





Office Properties For Lease Or Sale / November 2017

916.779.1000





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**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>The Livingston Building</b> 701 High Street Auburn/Loomis <a href="#">Download Flyer</a>	Suite 204:	986	4,858	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. 1,277 SF can be assembled contiguously.	Kelly Rule 916.779.1000 kelly@ethanconradprop.com
	Suite 205:	774		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					
 <b>Gold Country Mall</b> 1031-1039 High Street 882-886 Lincoln Way Auburn/Loomis <a href="#">Download Flyer</a>	884 Lincoln Way		4,334					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.	Kelly Rule 916.779.1000 kelly@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 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 108:	1,869	13,525	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.	<b>FULL LEASE COMMISSION (5%) Now Remodeled! Spec 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, AmeriGas and a CPA.	Daron Whittle 916.779.1000 daron@ethanconradprop.com
	Suite 111:	11,656		Yes	Office	\$1.59 - \$1.79	FSG					
 <b>7777 Greenback Lane</b> Citrus Heights/Orangevale <a href="#">Download Flyer</a>	Suite 204:	965	965	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.	<b>FULL 5% LEASE COMMISSION.</b> Extensively remodeled. The nicest office building in Citrus Heights.	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><b>6939 Sunrise Boulevard</b> Citrus Heights/Orangevale <a href="#">Download Flyer</a></p>	Suite 104:	3,500	23,944	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.	<b>FULL 5% LEASE COMMISSION.</b> Attractive suites with functional buildout. Suites 106 (3,535 SF) and 107 (3,313 SF) are contiguous and can be combined to deliver 6,848 SF. 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 <a href="mailto:grant@ethanconradprop.com">grant@ethanconradprop.com</a>
	Suite 106:	6,848		Yes	Office	\$1.29	FSG					
	Suite 111:	3,081		No	Office	\$1.29	FSG					
	Suite 123:	3,926		No	Office	\$1.34	FSG					
	Suite 200:	2,548		No	Office	\$1.29	FSG					
	Suite 226:	728		No	Office	\$1.29	FSG					
	Suite 235:	749		No	Office	\$1.29	FSG					
	Suite 240:	2,564		No	Office	\$1.24	FSG					
 <p><b>10115 Folsom Boulevard</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 100:	2,599	2,599	No	Office	\$1.15	NNN	6,200	N/A	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>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>
	NNN costs are approximately \$0.37 PSF.											
 <p><b>2865 Sunrise Boulevard</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 110:	2,587	22,797	No	Office	\$1.29	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 but without any tenant improvements.	Daron Whittle 916.779.1000 <a href="mailto:daron@ethanconradprop.com">daron@ethanconradprop.com</a>
	Suite 111:	3,625		No	Office	\$1.29	FSG					
	Suite 211:	3,429-10,504		Yes	Office	\$0.99 - \$1.19	FSG					
	Suite 213:	1,875		No	Office	\$1.29	FSG					
	Suite 220:	3,542		No	Office	\$1.29	FSG					
	Suite 224:	664		No	Office	\$1.39	FSG					
 <p><b>Plaza De Oro</b> 2941 Sunrise Blvd. Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 110:	5,483	12,838	No	Office	\$1.19	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.	Daron Whittle 916.779.1000 <a href="mailto:daron@ethanconradprop.com">daron@ethanconradprop.com</a>
	Suite 120:	2,014		No	Office	\$1.24	FSG					
	Suite 130:	2,056		No	Office	\$1.24	FSG					
	Suite 230:	1,704		No	Office	\$1.29	FSG					
	Suite 270:	152		No	Office	\$1.97	FSG					
	Suite 280:	1,429		No	Office	\$1.34	FSG					





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 <b>Sunrock Center</b> 3054 - 3068 Sunrise Blvd Highway 50 Corridor <a href="#">Download Flyer</a>	Suite F:	3,469	5,876	No	Office	\$0.89	NNN	32,958	N/A	Excellent visibility from Sunrise Blvd. Easy access to Hwy 50. Monument and building signage available.	<b>FULL 5% LEASE COMMISSION. Now Remodeled.</b> Centrally located in one of Rancho Cordova's busiest thoroughfares with great visibility and access from Sunrise Blvd.  NNN costs are approximately \$0.26 PSF.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com
	Suite H: w/ wh	1,563 844		No No	Retail/Showroom Warehouse	\$0.89 \$0.59	NNN NNN					
 <b>8880 Cal Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 125:	5,698	54,774	No	Office	\$1.90	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 & 290), (305, 310 & 330), (430 & 450) can be combined.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 165:	1,768		No	Office	\$1.95	FSG					
	Suite 170:	2,872		No	Office	\$1.95	FSG					
	Suite 200:	4,397		No	Office	\$1.90	FSG					
	Suite 230*:	1,506		No	Office	\$1.95	FSG					
	Suite 240*:	846		No	Office	\$1.95	FSG					
	Suite 250*:	2,064		No	Office	\$1.95	FSG					
	Suite 270:	4,678		No	Office	\$1.95	FSG					
	Suite 290*:	1,689		No	Office	\$1.95	FSG					
	Suite 305*:	1,308		No	Office	\$1.90	FSG					
	Suite 310*:	2,579		No	Office	\$1.95	FSG					
	Suite 330*:	8,344		No	Office	\$1.90	FSG					
	Suite 340:	2,767		No	Office	\$1.95	FSG					
	Suite 430*:	3,709		No	Office	\$1.95	FSG					
Suite 450*:	10,549		No	Office	\$1.95	FSG						
 <b>9300 Tech Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 110:	12,859	26,031	Yes	Office	\$1.39	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 190 is furnished.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 190:	4,623		No	Office	\$1.49	FSG					
	Suite 270:	8,549		Yes	Office	\$1.39	FSG					




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 <p>9310 Tech Center Drive 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>FULL LEASE COMMISSION (5%) Now remodeled. Price reduced.</b> Excellent freeway exposure and signage. Attractive lobby remodel completed. Institutional grade two-story building. Entire building can be made available. Back up generator and loading dock.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>9323 Tech Center Drive Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 200:	5,000 - 19,376	19,376	Yes	Office	\$1.15	MG	N/A	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
 <p>9333 Tech Center Drive Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 100:	3,988	3,988	Yes	Office	\$1.29	MG	N/A	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
 <p>9343 Tech Center Drive Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 125: Suite 130: Suite 145: Suite 160*: Suite 175: Suite 195*:	2,305 1,997 760 2,115 2,332 2,783	12,292	No No No No No No	Office Office Office Office Office Office	\$1.35 \$1.35 \$1.39 \$1.35 \$1.39 \$1.39	FSG FSG 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. Institutional grade two-story building. We are more competitive on this property than any other comparable property on Highway 50. Deli within 200' of entry doors. Suites 160 & 195 can be combined.	Grant Keeney 916.779.1000 grant@ethanconradprop.com




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 <p>American Center Business Park 10385 Old Placerville Rd Highway 50 Corridor <a href="#">Download Flyer</a></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.	<b>FULL 5% LEASE COMMISSION. Being Remodeled Now.</b> Situated in American Center Business Park with convenient access to Hwy 50 at Mather Field Rd.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>American Center Business Park 10419 Old Placerville Rd Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 250: Suite 252: Suite 258: Suite 260: Suite 262:	5,124 2,983 600 1,605 1,355	11,667	No No No No No	Office Office Office Office Office	\$1.15 \$1.29 \$1.19 \$1.19 \$1.29	MG MG MG MG MG	13,864	\$1,234,000.00 (\$89.00 PSF)	Excellent access to Hwy 50 at Mather Field Rd. Attractive mature landscaping with abundant parking.	<b>FULL 5% LEASE COMMISSION. Being Remodeled Now.</b> Situated in American Center Business Park with convenient access to Hwy 50 at Mather Field Rd.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>3247 Ramos Circle Highway 50 Corridor <a href="#">Download Flyer</a></p>	Single Tenant w/ whse	11,709 1,935	11,709	No	Office	\$0.90	MG	11,709	\$995,000.00 (\$85.00 PSF)	Excellent access to Hwy 50 at Mather Field Rd. FedEx/On-Trac drop box on site.	<b>FULL LEASE COMMISSION (5%). Now remodeled.</b> Office/Warehouse building in established Pioneer Business Park. Includes insulated 1,935 SF warehouse with skylight and roll up door access. Great owner-user buy!	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>11135 Trade Center Drive 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 \$0.89 \$0.98	MG MG MG	144,000	N/A	Good signage opportunity. Rapid access to Hwy 50.	<b>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

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 <p>2737 Woodberry Way Highway 50 Corridor <a href="#">Download Flyer</a></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.	<b>FULL LEASE COMMISSION (5%)- Price reduced.</b> Medical Building for Sale or Lease. Substantial remodeling completed. Tenant only pays power and janitorial above rent. Entire building is available.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com
 <p>One Capital Center 3100 Zinfandel Dr Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 110: Suite 270: Suite 275: Suite 300: Suite 410: Suite 500: Suite 600:	1,151 2,186 1,448 3,859 2,402 22,246 9,282 - 21,105	54,397	No No No No No No No	Office Office Office Office Office Office Office	\$2.19 \$2.09 \$2.09 \$2.09 \$2.09 \$1.99 - \$2.09 \$1.99 - \$2.09	FSG FSG FSG FSG FSG FSG 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> Prominent six story ±124,000 SF Class A Office building. Building signage available. Numerous retail amenities nearby. Excellent visibility and signage.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>Nimbus Winery Village 12401-12409 Folsom Blvd Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 301: Suite 302: Suite 303: Suite 304: Suite 306: Suite 308: Suite 312: Suite 317: Suite 319: Suite 320: Suite 321: Suite 322: Suite 323: Suite 325: Suite 326:	249 249 246 610 371 287 392 186 294 238 299 295 240 264 249	4,469	No 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 Office Office	\$1.39 - \$1.49 \$1.39 - \$1.49 \$1.39 - \$1.49 \$1.39 - \$1.49 \$1.39 - \$1.49 \$1.39 - \$1.49 \$1.39 - \$1.49 \$1.39 - \$1.49 \$1.39 - \$1.49 \$1.39 - \$1.49 \$1.39 - \$1.49 \$1.39 - \$1.49 \$1.39 - \$1.49 \$1.39 - \$1.49 \$1.39 - \$1.49	FSG FSG FSG FSG FSG FSG FSG FSG FSG FSG FSG FSG FSG FSG 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.	Ryan Smyth 916.779.1000 rsmyth@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>La Borgata</b> 3905-3907 Park Drive El Dorado Hills <a href="#">Download Flyer</a></p>	3905 Park Dr:		11,708					59,854	N/A	Convenient access to Hwy 50. Neighboring tenants include: <b>Raley's, Wells Fargo Bank, Bella Bru, Beach Hut Deli, Jack in the Box and Shell.</b>	<b>FULL 5% LEASE COMMISSION. Now remodeled.</b> La Borgata is a luxurious mixed-use center located in the heart of El Dorado Hills. The center features six beautiful buildings and plush landscaping that give it the feel of a Mediterranean Village. The center is anchored by high profile tenants: Sienna Bistro, Sky Sushi & Bank of America.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite 210*:	1,763		No	Office	\$1.65	NNN					
	Suite 215:	1,348		No	Office	\$1.65	NNN					
	Suite 220:	1,189		No	Office	\$1.60	NNN					
	3907 Park Dr:							N/A	N/A			
	Suite 215*:	1,447		No	Office	\$1.65	NNN					
	Suite 235***:	2,143		No	Office	\$1.65	NNN					
Suite 240**:	2,226		No	Office	\$1.85	NNN						
Suite 245**:	1,592		No	Office	\$1.65	NNN						
<p>Office suites are on the second floor of 3905, 3907 &amp; 3909 Park Drive. *Available with 30 days notice. ** Available 2/1/18. ***Available 12/1/17.</p> <p>NNN costs are approximately \$0.52 PSF.</p>												
 <p><b>4612 Roseville Road</b> McClellan <a href="#">Download Flyer</a></p>	Suite 107:	8,367	8,367	Yes	Office	\$0.68	NNN	22,893	N/A	Close proximity to Interstate 80 and light rail. On-site property management with abundant parking. Great location within walking distance to many restaurants and amenities.	<b>FULL 5% LEASE COMMISSION.</b> In Highlands 80 Commerce Center. Great location within walking distance to many restaurants and other amenities. Suite is divisible, creating two individual suites. Owner is also open to creating minimal warehouse improvements.	Ryan Smyth 916.779.1000 <a href="mailto:rsmyth@ethanconradprop.com">rsmyth@ethanconradprop.com</a>
<p>NNNs are \$0.26 PSF.</p>												
 <p><b>406 Sunrise Avenue</b> Roseville/Rocklin <a href="#">Download Flyer</a></p>	Suite 100:	15,272	31,534	Yes	Office	\$1.59 - \$1.69	FSG	46,611		Zoned for Medical/Office. 4/1,000 SF parking lot. Close proximity to area hospitals. Freeway visibility, quick access to I-80.	<b>FULL LEASE COMMISSION (5%) Medical office building with good freeway visibility and signage. Remodel complete.</b> 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.	Ryan Smyth 916.779.1000 <a href="mailto:rsmyth@ethanconradprop.com">rsmyth@ethanconradprop.com</a> Daron Whittle 916.779.1000 <a href="mailto:daron@ethanconradprop.com">daron@ethanconradprop.com</a>
Suite 200:	2,130		No	Office	\$1.69	FSG	15,272	\$2,275,000 (\$149.00 PSF)				
Suite 220:	1,076		No	Office	\$1.69	FSG						
Suite 250:	2,373		No	Office	\$1.69	FSG						
Suite 290:	487		No	Office	\$1.69	FSG						
Suite 300:	8,204		Yes	Office	\$1.59 - \$1.69	FSG						
Suite 330:	1,992		No	Office	\$1.69	FSG						







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	Suite 9:	3,763	3,763	No	Office	\$1.29	MG	N/A	N/A	Excellent access to I-80. Building signage available. Plenty of shaded parking.	<b>FULL LEASE COMMISSION (5%)</b> Attractive building with flexible and functional tenant improvements. Suites enjoy view of adjacent creek.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com		
<p><b>4240 Rocklin Road</b> <b>Rocklin</b> <a href="#">Download Flyer</a></p>														
	6720 Suite 200:	1,427	8,151	No	Office	\$1.09	MG	18,495	\$548,709 (\$119 PSF) \$500,092 (\$109 PSF)	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.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com		
	6722 Suite 104:	1,128		No	Office	\$1.09	MG						4,611	
	6722 Suite 202:	636		No	Office	\$0.99	MG						4,588	
	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	\$495,517 (\$107 PSF)
	6728 Suite 400:	1,302		No	Office	\$1.09	MG						4,665	\$583,125 (\$125 PSF)
	6728 Suite 400B:	557		No	Office	\$1.04	MG							
	6728 Suite 400C:	665	No	Office	\$1.04	MG								
<p><b>Carmichael Professional Center</b> <b>6720-6728 Fair Oaks Blvd</b> <b>Carmichael/Fair Oaks</b> <a href="#">Download Flyer</a></p>														
	Suite S:	417	14,617	No	Office	\$1.49 - \$1.54	FSG	46,734	N/A	Mature landscaping. Easy access to I-80 and I-5. Close to major retail center with restaurants, etc.	<b>FULL 5% LEASE COMMISSION. Rent reduced.</b> 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.	Grant Keeney 916.779.1000 grant@ethanconradprop.com		
	Suite 200:	7,228		Yes	Office	\$1.54	FSG							
	Suite 240:	6,972		No	Office	\$1.54	FSG							
<p><b>3947 Lennane Drive</b> <b>Natomas / Northgate</b> <a href="#">Download Flyer</a></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.	<b>FULL LEASE COMMISSION (5%).</b> 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><b>4044 N Freeway Blvd.</b> <b>Natomas / Northgate</b> <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
 <p><b>1792 Tribute Rd</b> Point West <a href="#">Download Flyer</a></p>	Suite 230:	3,523	19,127	No	Office	\$1.74	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.	<b>FULL 5% LEASE COMMISSION. Now remodeled!</b> 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	\$1.84	FSG					
	Suite 450:	5,294		No	Office	\$1.79	FSG					
	Suite 460:	745		No	Office	\$1.74	FSG					
 <p><b>1440 - 1446 Ethan Way</b> Point West <a href="#">Download Flyer</a></p>	1440		9,853	No	Office	\$1.49	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! Medical suite has multiple exam rooms with sinks.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suites 102/103:	1,845-5,824		Yes	Office	\$1.55 - \$1.65	FSG					
 <p><b>1111 Howe Ave</b> Point West <a href="#">Download Flyer</a></p>	Suite 110:	2,642	23,704	No	Office	\$1.49	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. Now being 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 Howe Ave visibility and signage as well.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 210:	809		No	Office	\$1.44	FSG					
	Suite 295:	1,294		No	Office	\$1.44	FSG					
	Suite 365:	2,514		No	Office	\$1.49	FSG					
	Suite 535:	1,140		No	Office	\$1.49	FSG					
	Suite 550:	949		No	Office	\$1.44	FSG					
	Suite 595:	1,363		No	Office	\$1.44	FSG					
	Suite 630:	3,774		No	Office	\$1.49	FSG					
	Suite 635:	2,181		No	Office	\$1.49	FSG					
	Suite 645:	1,133		No	Office	\$1.49	FSG					
	Suite 655:	5,905		No	Office	\$1.49	FSG					
 <p><b>1010 Hurley Way</b> Point West <a href="#">Download Flyer</a></p>	Suite 110:	1,738	26,786	No	Office	\$1.49	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 being 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
	Suite 140:	1,409		No	Office	\$1.49	FSG					
	Suite 190:	1,555		No	Office	\$1.49	FSG					
	Suite 195:	2,936		No	Office	\$1.49	FSG					
	Suite 200:	1,831		No	Office	\$1.49	FSG					
	Suite 245:	2,680		No	Office	\$1.55	FSG					
	Suite 255:	1,086		No	Office	\$1.49	FSG					
	Suite 500:	6,656		No	Office	\$1.44	FSG					
	Suite 505:	6,895		No	Office	\$1.44	FSG					


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 <b>8600 23rd Avenue</b> Power Inn <a href="#">Download Flyer</a>	Suite 200:	3,162	3,162	No	Office	\$0.55	NNN	78,489	N/A	Six (6) enclosed offices in a flexible layout. Exclusive-use restrooms. Abundant on-site and off-site parking. 2nd floor signage options.	<b>FULL 5% LEASE COMMISSION.</b> 2nd floor office space. Recently renovated. Great Value!  NNN costs are approximately \$0.069 PSF.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com
 <b>7248 South Land Park Drive</b> South Sac <a href="#">Download Flyer</a>	Suite 100*: Suite 102: Suite 103: Suite 104: Suite 118: Suite 202*: Suite 203: Suite 204: Suite 208:	1,523 907 1,812 1,338 1,649 1,503 1,659 1,762 932	13,085	No No No No No No No No No	Office Office Office Office Office Office Office Office Office	\$1.79 \$1.69 \$1.69 \$1.69 \$1.79 \$1.69 \$1.69 \$1.79	FSG 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.	<b>FULL 5% LEASE COMMISSION.</b> Attractive, remodeled 2 story medical office building with competitive <b>Full Service Gross</b> lease rates. Six (6) day a week HVAC! Has traditional office, general practitioner and former dentist suite options. *Available with 30 days notice.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com
 <b>4600 47th Ave</b> South Sac <a href="#">Download Flyer</a>	Suite 100: Suite 200: Suite 205: Suite 208: Suite 210: Suite 211:	1,324 2,055 1,664 1,370 3,078 3,893	13,384	No No No No No No	Office Office Office Office Office Office	\$1.35 \$1.29 \$1.29 \$1.29 \$1.29 \$1.19	FSG FSG FSG FSG FSG 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. Contiguous up to ±12,000 SF. Variety of suite sizes available now.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com
 <b>2233 Watt Avenue</b> Watt Avenue <a href="#">Download Flyer</a>	Suite 110: Suite 240: Suite 294: Suite 295: Suite 320:	2,352 1,766 959 1,225 2,385	8,687	No No No No No	Office Office Office Office Office	\$1.29 \$1.29 \$1.39 \$1.34 \$1.29	FSG FSG FSG FSG FSG	N/A	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.	Daron Whittle 916.779.1000 daron@ethanconradprop.com

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 <p><b>2255 Watt Avenue</b> Watt Avenue <a href="#">Download Flyer</a></p>	Suite 10:	1,520	16,700	No	Office	\$1.59	FSG	N/A	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.	Daron Whittle 916.779.1000 <a href="mailto:daron@ethanconradprop.com">daron@ethanconradprop.com</a>
	Suite 100:	673		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><b>2568 Industrial Blvd</b> West Sacramento <a href="#">Download Flyer</a></p>	Suite 105:		1,472	14,800	No	Office					
 <p><b>2945 Ramco Street</b> West Sacramento <a href="#">Download Flyer</a></p>	Suite 175:	1,699	4,785	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.	<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.	Grant Keeney 916.779.1000 <a href="mailto:grant@ethanconradprop.com">grant@ethanconradprop.com</a>
Suite 195:	3,086	No		Office	\$1.59	FSG						
 <p><b>1230-1250 Harter Avenue</b> Woodland <a href="#">Download Flyer</a></p>	1230 - Suite F: w/ off	8,371 1,684	10,055	No	Flex Office	\$0.53	NNN	96,290	N/A	Excellent I-5 access/visibility.	<b>Remodeling complete! Competitive lease rates.</b> Well located, approximately 125,000 SF multi-tenant industrial park. Primarily open build-out ideal for church or gymnastics.  NNN costs are \$0.11 PSF	David Planting CBRE 916.446.8204 <a href="mailto:david.planting@cbre.com">david.planting@cbre.com</a>  Ethan Conrad 916.779.1000 <a href="mailto:ethan@ethanconradprop.com">ethan@ethanconradprop.com</a>

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 Gateway Center 10138 Commercial Ave Penn Valley <a href="#">Download Flyer</a>	Suite 108:	238	238	No	Office	\$1.45	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.	Kelly Rule 916.779.1000 <a href="mailto:kelly@ethanconradprop.com">kelly@ethanconradprop.com</a>