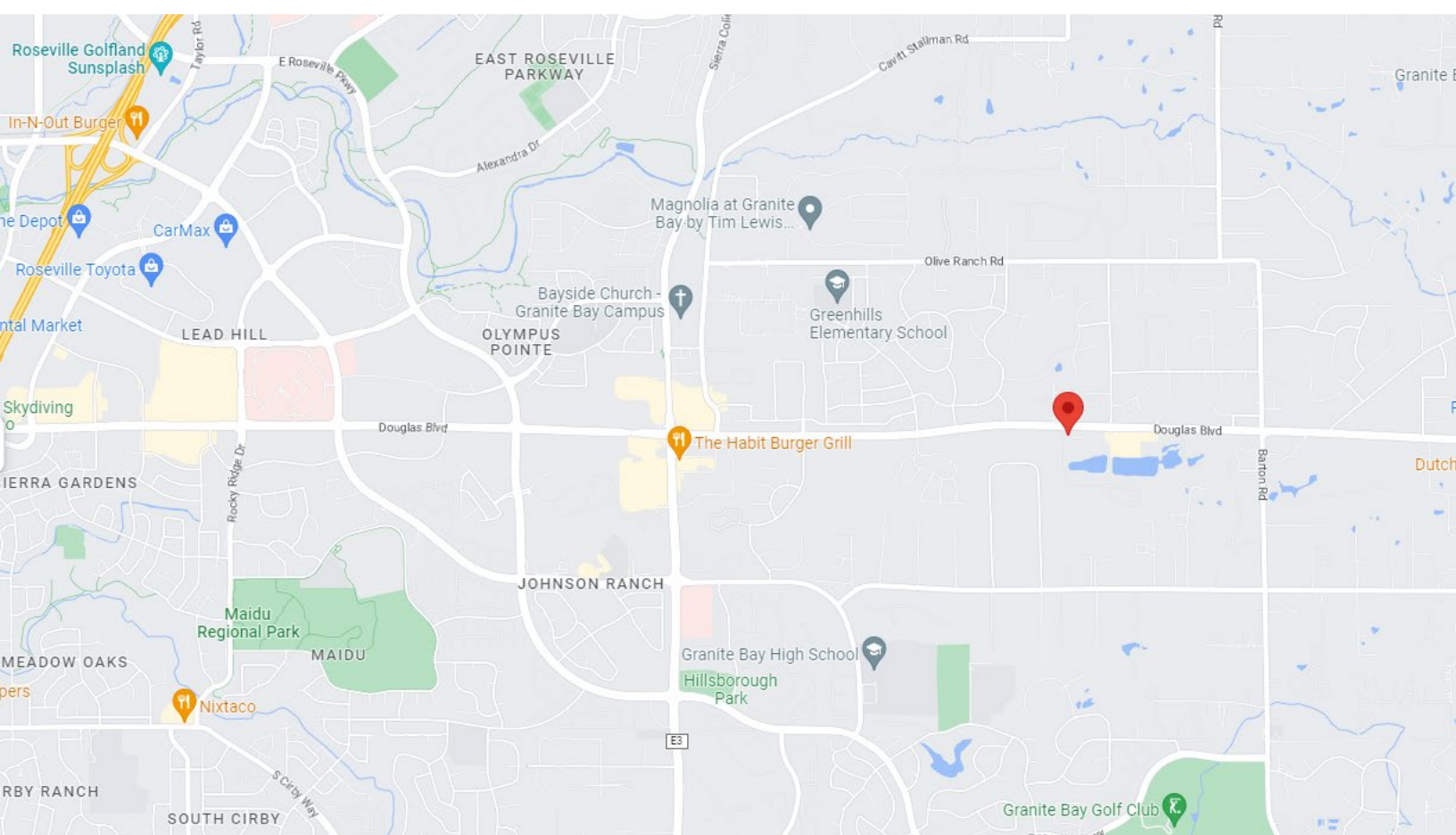
Prospective Floor Plan B



your real estate compass.

5320 Douglas Blvd

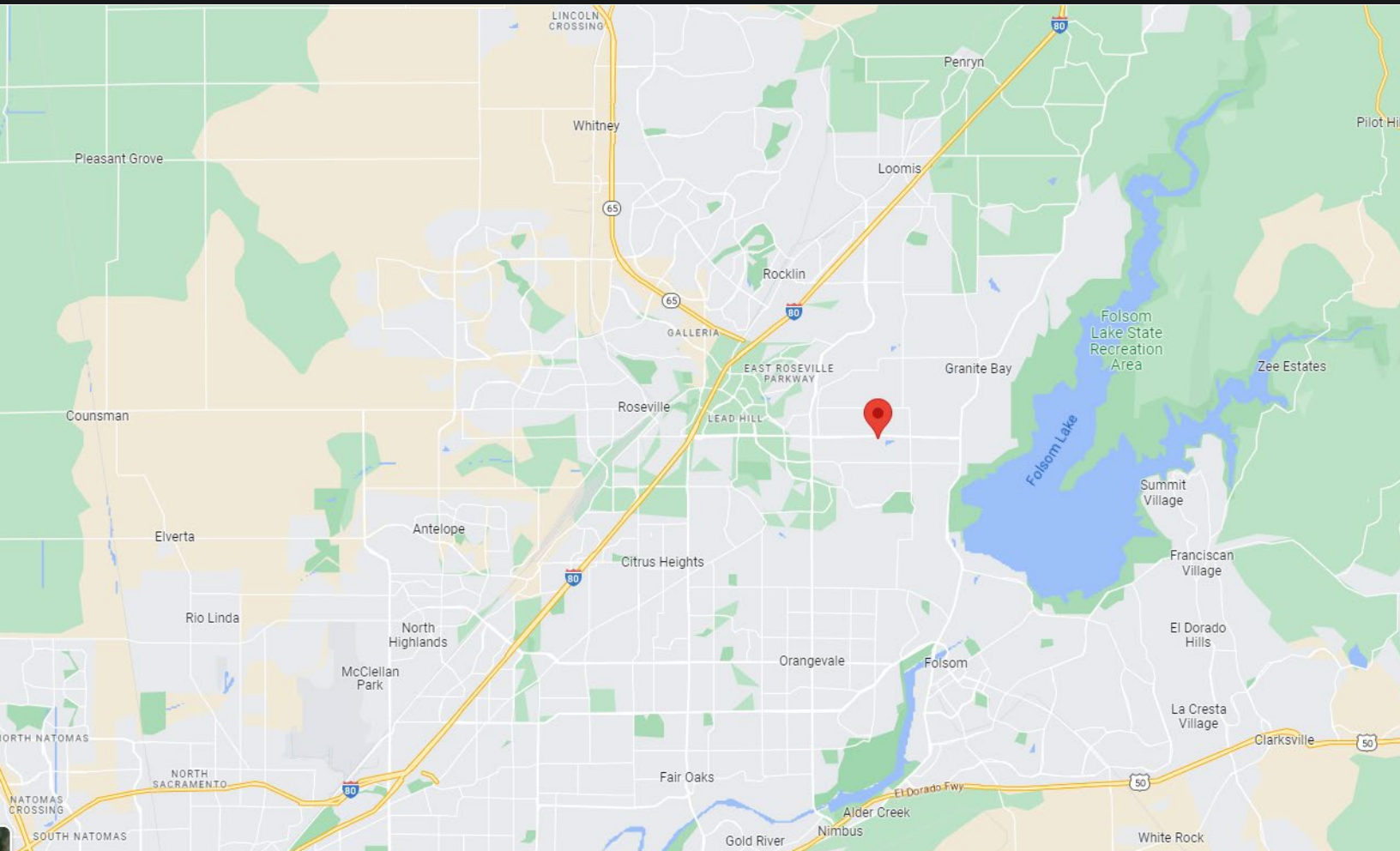
Granite Bay, CA 95746



your real estate compass.

5320 Douglas Blvd

Granite Bay, CA 95746



The Company

The focus of Crossroad Ventures Group is to provide unparalleled service to clients that require assistance with development, project management, construction management, commercial brokerage, business brokerage, commercial property management and residential brokerage. We are a full service real estate company.

Crossroad Ventures Group has over 100 years combined experience with transaction experience valued at over \$1 Billion in total transactions. If you need to build a new project, manage your building, or need a competent professional to assist in leasing/filling a space, buying/selling a building or home, Crossroad Ventures Group can navigate the difficult process to help provide solutions to your critical decisions in real estate. Let us become your real estate compass.