





Office Properties For Lease Or Sale / August 2018





916.779.1000

ETHAN CONRAD
PROPERTIES INC.





Office Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact
 Skyridge Courtyard Center 660, 670 & 680 Auburn Folsom Rd Auburn/Loomis Download Flyer	660 Auburn Folsom		4,274					22,133	N/A	Minutes from I-80 and downtown Auburn. Excellent visibility on Auburn Folsom Rd.	FULL LEASE COMMISSION (5%) Beautiful retail/office center with attractive landscaping, strong traffic counts and excellent visibility. Close to Auburn Fairgrounds and downtown Auburn. Many retail and eatery options in close proximity.	Alex DeZorzi 916.779.1000 alex@ethanconradprop.com
	Suite 201-B:	414		No	Office	\$1.50	MG					
	Suite 201-C:	191		No	Office	\$1.50	MG					
	Suite 201-D:	376		No	Office	\$1.50	MG					
	Suite 202 C/D:	844		No	Office	\$1.50	MG					
	Suite 204:	1,415		No	Office	\$1.50	MG					
670 Auburn Folsom	Suite 106:	1,034		No	Office	\$1.19	NNN			NNN costs are \$0.45 PSF.		
 The Livingston Building 701 High Street Auburn/Loomis Download Flyer	Suite 202:	1,173	7,658	No	Office	\$1.42	FSG	39,182	N/A	Excellent access to Hwy 80 at Elm Ave. Large parking lot in rear. Located next to the famous Powers Mansion Inn.	FULL 5% LEASE COMMISSION Remodel complete! Located in the heart of Old Downtown Auburn. One block from I-80. 3,108 SF can be assembled contiguously.	Alex DeZorzi 916.779.1000 alex@ethanconradprop.com
	Suite 204:	986		No	Office	\$1.42	FSG					
	Suite 205:	774		No	Office	\$1.42	FSG					
	Suite 207:	845		No	Office	\$1.42	FSG					
	Suite 206:	503		No	Office	\$1.42	FSG					
	Suite 209:	489		No	Office	\$1.42	FSG					
	Suite 223:	875		No	Office	\$1.22	FSG					
	Suite 224:	650		No	Office	\$1.39	FSG					
	Suite 225:	320		No	Office	\$1.42	FSG					
	Suite 226:	261		No	Office	\$1.42	FSG					
	Suite 227:	782		No	Office	\$1.42	FSG					
 Gold Country Mall 1031-1039 High Street 882-886 Lincoln Way Auburn/Loomis Download Flyer	884 Lincoln Way		4,694					23,527	N/A	Great location in Old Town Auburn. Access from High St and Lincoln Way. Beautiful courtyard.	FULL 5% LEASE COMMISSION. Now remodeled. Located in the heart of Downtown Auburn. Part of historic Auburn. Three blocks from I-80. Entrances on both High Street and Lincoln Way.	Alex DeZorzi 916.779.1000 alex@ethanconradprop.com
	Suite 30:	1,641		No	Office	\$1.35	FSG					
	Suite 31:	569		No	Office	\$1.35	FSG					
	Suite 33:	678		No	Office	\$1.35	FSG					
	Suite 34:	572		No	Office	\$1.35	FSG					
	Suite 40:	360		No	Office	\$1.30	FSG					
	Suite 41:	530		No	Office	\$1.30	FSG					
	Suite 42:	344		No	Office	\$1.30	FSG					
 985 Sun City Lane Lincoln Download Flyer	Suite 103:	1,171	12,827	No	Office	\$1.79	FSG	24,246	\$3,273,000 (\$135.00 PSF)	Abundant onsite parking. Good for medical and office uses. Very good demographics.	FULL LEASE COMMISSION (5%) Now Remodeled! Spec suites now constructed. Property is located in the heart of the Sun City Lincoln Hills Community. Current tenants include Stifel Nicolaus, State Farm Insurance and AmeriGas.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 111:	11,656		Yes	Office	\$1.59 - \$1.79	FSG					




Office Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact
 <p>406 Sunrise Avenue Roseville/Rocklin Download Flyer</p>	Suite 100:	15,272	25,181	Yes	Office	\$1.65 - \$1.75	FSG	46,611 15,272	\$2,275,000 (\$149.00 PSF)	Zoned for Medical/Office. 4/1,000 SF parking lot. Close proximity to area hospitals. Freeway visibility, quick access to I-80.	FULL LEASE COMMISSION (5%) Medical office building with good freeway visibility and signage. Remodel complete. Attractive building with flexible and functional tenant improvements. Great location with retail and restaurants nearby. Features large offices with reception and waiting areas. First floor for sale as a condominium unit.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 200:	2,130		No	Office	\$1.75	FSG					
	Suite 220:	1,076		No	Office	\$1.75	FSG					
	Suite 250:	2,373		No	Office	\$1.75	FSG					
	Suite 305:	2,338		Yes	Office	\$1.75	FSG					
	Suite 330:	1,992		No	Office	\$1.75	FSG					
 <p>7777 Greenback Lane Citrus Heights/Orangevale Download Flyer</p>	Suite 209:	2,684	2,684	No	Office	\$1.59	FSG	63,923	N/A	Excellent Greenback Lane visibility with monument signage available. Across from Sunrise Marketplace and 1 block from Sunrise Mall. Secure garaged parking available. XO Fiber Optic data transmission available.	FULL 5% LEASE COMMISSION. Extensively remodeled. The nicest office building in Citrus Heights.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>Woodmont Plaza 10940 Fair Oaks Carmichael/Fair Oaks Download Flyer</p>	Suite 500:	1,482	2,915	No	Retail	\$1.19	NNN	8,941	N/A	Mix use suites suitable for Medical, Dental and Office. Dense residential population.	FULL LEASE COMMISSION (5%). Remodel complete. Located just south of Sunset Ave and Fair Oaks Blvd in the heart of Fair Oaks. Across the street from new 17 home Woodmont gated community.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite 700:	1,433		No	Retail	\$1.25	NNN					
 <p>Carmichael Professional Center 6720-6728 Fair Oaks Blvd Carmichael/Fair Oaks Download Flyer</p>	6720 Suite 100:	1,064	7,231	No	Office	\$1.25	MG	4,611	N/A	Four, 2 story, office buildings; approx 4,600 SF each. Zoned BP. Two (2) Individual buildings on each parcel are connected with a stairway & breezeway. 4/1,000 SF parking.	FULL LEASE COMMISSION (5%) Remodel complete. Well located, art deco style, office buildings with great exposure to Fair Oaks Blvd. Proximate to multiple eateries and banks.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
	6722 Suite 202:	636		No	Office	\$0.99	MG	4,588	N/A			
	6722 Suite 203:	536		No	Office	\$0.99	MG					
	6722 Suite 204:	540		No	Office	\$0.99	MG					
	6726 Suite 403:	2,488		No	Office	\$0.95	MG	4,631	\$597,400 (\$129 PSF)			
	6728 Suite 400:	1,302		No	Office	\$1.09	MG	4,665	N/A			
	6728 Suite 400C:	665		No	Office	\$1.04	MG					





Office Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact
 <p>6939 Sunrise Boulevard Citrus Heights/Orangevale Download Flyer</p>	Suite 104:	3,500	19,269	No	Office	\$1.34	FSG	66,142	N/A	Excellent Sunrise Blvd. visibility. Attractive Tahoe style design. Secure, garaged parking beneath building. Monument signage available. XO Fiber Optic data transmission available.	FULL 5% LEASE COMMISSION. Attractive suites with functional buildout. The property looks great (complete remodel of all restrooms and recent exterior painting). Exterior building signage rights available for 5,000 SF + tenant.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 106:	6,848		Yes	Office	\$1.29	FSG					
	Suite 111:	3,081		No	Office	\$1.29	FSG					
	Suite 200:	2,548		No	Office	\$1.29	FSG					
	Suite 226:	728		No	Office	\$1.29	FSG					
	Suite 240:	2,564		No	Office	\$1.24	FSG					
 <p>10115 Folsom Boulevard Highway 50 Corridor Download Flyer</p>	Suite 100:	2,599	2,599	No	Office	\$1.15	NNN	6,212	\$1,211,000 (\$195.00 PSF)	Excellent monument signage available. Easy access to freeway. Parking 7/1,000. Just down from the new Folsom Lake Community College under construction now.	FULL 5% LEASE COMMISSION. Flexible and functional tenant improvements. Allowance available. Surrounded by densely populated residential. Daytime population of over 50,000 employees in a 3 mile radius. 20,000 from Mather Business District. NNN costs are approximately \$0.37 PSF.	Alex DeZorzi 916.779.1000 alex@ethanconradprop.com
	<hr/>											
 <p>2865 Sunrise Boulevard Highway 50 Corridor Download Flyer</p>	Suite 100:	3,298	22,322	No	Office	\$1.59	FSG	46,245	N/A	Excellent Sunrise Blvd. visibility. Close proximity to Hwy 50 and many restaurants and retail destinations. Signage available.	FULL 5% LEASE COMMISSION. Significant remodel now completed. Attractive and flexible suites available. Excellent location in Rancho Cordova. Rates shown based on leasing suites in good condition but without any tenant improvements.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 111:	3,625		No	Office	\$1.29	FSG					
	Suite 211:	3,429-10,504		Yes	Office	\$0.99 - \$1.19	FSG					
	Suite 218:	1,353		No	Office	\$1.34	FSG					
	Suite 220:	3,542		No	Office	\$1.29	FSG					
 <p>Plaza de Oro 2941 Sunrise Blvd Highway 50 Corridor Download Flyer</p>	Suite 120:	2,014	8,378	No	Office	\$1.24	FSG	30,066	N/A	Three minutes to Hwy 50. Five restaurants onsite. Excellent visibility to Sunrise Blvd.	FULL 5% LEASE COMMISSION. Remodeling complete. New building exterior, landscaping, parking lot as well as the interior, including all common areas and available suites.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 130:	2,056		No	Office	\$1.24	FSG					
	Suite 210:	2,452		No	Office	\$1.29	FSG					
	Suite 230:	1,704		No	Office	\$1.29	FSG					
	Suite 270:	152		No	Office	\$1.97	FSG					
	<hr/>											




Office Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact
 Plaza de Oro 2951 Sunrise Boulevard Highway 50 Corridor Download Flyer	Suite 100:	6,513	6,513	No	Office	\$0.99	MG	34,072	N/A	Three minutes to Hwy 50. Five restaurants onsite.	FULL LEASE COMMISSION (5%). Full remodel complete including landscaping, parking lot as well as the interior. This flex building is part of an 82,988 SF office/retail/flex project located at the fully signalized intersection of Sunrise Blvd. and Sunrise Gold Circle.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 8880 Cal Center Drive Highway 50 Corridor Download Flyer	Suite 125: Suite 170: Suite 190: Suite 200: Suite 230*: Suite 240*: Suite 250*: Suite 270: Suite 290*: Suite 305*: Suite 310*: Suite 330*: Suite 340:	5,698 2,872 4,077 4,397 1,506 846 2,064 4,902 1,689 1,308 2,579 8,344 2,767	43,049	No No No No No No No No No No No No No	Office Office Office Office Office Office Office Office Office Office Office Office Office	\$1.90 \$1.95 \$1.95 \$1.90 \$1.95 \$1.95 \$1.95 \$1.95 \$1.95 \$1.90 \$1.95 \$1.90 \$1.95	FSG FSG FSG FSG FSG FSG FSG FSG FSG FSG FSG FSG FSG	118,072	N/A	Class A building with prominent freeway visibility from Hwy 50 and major artery Watt Ave. Proximate retail, dining and transportation options.	FULL 5% LEASE COMMISSION. Now remodeled. Excellent freeway exposure and signage on Highway 50. On-site fitness center/showers. Private balconies in select suites. Fantastic glassline, mature landscaping and 4/1,000 SF parking. Suites (230 & 250), (240 & 290), (305, 310 & 330) can be combined.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 9300 Tech Center Drive Highway 50 Corridor Download Flyer	Suite 110: Suite 170: Suite 250: Suite 270:	5,356 7,503 3,444 8,549	24,852	Yes Yes Yes Yes	Office Office Office Office	\$1.49 \$1.39 \$1.39 \$1.39	FSG FSG FSG FSG	54,920	N/A	Quality office space. Easy access to Highway 50. Served by Tiber Light Rail Station. Prominent building signage fronting Highway 50 for large tenant.	FULL 5% LEASE COMMISSION. Now remodeled. Excellent freeway exposure and signage on Highway 50. Suite 250 is available 12/1/18. Suite 110 & 170 contiguous at 12,859 SF.	Grant Keeney 916.779.1000 grant@ethanconradprop.com





Office Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact
 <p>9310 Tech Center Drive Highway 50 Corridor Download Flyer</p>	All	13,613-55,868	55,868	Yes	Office	\$1.35-\$1.49	FSG	55,868	\$5,531,000 (\$99.00 PSF)	Quality office space. Easy access to Highway 50. Served by Tiber Light Rail Station. Prominent building signage fronting Highway 50 for large tenant.	FULL LEASE COMMISSION (5%) Now remodeled. Price reduced. Excellent freeway exposure and signage. Attractive lobby remodel completed. Entire building available. Back up generator and loading dock.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>9323 Tech Center Drive Highway 50 Corridor Download Flyer</p>	Suite 200:	5,000 - 19,376	19,376	Yes	Office	\$1.15	MG	40,730	N/A	Office/Educational facility. Mature landscaping. Easy access to Highway 50. Served by Tiber Light Rail Station. Excellent parking.	FULL 5% LEASE COMMISSION. Remodel Complete. Ten large classrooms and assembly area. Tenant improvements as well as common areas of building are in excellent attractive condition.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>9333 Tech Center Drive Highway 50 Corridor Download Flyer</p>	Suite 100:	3,988	3,988	Yes	Office	\$1.29	MG	27,470	N/A	Private entrance. In-suite restrooms. Mature landscaping. Easy access to Highway 50. Served by Tiber Light Rail Station. Excellent parking. Deli within building.	FULL 5% LEASE COMMISSION. Remodel Complete. Tenant improvements as well as common areas of building are in excellent attractive condition. Available 11/15/17.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>9342 Tech Center Drive Highway 50 Corridor Download Flyer</p>	Suite 100: Suite 600:	26,868 3,417	30,285	Yes No	Office Office	\$1.39 \$1.29	MG MG	40,355	N/A	Quality office space. Mature landscaping. Easy access to Highway 50. Served by Tiber Light Rail Station. Ample parking. Deli in adjacent building.	FULL LEASE COMMISSION (5%). Numerous offices, training rooms, open plan and storage facilities. Grade level doors w/ 16' ceilings. Divisible to 10,000 SF.	Grant Keeney 916.779.1000 grant@ethanconradprop.com

Office Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact
 <p>9343 Tech Center Drive Highway 50 Corridor Download Flyer</p>	Suite 125:	2,305	8,749	No	Office	\$1.35	FSG	48,355	N/A	Quality office space. Mature landscaping. Easy access to Highway 50. Served by Tiber Light Rail Station. Ample parking. Deli in adjacent building.	FULL 5% LEASE COMMISSION. Attractive interior remodel completed. Immediate occupancy.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 130:	1,997		No	Office	\$1.35	FSG					
	Suite 160*:	2,115		No	Office	\$1.35	FSG					
	Suite 175:	2,332		No	Office	\$1.39	FSG					
 <p>9738 Lincoln Village Drive Highway 50 Corridor Download Flyer</p>	Suite 100:	34,951	49,201	No	Office	\$1.59	FSG	85,327	N/A	6.35/1,000 SF parking (Business hours). Excellent access to Hwy 50 at Bradshaw Blvd. Former Anthem College location.	FULL LEASE COMMISSION (5%). A well located and fully improved vocational college and office space with excellent above standard parking. Turn-key vocational college space with school tenant improvements and educational FF&E in excellent condition. Can provide 8/1,000 parking after business hours!	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 130:	14,250		No	Office	\$1.49	FSG					
 <p>American Center Business Park 10385 Old Placerville Rd Highway 50 Corridor Download Flyer</p>		13,864	13,864	Yes	Office	\$1.19 - \$1.35	MG	13,864	\$957,000.00 (\$69.00 PSF)	Excellent access to Hwy 50 at Mather Field Rd. Attractive mature landscaping with abundant parking.	FULL 5% LEASE COMMISSION. Now Remodeled. Situated in American Center Business Park with convenient access to Hwy 50 at Mather Field Rd. Building is in cold shell condition.	Grant Keeney 916.779.1000 grant@ethanconradprop.com




Office Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact
 <p>11135 Trade Center Drive Highway 50 Corridor Download Flyer</p>	Suite 100:	13,918	69,496	No	Office	\$0.98	MG	144,000	\$11,438,000 (\$79.50 PSF)	Good signage opportunity. Rapid access to Hwy 50.	FULL LEASE COMMISSION (5%). Quality flex/office space options with great visibility to Trade Center. All three spaces could be combined to deliver almost 70,000 SF. Suite 160 has covered dock access.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 110:	20,921		No	Office	\$0.79	MG					
	Suite 160:	34,657		No	Office	\$0.79	MG					
	 <p>2737 Woodberry Way Highway 50 Corridor Download Flyer</p>	All	10,236	10,236	Yes	Office	\$0.85	MG	10,236	\$696,000 (\$68.00 PSF)	Inexpensive medical or general office suites near Zinfandel Drive exit off Hwy 50.	FULL LEASE COMMISSION (5%).- Price reduced. Medical Building for Sale or Lease. Substantial remodeling completed. Tenant only pays power and janitorial above rent. Entire building is available.
 <p>11171 Sun Center Drive Highway 50 Corridor Download Flyer</p>	Suite 110:	3,181	6,030	No	Office	\$1.85	FSG	37,028	N/A	Abundant glassline with great natural light, above standard parking (5/1,000), ground floor lockers and showers.	FULL LEASE COMMISSION (5%). Building now remodeled and looking beautiful! Prospect Park 2-story with Class A image. Features private offices, open office area for cubicles, breakroom and glassline.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
Suite 195:	2,849	No		Office	\$1.79	FSG						
 <p>One Capital Center 3100 Zinfandel Dr Highway 50 Corridor Download Flyer</p>	Suite 110:	1,151	53,179	No	Office	\$2.25	FSG	127,306	N/A	Class A office in the heart of Prospect Park. Immediate access to Hwy 50 at Zinfandel Dr. Above standard parking. Energy Star Certified.	FULL 5% LEASE COMMISSION. Remodel complete! Prominent six story ±124,000 SF Class A Office building. Building signage available. Numerous retail amenities nearby. Excellent visibility and signage. Suite 175 available 9/1/18.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 170:	2,687		No	Office	\$2.09	FSG					
	Suite 175:	1,327		No	Office	\$2.09	FSG					
	Suite 255:	2,579		No	Office	\$2.09	FSG					
	Suite 270:	2,186		No	Office	\$2.09	FSG					
	Suite 275:	1,448		No	Office	\$2.09	FSG					
	Suite 300:	3,859		No	Office	\$2.09	FSG					
	Suite 410:	2,402		No	Office	\$2.09	FSG					
	Suite 500:	22,246		No	Office	\$1.99 - \$2.09	FSG					
	Suite 600:	7,000-13,294		No	Office	\$2.09 - \$2.19	FSG					





Office Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact				
 <p>Nimbus Winery Village 12401-12409 Folsom Blvd Highway 50 Corridor Download Flyer</p>	Suite 301:	249	3,800	No	Office	\$1.49	FSG	86,731	N/A	Freeway oriented property in the Sacramento MSA path of growth. Adjacent to new 6,000 acre master planned community. Executive suites supported by on site retail including Old Spaghetti Factory, Tommy T's Comedy Club, Cattleman's Steakhouse, Brainy Zoo and Monster Mini Golf.	FULL 5% LEASE COMMISSION. Remodel now complete. Landmark - Nimbus Winery Village. Established destination entertainment shopping center with frontage on Highway 50. Up to 7,700 SF can be assembled contiguously or leased as executive offices. \$1.29 PSF, Full Service for the entire 2nd Floor.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com				
	Suite 302:	249		No	Office	\$1.49	FSG									
	Suite 303:	246		No	Office	\$1.49	FSG									
	Suite 304:	610		No	Office	\$1.55	FSG									
	Suite 314:	395		No	Office	\$1.49	FSG									
	Suite 316:	172		No	Office	\$1.39	FSG									
	Suite 319:	294		No	Office	\$1.39	FSG									
	Suite 320:	238		No	Office	\$1.39	FSG									
	Suite 321:	299		No	Office	\$1.39	FSG									
	Suite 322:	295		No	Office	\$1.39	FSG									
	Suite 323:	240		No	Office	\$1.49	FSG									
	Suite 325:	264		No	Office	\$1.39	FSG									
	Suite 326:	249		No	Office	\$1.39	FSG									
 <p>La Borgata 3905-3907 Park Drive El Dorado Hills Download Flyer</p>	3905 Park Dr:		8,991	No	Office	\$1.65	NNN	59,854	N/A	Convenient access to Hwy 50. Neighboring tenants include: Raley's, Wells Fargo Bank, Bella Bru, Beach Hut Deli, Jack in the Box and Shell.	FULL 5% LEASE COMMISSION. Now remodeled. La Borgata is a luxurious mixed-use center located in the heart of El Dorado Hills. The center features six beautiful buildings and lush landscaping that give it the feel of a Mediterranean Village. The center is anchored by high profile tenants: Sienna Bistro, Sky Sushi, Fidelity National Title & Bank of America.	Chase Burke 916.779.1000 chase@ethanconradprop.com				
	Suite 210*:	1,763											No	Office	\$1.65	NNN
	3907 Park Dr:												No	Office	\$1.65	NNN
	Suite 215*:	1,447											No	Office	\$1.65	NNN
	Suite 220:	1,963											No	Office	\$1.85	NNN
	Suite 240*:	2,226											No	Office	\$1.85	NNN
	Suite 245*:	1,592	No	Office	\$1.65	NNN										
 <p>1300 National Drive Natomas / Northgate Download Flyer</p>	Suite 175:	3,344	3,344	Yes	Office	\$1.75	FSG	69,687	N/A	Attractive corner suite with excellent window line, breakroom & conference room. Mature landscaping. On-site management and deli.	FULL LEASE COMMISSION (5%). Located within one of the most attractive office buildings in North Natomas. Recent remodeling of both exterior and interior of the building. Space is mostly furnished and fixtured.	Grant Keeney 916.779.1000 grant@ethanconradprop.com				





Office Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact
 <p>3947 Lennane Drive Natomas / Northgate Download Flyer</p>	Suite S:	417	22,712	No	Office	\$1.65	FSG	46,734	N/A	Mature landscaping. Easy access to I-80 and I-5. Close to major retail center with restaurants, etc.	FULL 5% LEASE COMMISSION. Rent reduced. Completely remodeled attractive building. Two (2) Corner glass spaces with flexible build-out options. Building also has 417 SF ground floor secure and conditioned storage/IT room. Suite 240 & 250 can be contiguous to offer 12,860 SF.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 130:	2,207		Yes	Office	\$1.65	FSG					
	Suite 200:	7,228		Yes	Office	\$1.65	FSG					
	Suite 240:	6,972		No	Office	\$1.65	FSG					
	Suite 250:	5,888		No	Office	\$1.65	FSG					
 <p>4044 N Freeway Blvd. Natomas / Northgate Download Flyer</p>	Suite 200:	5,337	5,337	No	Office	\$0.95	MG	14,874	\$1,988,500 (\$133.69 PSF)	Great window line (and skylights) provides fantastic natural light. Above standard parking and monument sign possible on N. Freeway Blvd.	FULL LEASE COMMISSION (5%). Rapid access to I-80 and I-5 and retail restaurants within minutes. Long term 1st floor tenant.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>1792 Tribute Rd Point West Download Flyer</p>	Suite 230:	3,523	19,127	No	Office	\$1.69 - \$1.79	FSG	44,423	N/A	Prominent corner building with Class-A image and great signage options. Proximate to Capitol City Freeway, Business 80 and Arden Fair Mall.	FULL 5% LEASE COMMISSION. Now remodeled! Excellent freeway (Business 80) access to downtown Sacramento with multiple proximate retail options. Three (3) Marriott business hotel options across the street. 25 covered parking spaces beneath building. Suite 300 has 50 cubes in this near fully finished space.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 300:	9,565		Yes	Office	\$1.69 - \$1.79	FSG					
	Suite 450:	5,294		No	Office	\$1.69 - \$1.79	FSG					
	Suite 460:	745		No	Office	\$1.69 - \$1.79	FSG					

Office Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact
 <p>1440 - 1446 Ethan Way Point West Download Flyer</p>	Suites 100-103:	5,824-12,489	12,489	Yes	Office	\$1.55	FSG	35,457	N/A	Architecturally attractive office building located at Ethan Way and Hallmark Drive adjacent to Howe Bout Arden retail center and Century 14 Theaters. 19,000 cars per day!	FULL 5% LEASE COMMISSION. Remodel complete! Located near numerous retail amenities. End cap former bank branch space available. Building and monument signage available! Medical suite has multiple exam rooms with sinks.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>1111 Howe Ave Point West Download Flyer</p>	Suite 110: Suite 295: Suite 365: Suite 380: Suite 390: Suite 455: Suite 635: Suite 645: Suite 655: Suite 660:	2,642 1,294 2,514 912 3,278 1,535 2,181 1,133 5,905 1,303	22,697	No No No No No No No No No No	Office Office Office Office Office Office Office Office Office Office	\$1.65 \$1.55 \$1.65 \$1.65 \$1.65 \$1.60 \$1.55 \$1.65 \$1.55 \$1.65	FSG FSG FSG FSG FSG FSG FSG FSG FSG FSG	103,737	N/A	Adjacent to Howe Bout Arden retail center and Century 14 Theaters. 19,000 cars per day! Excellent central location with access to Hwy 80 and Hwy 50.	FULL 5% LEASE COMMISSION. Remodel complete! Located near numerous retail amenities. On-site amenities include Conference Room and Fitness Center w/ showers. Abundant parking at 4.5/1,000 SF. Excellent Howe Ave visibility and signage as well.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>1010 Hurley Way Point West Download Flyer</p>	Suite 110: Suite 140: Suite 195: Suite 200: Suite 245: Suite 255: Suite 290: Suite 500: Suite 505:	1,738 1,430 2,936 1,831 2,784 1,086 732 6,656 6,881	26,074	No No No No No No No No No	Office Office Office Office Office Office Office Office Office	\$1.69 \$1.65 \$1.69 \$1.69 \$1.60 \$1.60 \$1.65 \$1.60 \$1.60	FSG FSG FSG FSG FSG FSG FSG FSG FSG	64,094	N/A	Adjacent to Howe Bout Arden retail center and Century 14 Theaters. Excellent central location with access to Hwy 80 and Hwy 50.	FULL 5% LEASE COMMISSION. Now remodeled! Located near numerous retail amenities. On-site amenities include Conference Room and Fitness Center w/ showers. Abundant parking at 4.5/1,000 SF. Excellent Hurley Way visibility and signage as well.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>7248 South Land Park Drive South Sac Download Flyer</p>	Suite 100*: Suite 102: Suite 103: Suite 118: Suite 202*: Suite 203: Suite 204: Suite 208:	1,523 907 1,812 1,649 1,503 1,659 1,762 932	11,747	No No No No No No No No	Office Office Office Office Office Office Office Office	\$1.79 \$1.69 \$1.69 \$1.79 \$1.79 \$1.69 \$1.69 \$1.79	FSG FSG FSG FSG FSG FSG FSG FSG	31,591	N/A	Lab located in building. 4 per 1,000 parking. Located at I-5 and Florin interchange.	FULL 5% LEASE COMMISSION. Attractive, remodeled 2 story medical office building with competitive Full Service Gross lease rates. Six (6) day a week HVAC! Has traditional office, general practitioner and former dentist suite options. *Available with 30 days notice.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com

Office Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact
 <p>4600 47th Ave South Sac Download Flyer</p>	Suite 100:	1,324	8,642	No	Office	\$1.35	FSG	26,748	N/A	Easy access to Hwy 99. Building signage available. Pharmacy on-site. Zoned BP.	FULL 5% LEASE COMMISSION. Remodel complete! Two story Professional Office and Medical building undergoing significant renovations. Full Service Gross lease rates. Variety of suite sizes available now.	David Atkinson 916.779.1000 datkinson @ethanconradprop.com
	Suite 200:	2,055		No	Office	\$1.29	FSG					
	Suite 208:	1,370		No	Office	\$1.29	FSG					
	Suite 211:	3,893		No	Office	\$1.19	FSG					
 <p>2233 Watt Avenue Watt Avenue Download Flyer</p>	Suite 110:	2,352	2,622	No	Office	\$1.29	FSG	49,883	N/A	Centrally located 3 miles from the Capital City Freeway on the north and west, Hwy 50 on the south and I-80 on the north. Enjoys Point West amenities and central location at more competitive rent.	FULL 5% LEASE COMMISSION. Now remodeled. These prominent buildings on Watt Avenue are a great value. Many choices available.	David Atkinson 916.779.1000 datkinson @ethanconradprop.com
	Suite 270:	270		No	Office	\$1.49	FSG					
 <p>2255 Watt Avenue Watt Avenue Download Flyer</p>	Suite 10:	1,520	19,682	No	Office	\$1.59	FSG	33,633	N/A	Centrally located 3 miles from the Capital City Freeway on the north and west, Hwy 50 on the south and I-80 on the north. Enjoys Point West amenities and central location at more competitive rent.	FULL 5% LEASE COMMISSION. Now remodeled. These prominent buildings on Watt Avenue are a great value.	David Atkinson 916.779.1000 datkinson @ethanconradprop.com
	Suite 50:	2,962		No	Office	\$1.45	FSG					
	Suite 100:	693		No	Office	\$1.44	FSG					
	Suite 125:	719		No	Office	\$1.44	FSG					
	Suite 165:	727		No	Office	\$1.44	FSG					
	Suite 180:	913		No	Office	\$1.39	FSG					
	Suite 200:	5,819		Yes	Office	\$1.24	FSG					
	Suite 225:	1,223		No	Office	\$1.34	FSG					
	Suite 235:	457		No	Office	\$1.44	FSG					
	Suite 300:	4,649		No	Office	\$1.29	FSG					
 <p>2568 Industrial Blvd West Sacramento Download Flyer</p>	Suite 110:	2,728	10,399	No	Office	\$0.84	IG	35,708	N/A	Minutes from Capital City Freeway via Harbor Blvd.	FULL 5% LEASE COMMISSION. Well located office/tech suite located near the corner of Jefferson and Industrial Blvd. M1 zoning. CAM charges are approximately \$0.18 PSF	David Atkinson 916.779.1000 datkinson @ethanconradprop.com
	Suite 120:	626		No	Office	\$0.84	IG					
		2,102			Tech	\$0.79	IG					
	Suite 130:	1,800		No	Office	\$0.84	IG					
		3,143		Tech	\$0.79	IG						

Office Properties For Lease Or Sale

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact
 2945 Ramco Street West Sacramento Download Flyer	Suite 150:	2,794	5,880	No	Office	\$1.54	FSG	62,912	N/A	Located 5 minutes off I-80 in Southport. Enjoys fiber optic data transmission service and above standard 9/1,000 parking.	FULL 5% LEASE COMMISSION. Now Remodeled. Professionally developed, high image building. Building is supported by proximate retail, restaurants and banks and has ready-to-occupy spaces. Suite 195 available with 30 days notice.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 195:	3,086		No	Office	\$1.59	FSG					
 Gateway Center 10138 Commercial Ave Penn Valley Download Flyer	Suite 100:	350	798	No	Office	\$1.49	FSG	15,174	N/A	Excellent access to Hwy 20. 2nd floor executive suites. Strong residential demographics.	FULL 5% LEASE COMMISSION. Now Remodeled. Located near Lake Wildwood gated community and golf course. Attractive, successful Retail/Office center in good location.	Alex DeZorzi 916.779.1000 alex@ethanconradprop.com
	Suite 102:	210		No	Office	\$1.49	FSG					
	Suite 108:	238		No	Office	\$1.49	FSG					