





Office Properties For Lease Or Sale / December 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
 <b>Skyridge Courtyard Center</b> 660, 670 & 680 Auburn Folsom Rd Auburn/Loomis <a href="#">Download Flyer</a>	660 Auburn Folsom		2,449					22,133	N/A	Minutes from I-80 and downtown Auburn. Excellent visibility on Auburn Folsom Rd.	<b>FULL LEASE COMMISSION (5%)</b> 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.  NNN costs are \$0.45 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite 201-A:	624		No	Office	\$1.50	MG					
	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					
 <b>The Livingston Building</b> 701 High Street Auburn/Loomis <a href="#">Download Flyer</a>	Suite 202:	1,173	7,338	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.	<b>FULL 5% LEASE COMMISSION Remodel complete!</b> Located in the heart of Old Downtown Auburn. One block from I-80. 3,108 SF can be assembled contiguously.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite 204:	986		No	Office	\$1.42	FSG					
	Suite 205:	774		No	Office	\$1.42	FSG					
	Suite 206:	503		No	Office	\$1.42	FSG					
	Suite 207:	845		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 226:	261		No	Office	\$1.42	FSG					
	Suite 227:	782		No	Office	\$1.42	FSG					
 <b>Gold Country Mall</b> 1031-1039 High Street 882-886 Lincoln Way Auburn/Loomis <a href="#">Download Flyer</a>	884 Lincoln Way		4,832					23,527	N/A	Great location in Old Town Auburn. Access from High St and Lincoln Way. Beautiful courtyard.	<b>FULL 5% LEASE COMMISSION. Now remodeled.</b> Located in the heart of Downtown Auburn. Part of historic Auburn. Three blocks from I-80. Entrances on both High Street and Lincoln Way.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite 30:	1,641		No	Office	\$1.35	FSG					
	Suite 31:	569		No	Office	\$1.35	FSG					
	Suite 32:	138		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					
 <b>985 Sun City Lane</b> Lincoln <a href="#">Download Flyer</a>	Suite 102:	984	13,811	No	Office	\$1.79	FSG	24,246	\$3,370,000	Abundant onsite parking. Good for medical and office uses. Very good demographics.	<b>FOR LEASE OR SALE. FULL LEASE COMMISSION (5%) Now Remodeled! Suites now constructed.</b> Property is located in the heart of the Sun City Lincoln Hills Community. Current tenants include Stifel Nicolaus, State Farm Insurance and AmeriGas.	David Atkinson 916.779.1000 <a href="mailto:datkinson@ethanconradprop.com">datkinson@ethanconradprop.com</a>
	Suite 103:	1,171		No	Office	\$1.79	FSG		(\$139.00 PSF)			
	Suite 111:	5,000-11,656		Yes	Office	\$1.59 - \$1.69	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
 <b>2208 Plaza Drive</b> Roseville/Rocklin <a href="#">Download Flyer</a>	Suite 100:	4,314	4,314	No	Office	\$1.39	FSG	10,494	\$2,298,000 (\$219.00 PSF)	Immediate access to Stanford Ranch Rd. 5 minutes from Hwy 65.	<b>FOR LEASE OR SALE. FULL LEASE COMMISSION (5%).</b> Convenient location with many lunch options in walking distance. Nice building in Stanford Ranch.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
 <b>3625 Cincinnati Avenue</b> Roseville / Rocklin <a href="#">Download Flyer</a>	Suite A:	18,243 15,076 19,517	52,836	No	Office Flex Warehouse	\$0.85 \$0.60 \$0.42	NNN NNN NNN	72,392	\$7,094,000 (\$98.00 PSF)	Immediate access to Hwy 65 and approximately 4 miles to I-80. Corporate neighbors include: Agilent, Oracle, Hewlett-Packard & NEC.	<b>FOR LEASE OR SALE. FULL LEASE COMMISSION (5%).</b> Extensive remodeled. Flex space; 100% improved as office with 12' clear to underside of suspended ceiling (18' to underside of dock). Includes 3/1,000 parking ratio. Zoned INP-DC.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <b>406 Sunrise Avenue</b> Roseville/Rocklin <a href="#">Download Flyer</a>	Suite 100: Suite 200: Suite 215: Suite 250: Suite 305: Suite 330:	15,272 2,130 607 2,373 2,338 1,992	24,712	Yes No No No Yes No	Office Office Office Office Office Office	\$1.65 - \$1.75 \$1.75 \$1.75 \$1.75 \$1.75 \$1.75	FSG FSG FSG FSG FSG 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.	<b>FOR LEASE OR SALE. FULL LEASE COMMISSION (5%).</b> 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
 <b>7777 Greenback Lane</b> Citrus Heights/Orangevale <a href="#">Download Flyer</a>	Suite 106: Suite 205: Suite 209: Suite 211: Suite 212:	3,178 1,515 2,684 1,659 1,504	10,540	No No No No No	Office Office Office Office Office	\$1.49 \$1.69 \$1.59 \$1.69 \$1.69	FSG FSG FSG FSG 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.	<b>FULL 5% LEASE COMMISSION.</b> Extensively remodeled. The nicest office building in Citrus Heights. Suite 211 & 212 are contiguous.	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
	Suite 500: Suite 700:	1,482 1,433	2,915	No No	Retail Retail	\$1.19 \$1.25	NNN NNN	8,941	N/A	Mix use suites suitable for Medical, Dental and Office. Dense residential population.	<b>FULL LEASE COMMISSION (5%). Remodel complete.</b> 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 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
<p><b>Woodmont Plaza</b> 10940 Fair Oaks Carmichael/Fair Oaks <a href="#">Download Flyer</a></p>												
	6720 Suite 100: 6722 Suite 202: 6722 Suite 203: 6722 Suite 204: 6722 Suite 205: 6728 Suite 400: 6728 Suite 400C:	1,064 636 536 540 748 1,302 665	5,491	No No No No No No No	Office Office Office Office Office Office Office	\$1.25 \$0.99 \$0.99 \$0.99 \$0.99 \$1.09 \$1.04	MG MG MG MG MG MG MG	4,611 4,588 4,665	N/A N/A 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.	<b>FULL LEASE COMMISSION (5%) Remodel complete.</b> 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 <a href="mailto:datkinson@ethanconradprop.com">datkinson@ethanconradprop.com</a>
<p><b>Carmichael Professional Center</b> 6720-6728 Fair Oaks Blvd Carmichael/Fair Oaks <a href="#">Download Flyer</a></p>												
	Suite 104: Suite 105: Suite 106: Suite 200: Suite 201: Suite 220: Suite 226: Suite 240: Suite 270:	3,536 1,639 6,848 2,548 2,239 1,050 728 2,564 877	22,029	No No Yes No No No No No No	Office Office Office Office Office Office Office Office Office	\$1.34 \$1.29 \$1.19 \$1.29 \$1.39 \$1.29 \$1.29 \$1.34 \$1.29	FSG FSG FSG FSG FSG FSG FSG FSG 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.	<b>FULL 5% LEASE COMMISSION.</b> Prominent visibility and excellent building and monument signage on Sunrise Boulevard. Attractive suites with functional buildout. Complete remodel of all restrooms and recent exterior painting. Exterior building signage rights available for 5,000 SF + tenant.	David Atkinson 916.779.1000 <a href="mailto:datkinson@ethanconradprop.com">datkinson@ethanconradprop.com</a>
<p><b>6939 Sunrise Boulevard</b> Citrus Heights/Orangevale <a href="#">Download Flyer</a></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.	<b>FOR LEASE OR SALE. FULL 5% LEASE COMMISSION.</b> 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.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
<p><b>10115 Folsom Boulevard</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>												





NNN costs are approximately \$0.49 PSF.

NNN costs are approximately \$0.37 PSF.

## 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
 <b>2865 Sunrise Boulevard</b> Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 104:	3,298	20,969	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.	<b>FULL 5% LEASE COMMISSION.</b> Significant remodel now completed. Attractive and flexible suites available. Excellent location in Rancho Cordova. Rates shown based on leasing suites in good condition.	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 220:	3,542		No	Office	\$1.29	FSG					
 <b>Plaza de Oro</b> 2941 Sunrise Blvd Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 120:	2,014	8,226	No	Office	\$1.24	FSG	30,066	N/A	Three minutes to Hwy 50. Five restaurants onsite. Excellent visibility to Sunrise Blvd.	<b>FULL 5% LEASE COMMISSION.</b> 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					
 <b>Plaza de Oro</b> 2951 Sunrise Boulevard Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 100:	6,513	6,513	No	Office	\$0.99	MG	34,072	N/A	Three minutes to Hwy 50. Five restaurants onsite.	<b>FULL LEASE COMMISSION (5%).</b> 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
 <b>8880 Cal Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 160:	594	27,589	No	Office	\$1.95	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.	<b>FULL 5% LEASE COMMISSION. Now remodeled.</b> 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, 270, 280 & 290) can be combined.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 170:	2,872		No	Office	\$1.95	FSG					
	Suite 190:	2,336		No	Office	\$1.95	FSG					
	Suite 200:	4,397		No	Office	\$1.90	FSG					
	Suite 230*:	1,506		No	Office	\$1.99	FSG					
	Suite 240*:	846		No	Office	\$1.95	FSG					
	Suite 250*:	2,064		No	Office	\$1.95	FSG					
	Suite 270:	4,902		No	Office	\$1.95	FSG					
	Suite 280*:	1,037		No	Office	\$1.99	FSG					
	Suite 290*:	1,689		No	Office	\$1.95	FSG					
	Suite 310*:	2,579		No	Office	\$1.99	FSG					
	Suite 340:	2,767		No	Office	\$1.95	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><b>9300 Tech Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 110:	5,356	24,852	Yes	Office	\$1.49	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.	<b>FULL 5% LEASE COMMISSION. Now remodeled.</b> Excellent freeway exposure and signage on Highway 50. Suite 110 & 170 contiguous at 12,859 SF for \$1.30 PSF.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 170:	7,503		Yes	Office	\$1.39	FSG					
	Suite 250:	3,444		Yes	Office	\$1.49	FSG					
	Suite 270:	8,549		Yes	Office	\$1.39	FSG					
 <p><b>9310 Tech Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></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.	<b>FOR LEASE OR SALE. FULL LEASE COMMISSION (5%) Now remodeled. Price reduced.</b> 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><b>9323 Tech Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 100:	20,574	40,730	Yes	Office	\$1.25	MG	40,730	N/A	Office/Educational facility. Mature landscaping. Easy access to Highway 50. Served by Tiber Light Rail Station. Excellent parking.	<b>FULL 5% LEASE COMMISSION. Remodel Complete.</b> 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
	Suite 200:	5,000 - 19,376		Yes	Office	1.45-25	MG					
 <p><b>9333 Tech Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></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.	<b>FULL 5% LEASE COMMISSION. Remodel Complete.</b> 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



## 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
	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.	<b>FULL LEASE COMMISSION (5%).</b> 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
<p><b>9342 Tech Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>												
	Suite 125: Suite 130: Suite 160: Suite 185:	2,305 1,997 2,115 1,217	7,634	No No No No	Office Office Office Office	\$1.35 \$1.35 \$1.35 \$1.35	FSG FSG FSG 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.	<b>FULL 5% LEASE COMMISSION.</b> Attractive interior remodel completed. Immediate occupancy.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
<p><b>9343 Tech Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>												
	Suite 100: Suite 130:	34,951 14,250	49,201	No No	Office Office	\$1.59 \$1.49	FSG 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.	<b>FULL LEASE COMMISSION (5%).</b> 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
<p><b>9738 Lincoln Village Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>												
	Suite 100: Suite 110: Suite 160:	13,918 20,921 34,657	69,496	No No No	Office Office Office	\$0.98 \$0.79 \$0.79	MG MG MG	144,000	\$11,438,000 (\$79.50 PSF)	Good signage opportunity. Rapid access to Hwy 50.	<b>FOR LEASE OR SALE. FULL LEASE COMMISSION (5%).</b> 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
<p><b>11135 Trade Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>												





## 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
 <b>11171 Sun Center Drive</b> <b>Highway 50 Corridor</b> <a href="#">Download Flyer</a>	Suite 195:	2,849	2,849	No	Office	\$1.79	FSG	37,028	N/A	Abundant glassline with great natural light, above standard parking (5/1,000), ground floor lockers and showers.	<b>FULL LEASE COMMISSION (5%). Building now remodeled and looking beautiful!</b> 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
 <b>One Capital Center</b> <b>3100 Zinfandel Dr</b> <b>Highway 50 Corridor</b> <a href="#">Download Flyer</a>	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.	<b>FULL 5% LEASE COMMISSION. Remodel complete!</b> One of the very nicest, most prominent office buildings on the Hwy 50 corridor. Prominent six story ±124,000 SF Class A Office building. Building signage available. Numerous retail amenities nearby. Excellent visibility and signage. *Suites 170 & 175 can be combined to offer 4,014 SF at \$2.15 PSF.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 170*:	2,687		No	Office	\$2.10	FSG					
	Suite 175*:	1,327		No	Office	\$2.20	FSG					
	Suite 255:	2,579		No	Office	\$2.15	FSG					
	Suite 270:	2,186		No	Office	\$2.15	FSG					
	Suite 275:	1,448		No	Office	\$2.15	FSG					
	Suite 300:	3,859		No	Office	\$2.15	FSG					
	Suite 410:	2,402		No	Office	\$2.15	FSG					
	Suite 500:	22,246		No	Office	\$2.05 - \$2.15	FSG					
	Suite 600:	7,000-13,294		No	Office	\$2.15	FSG					
 <b>Nimbus Winery Village</b> <b>12401-12409 Folsom Blvd</b> <b>Highway 50 Corridor</b> <a href="#">Download Flyer</a>	Suite 301:	249	3,554	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.	<b>FULL 5% LEASE COMMISSION. Remodel now complete.</b> 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.	Andy Jonsson 916.779.1000 andy@ethanconradprop.com
	Suite 302:	249		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					












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><b>1440 - 1446 Ethan Way Point West</b> <a href="#">Download Flyer</a></p>	1440 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!	<b>FULL 5% LEASE COMMISSION. Remodel complete!</b> Located near numerous retail amenities. End cap former bank branch space available. Building and monument signage available!	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p><b>1111 Howe Ave Point West</b> <a href="#">Download Flyer</a></p>	Suite 110: Suite 295: Suite 365: Suite 380: Suite 390: Suite 455: Suite 635: Suite 645: Suite 655:	2,642 1,294 2,514 912 3,278 1,535 2,181 1,133 5,905	21,394	No No No No No No No No No	Office Office Office Office Office Office Office Office Office	\$1.65 \$1.60 \$1.65 \$1.70 \$1.65 \$1.60 \$1.65 \$1.65 \$1.60	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.	<b>FULL 5% LEASE COMMISSION. Remodel complete!</b> 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><b>1010 Hurley Way Point West</b> <a href="#">Download Flyer</a></p>	Suite 110: Suite 195: Suite 200: Suite 245: Suite 255: Suite 510:	1,738 2,936 1,831 2,784 1,086 1,915	12,290	No No No No No No	Office Office Office Office Office Office	\$1.69 \$1.69 \$1.69 \$1.60 \$1.60 \$1.69	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.	<b>FULL 5% LEASE COMMISSION. Now remodeled!</b> 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><b>3307 Broadway South Sac</b> <a href="#">Download Flyer</a></p>	Suite 100:	8,496	8,496	No	Office	\$0.79	MG	19,538	N/A	Quick access to Highway 50 and Downtown Sacramento.	<b>FULL LEASE COMMISSION (5%).</b> First floor office. Great value rent. Available with 30 days notice.  CAM is approximately \$.09 PSF	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><b>7248 South Land Park Drive</b> <b>South Sac</b> <a href="#">Download Flyer</a></p>	Suite 100*:	1,523	12,466	No	Office	\$1.79	FSG	31,591	N/A	Lab located in building. 4 per 1,000 parking. Located at I-5 and Florin interchange.	<b>FULL 5% LEASE COMMISSION.</b> 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
	Suite 102:	907		No	Office	\$1.69	FSG					
	Suite 103:	1,812		No	Office	\$1.69	FSG					
	Suite 116:	719		No	Office	\$1.69	FSG					
	Suite 118:	1,649		No	Office	\$1.79	FSG					
	Suite 202*:	1,503		No	Office	\$1.79	FSG					
	Suite 203:	1,659		No	Office	\$1.69	FSG					
	Suite 204:	1,762		No	Office	\$1.69	FSG					
	Suite 208:	932		No	Office	\$1.79	FSG					
 <p><b>4600 47th Ave</b> <b>South Sac</b> <a href="#">Download Flyer</a></p>	Suite 100:	1,324	6,587	No	Office	\$1.35	FSG	26,748	N/A	Easy access to Hwy 99. Building signage available. Pharmacy on-site. Zoned BP.	<b>FULL 5% LEASE COMMISSION. Remodel complete!</b> 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 208:	1,370		No	Office	\$1.29	FSG					
	Suite 211:	3,893		No	Office	\$1.19	FSG					
 <p><b>2233 Watt Avenue</b> <b>Watt Avenue</b> <a href="#">Download Flyer</a></p>	Suite 270:	270	270	No	Office	\$1.49	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.	<b>FULL 5% LEASE COMMISSION. Now remodeled.</b> These prominent buildings on Watt Avenue are a great value. Many choices available.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
 <p><b>2255 Watt Avenue</b> <b>Watt Avenue</b> <a href="#">Download Flyer</a></p>	Suite 10:	1,520	20,926	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.	<b>FULL 5% LEASE COMMISSION. Now remodeled.</b> 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 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					
	Suite 320:	1,191		No	Office	\$1.34	FSG					
	Suite 335:	772		No	Office	\$1.44	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><b>2568 Industrial Blvd</b> West Sacramento <a href="#">Download Flyer</a></p>	Suite 110:	2,728	5,456	No	Office	\$0.84	IG	35,708	N/A	Minutes from Capital City Freeway via Harbor Blvd.	<b>FULL 5% LEASE COMMISSION.</b> 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						
 <p><b>2945 Ramco Street</b> West Sacramento <a href="#">Download Flyer</a></p>	Suite 195:	3,086	3,086	No	Office	\$1.59	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.	<b>FULL 5% LEASE COMMISSION. Now Remodeled.</b> 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.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
 <p><b>Gateway Center</b> 10138 Commercial Ave Penn Valley <a href="#">Download Flyer</a></p>	Suite 100:	350	1,059	No	Office	\$1.49	FSG	15,174	N/A	Excellent access to Hwy 20. 2nd floor executive suites. Strong residential demographics.	<b>FULL 5% LEASE COMMISSION. Now Remodeled.</b> Located near Lake Wildwood gated community and golf course.  Attractive, successful Retail/Office center in good location.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite 102:	210		No	Office	\$1.49	FSG					
	Suite 108:	238		No	Office	\$1.49	FSG					
	Suite 114:	261		No	Office	\$1.49	FSG					