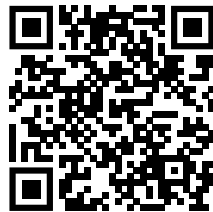




TURTON
COMMERCIAL REAL ESTATE

CLICK OR SCAN FOR TOUR



9245 LAGUNA SPRINGS - ELK GROVE, CA | SUBLEASE
EASILY ACCESSIBLE AND ADAPTABLE OFFICE SPACE



TURTON
COMMERCIAL REAL ESTATE

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1 THE OPPORTUNITY
9245 LAGUNA SPRINGS DR

THE OPPORTUNITY

2,063

SF FOR LEASE

\$1.65

PER SF MG

12/31/2025

CURRENT LEASE

6

PRIVATE OFFICES

C-2-SPD

ZONING

OFFICE SPACE FOR SUBLEASE IN THE HEART OF ELK GROVE

Turton Commercial Real Estate is pleased to present for sublease 9245 Laguna Springs Drive (the Property), one of the few 2,000-square-foot, freeway-adjacent office locations in developed Elk Grove. This highly accessible and visible location benefits from its close proximity to Laguna Blvd, Elk Grove Blvd, Highway 99, and Interstate 5, ensuring easy commutes and unmatched access to all

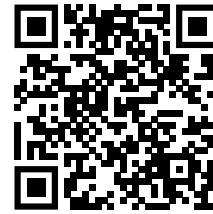
the amenities that Elk Grove has to offer.

The Property currently features six (6) private offices, along with a dedicated reception area and break room. Combined with more than adequate parking, this creates an ideal location for attorneys and medical professionals. Offered at the highly competitive rate of \$1.65 PSF modified gross, with a master lease extending through 12/31/2025, this prime space

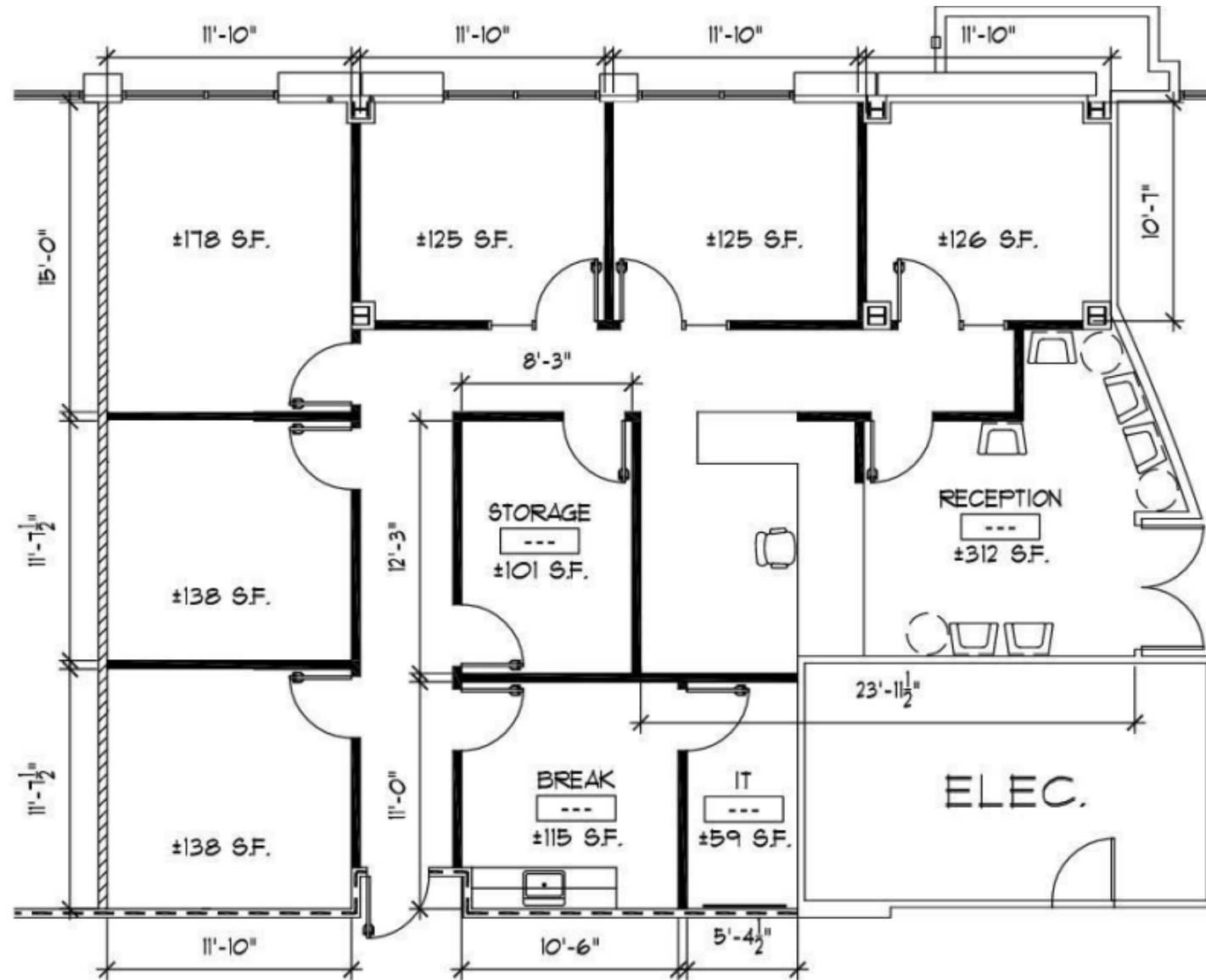
delivers exceptional value. It's the perfect opportunity for a firm seeking professional, polished surroundings that make a strong impression—without compromising on economic efficiency. Whether you're looking to expand or establish your presence, 9245 Laguna Springs Drive provides the ideal blend of style, functionality, and affordability.



CLICK OR SCAN
FOR TOUR



FLOOR PLAN



2 ELK GROVE
9245 LAGUNA SPRINGS DR

ELK GROVE

COSTAR 2024
5-MILE RADIUS



303,478
POPULATION



\$2.25/SF
AVG ASKING OFFICE RENT



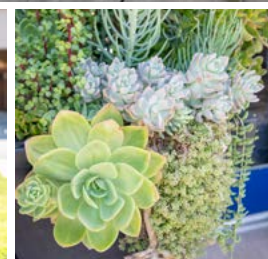
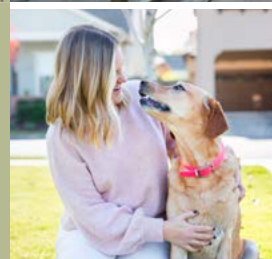
62,823
DAYTIME EMPLOYMENT

DIVERSE AND SKILLED WORKFORCE DRIVES ELK GROVE GROWTH

Located in the heart of Elk Grove's thriving business community, 9245 Laguna Springs offers prime office space for sublease. Elk Grove is renowned for its award-winning school district, superior quality of life, and expanding historical district, creating an ideal environment for businesses and residents alike. The city is home to major corporations such as Apple, Amazon, and Kubota, and boasts strong healthcare employers like Dignity Health and Kaiser Permanente, making it one of the most vibrant economic cen-

ters in the Greater Sacramento Region. Elk Grove offers easy access to two major freeways, is only a 15-mile drive from Downtown Sacramento, and sits conveniently between the San Francisco Bay Area and Lake Tahoe. The city also features outstanding parks, a diverse dining scene, and extensive community amenities that enhance the live-work experience. Major employers, a prosperous business community, and a growing population make Elk Grove an attractive choice for companies seek-

ing to establish a strong local presence. With over 2.4 million square feet of office space and a vacancy rate that has remained substantially below the 10-year average, Elk Grove's office market is positioned for continued growth. This is a key submarket for investors in the Greater Sacramento region, and ongoing new developments demonstrate the area's appeal for businesses seeking modern office solutions.



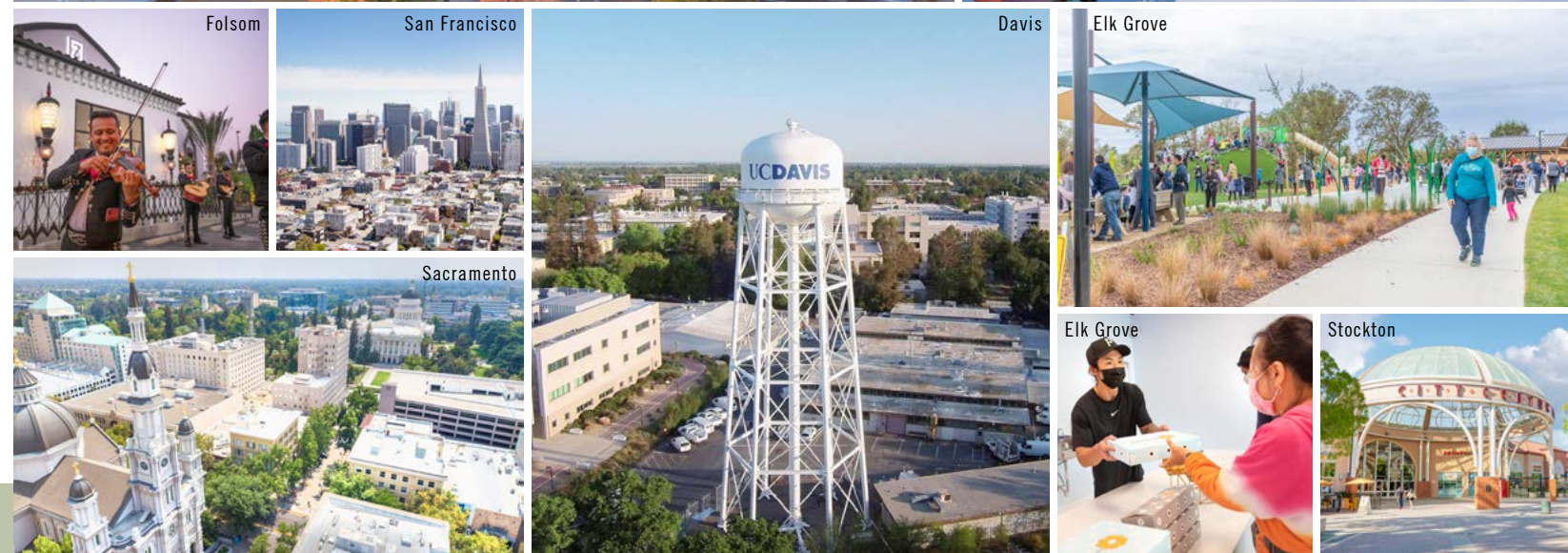




ELK GROVE'S CENTRALIZED LOCATION

Elk Grove is located in Sacramento County roughly 10 miles south of the California State Capital and about halfway between San Francisco Bay Area and Lake Tahoe. The city is only a 15 mile drive from Downtown Sacramento; the average commute time for this distance is roughly 24 minutes. Other nearby major cities include Davis, Folsom, Rancho Cordova, Roseville. These cities form a constellation of significant economic centers - of which Elk Grove

is a part - across the Sacramento Valley. Known as a comfortable place to live, Elk Grove is the second largest city in the Sacramento region with a population of more than 178,124 over 42 square miles and has become one of the fastest growing cities in the United States. This growth has resulted in a flourishing community that maintains its small town roots while focusing on increased amenities to enhance the live / work experience of its residents.





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