





Office Properties For Lease Or Sale / September 2017





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
 The Livingston Building 701 High Street Auburn/Loomis Download Flyer	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.	FULL 5% LEASE COMMISSION Remodel complete! Located in the heart of Old Downtown Auburn. One block from I-80. 1,277 SF can be assembled contiguously. *Available with 30 days notice.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@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					
 Gold Country Mall 1031-1039 High Street 882-886 Lincoln Way Auburn/Loomis Download Flyer	884 Lincoln Way		4,334					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. *Available with 30 days notice. Suite 42 is available for sublease.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com
	Suite 30:	1,641		No	Office	\$1.35	MG					
	Suite 31*:	569		No	Office	\$1.35	MG					
	Suite 33:	678		No	Office	\$1.35	MG					
	Suite 34:	572		No	Office	\$1.35	MG					
	Suite 41:	530		No	Office	\$1.30	MG					
	Suite 42:	344		No	Office	\$1.30	MG					
	 985 Sun City Lane Lincoln Download Flyer	Suite 108:		1,869	13,525	No	Office					
Suite 111:		11,656	Yes	Office		\$1.59 - \$1.79	FSG					
 4240 RockIn Road RockIn Download Flyer	Suite 10:	872	872	No	Office	\$1.24	MG	19,454	N/A	Excellent access to I-80. Building signage available. Plenty of shaded parking.	FULL 5% LEASE COMMISSION. Attractive building with flexible and functional tenant improvements. Suites enjoy view of adjacent creek. Suite 10 includes a reception area, restroom, open area and a private office.	Daron Whittle 916.779.1000 daron@ethanconradprop.com Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com



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 <p>7777 Greenback Lane Citrus Heights/Orangevale Download Flyer</p>	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.	FULL 5% LEASE COMMISSION. Extensively remodeled. The nicest office building in Citrus Heights.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>6939 Sunrise Boulevard Citrus Heights/Orangevale Download Flyer</p>	Suite 104: Suite 106: Suite 111: Suite 123: Suite 200: Suite 226: Suite 235: Suite 240:	3,500 6,848 3,081 3,926 2,548 728 749 2,564	23,944	No Yes No No No No No No	Office Office Office Office Office Office Office Office	\$1.29 \$1.29 \$1.29 \$1.29 \$1.29 \$1.29 \$1.29 \$1.24	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.	FULL 5% LEASE COMMISSION. 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 grant@ethanconradprop.com
 <p>10115 Folsom Boulevard Highway 50 Corridor Download Flyer</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.	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.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p>11395 Folsom Boulevard Highway 50 Corridor Download Flyer</p>	Suite B:	58,182	58,182	Yes	Retail	\$0.65-\$0.75	NNN	81,826	\$6,976,000 (\$85.25 PSF)	Outstanding visibility to Highway 50. Strategically located between Sunrise Blvd. and Hazel Ave.	Remodeling complete. Showroom space currently divided into 2 suites. Ideal for furniture stores. Space is fully conditioned with an attractive interior build out. Gated truck loading with numerous roll up doors. Former Room Source building. Suite B available with 30 days notice. Divisible to 18,437 SF, 27,633 SF, 30,549 SF or 39,745 SF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
											NNN costs are approximately \$0.37 PSF.	
											NNN costs are approximately \$0.14 PSF	





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 <p>2865 Sunrise Boulevard Highway 50 Corridor Download Flyer</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.	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.	Daron Whittle 916.779.1000 daron@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 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>Plaza De Oro 2941 Sunrise Blvd. Highway 50 Corridor Download Flyer</p>	Suite 130:	2,056	6,962	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.	Daron Whittle 916.779.1000 daron@ethanconradprop.com
	Suite 220:	1,145		No	Office	\$1.34	FSG					
	Suite 230:	1,704		No	Office	\$1.29	FSG					
	Suite 290:	2,057		No	Office	\$1.29	FSG					
 <p>Sunrock Center 3054 - 3068 Sunrise Blvd Highway 50 Corridor Download Flyer</p>	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.	FULL 5% LEASE COMMISSION. Now Remodeled. Centrally located in one of Rancho Cordova's busiest thoroughfares with great visibility and access from Sunrise Blvd.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite H:	1,563		No	Retail/Showroom	\$0.89	NNN					
	w/ wh	844		No	Warehouse	\$0.59	NNN					
												NNN costs are approximately \$0.26 PSF.





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 <p>8880 Cal Center Drive Highway 50 Corridor Download Flyer</p>	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.	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. \$1.84 PSF, Full Service (Furnished 3rd floor). 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					
 <p>9300 Tech Center Drive Highway 50 Corridor Download Flyer</p>	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.	FULL 5% LEASE COMMISSION. Now remodeled. 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					
 <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. 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





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 <p>9323 Tech Center Drive Highway 50 Corridor Download Flyer</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.	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 300:	8,709	8,709	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.	FULL 5% LEASE COMMISSION. Remodel Complete. Tenant improvements as well as common areas of building are in excellent attractive condition.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>9343 Tech Center Drive Highway 50 Corridor Download Flyer</p>	Suite 125: Suite 130: Suite 160*: Suite 175: Suite 195*:	2,305 1,997 2,115 2,332 2,783	11,532	No No No No No	Office Office Office Office Office	\$1.35 \$1.35 \$1.35 \$1.39 \$1.39	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.	FULL 5% LEASE COMMISSION. 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
 <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. Being Remodeled Now. Situated in American Center Business Park with convenient access to Hwy 50 at Mather Field Rd.	Grant Keeney 916.779.1000 grant@ethanconradprop.com




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 <p>American Center Business Park 10419 Old Placerville Rd Highway 50 Corridor Download Flyer</p>	Suite 250:	5,124	11,667	No	Office	\$1.15	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.	FULL 5% LEASE COMMISSION. Being Remodeled Now. Situated in American Center Business Park with convenient access to Hwy 50 at Mather Field Rd.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 252:	2,983		No	Office	\$1.29	MG					
	Suite 258:	600		No	Office	\$1.19	MG					
	Suite 260:	1,605		No	Office	\$1.19	MG					
	Suite 262:	1,355		No	Office	\$1.29	MG					
 <p>3247 Ramos Circle Highway 50 Corridor Download Flyer</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.	FULL LEASE COMMISSION (5%). Now remodeled. 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 Download Flyer</p>	Suite 100:	13,918	69,496	No	Office	\$0.98	MG	144,000	N/A	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!
Suite 110:		20,921	No		Office	\$0.89	MG					
Suite 160:		34,657	No		Office	\$0.98	MG					
 <p>9738 Lincoln Village Drive Highway 50 Corridor Download Flyer</p>	Suite 130:	14,250	14,250	No	Office	\$1.49	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 5% LEASE COMMISSION. A well located and fully improved vocational college and office space with excellent above standard parking. Can provide 8/1,000 parking after business hours!	Grant Keeney 916.779.1000 grant@ethanconradprop.com





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 <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.	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 Download Flyer</p>	Suite 175: Suite 275: Suite 410: Suite 500: Suite 600:	1,327 1,448 2,402 22,246 21,105	48,528	No No No No No	Office Office Office Office Office	\$2.04 \$2.09 \$1.99 \$1.99 - \$2.09 \$1.99 - \$2.09	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.	FULL 5% LEASE COMMISSION. Now being remodeled! Prominent six story ±124,000 SF Class A Office building. Building signage available. Numerous retail amenities nearby. Excellent visibility and signage. Suite 500 available 12/1/17. Suite 600 available on or before 12/1/17.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>11171 Sun Center Drive Highway 50 Corridor Download Flyer</p>	Suite 260:	4,371	4,371	No	Office	\$1.75	FSG	37,028	N/A	Abundant glassline with great natural light, above standard parking (5/1,000), ground floor lockers and showers.	FULL 5% LEASE COMMISSION. Building now remodeled and looking beautiful! Prospect Park 2-story with Class A image. Suite 260: offers double door entrance into formal reception area, 10 private offices, conference room, break room and IT closet.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>Nimbus Winery Village 12401-12409 Folsom Blvd Highway 50 Corridor Download Flyer</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 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 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.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com





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 <p>La Borgata 3905-3907 Park Drive El Dorado Hills Download Flyer</p>	3905 Park Dr:		11,708					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 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 chase@ethanconradprop.com
	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						
Office suites are on the second floor of 3905, 3907 & 3909 Park Drive. *Available with 30 days notice. ** Available 2/1/18. ***Available 12/1/17.												
NNN costs are approximately \$0.52 PSF.												
 <p>4612 Roseville Road McClellan Download Flyer</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.	FULL 5% LEASE COMMISSION. 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 rsmyth@ethanconradprop.com
	NNNs are \$0.26 PSF.											
 <p>406 Sunrise Avenue Roseville/Rocklin Download Flyer</p>	Suite 100:	15,272	30,458	Yes	Office	\$1.59 - \$1.69	FSG	46,611	\$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.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com
	Suite 200:	2,130		No	Office	\$1.69	FSG	15,272				
	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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 <p>Carmichael Professional Center 6720-6728 Fair Oaks Blvd Carmichael/Fair Oaks Download Flyer</p>	6720 Suite 200:	1,427	8,151	No	Office	\$1.09	MG	18,495	\$548,709 (\$119 PSF) \$500,092 (\$109 PSF) \$495,517 (\$107 PSF) \$583,125 (\$125 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.	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.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com
	6722 Suite 202:	636		No	Office	\$0.99	MG	4,611				
	6722 Suite 203:	536		No	Office	\$0.99	MG	4,588				
	6722 Suite 204:	540		No	Office	\$0.99	MG					
	6726 Suite 403:	2,488		No	Office	\$0.95	MG	4,631				
	6728 Suite 400:	1,302		No	Office	\$1.09	MG	4,665				
	6728 Suite 400B:	557		No	Office	\$1.04	MG					
	6728 Suite 400C:	665		No	Office	\$1.04	MG					
 <p>3947 Lennane Drive Natomas / Northgate Download Flyer</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.	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.	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>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>3951 Performance Drive Natomas/Northgate Download Flyer</p>	Suite C:	3,493	6,430	No	Office	\$0.79	IG	33,013	N/A	Excellent access to I-80. Abundant parking and landscaping.	FULL LEASE COMMISSION (5%) Located in a attractive Office/Flex/Industrial complex. Great access to I-80, 16' clear height and warehouse insulation. CAM charges are approximately \$0.12 PSF.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com
	Suite E:	883		No	Warehouse	\$0.49	IG					
	w/ Office	2,054		No	Office	\$0.79	IG					





Office Properties For Lease Or Sale

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 <p>1792 Tribute Rd Point West Download Flyer</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.	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	\$1.84	FSG					
	Suite 450:	5,294		No	Office	\$1.79	FSG					
	Suite 460:	745		No	Office	\$1.74	FSG					
 <p>1440 - 1446 Ethan Way Point West Download Flyer</p>	1440		27,878	No	Office	\$1.39	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
	Suite 100:	4,292		Yes	Office	\$1.39 - \$1.59	FSG					
	1442			No	Medical	\$1.69	MG					
	Suite 100:	5,592		No	Office	\$1.49	FSG					
	Suite 110:	3,803										
	1446			No	Office	\$1.39	FSG					
 <p>1111 Howe Ave Point West Download Flyer</p>	Suite 110:	2,642	27,971	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.	FULL 5% LEASE COMMISSION. Now being 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 Howe Ave visibility and signage as well.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 205:	4,267		No	Office	\$1.44	FSG					
	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>1010 Hurley Way Point West Download Flyer</p>	Suite 110:		1,738	24,106	No	Office					
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 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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 8600 23rd Avenue Power Inn Download Flyer	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.	FULL 5% LEASE COMMISSION. 2nd floor office space. Recently renovated. Great Value! NNN costs are approximately \$0.069 PSF.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com
 7248 South Land Park Drive South Sac Download Flyer	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.	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.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com
 4600 47th Ave South Sac Download Flyer	Suite 100: Suite 111: Suite 200: Suite 205: Suite 208: Suite 210: Suite 211:	1,324 3,598 2,055 1,664 1,370 3,078 3,893	16,982	No No No No No No No	Office Office Office Office Office Office Office	\$1.35 \$1.25 \$1.29 \$1.29 \$1.29 \$1.29 \$1.19	FSG FSG FSG FSG FSG FSG 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. Contiguous up to ±12,000 SF. Variety of suite sizes available now.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com
 2233 Watt Avenue Watt Avenue Download Flyer	Suite 110: Suite 240: Suite 294: Suite 295: Suite 310: Suite 320:	2,352 1,766 959 1,225 2,315 2,385	11,002	No No No No No No	Office Office Office Office Office Office	\$1.29 \$1.29 \$1.39 \$1.34 \$1.29 \$1.29	FSG 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.	FULL 5% LEASE COMMISSION. Now remodeled. 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>2255 Watt Avenue Watt Avenue Download Flyer</p>	Suite 100:	673	14,723	No	Office	\$1.44	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.	FULL 5% LEASE COMMISSION. Now remodeled. These prominent buildings on Watt Avenue are a great value.	Daron Whittle 916.779.1000 daron@ethanconradprop.com
	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 300:	4,649		No	Office	\$1.29	FSG					
 <p>2568 Industrial Blvd West Sacramento Download Flyer</p>	Suite 105:	1,472	14,800	No	Office	\$0.79	IG	35,708	N/A	FULL LEASE COMMISSION (5%). Well located office/tech suite located near the corner of Jefferson and Industrial Blvd. M1 zoning.	FULL 5% LEASE COMMISSION. Well located office/tech suite located near the corner of Jefferson and Industrial Blvd. M1 zoning.	Daron Whittle 916.779.1000 daron@ethanconradprop.com
										CAM charges are approximately \$0.18 PSF	CAM charges are approximately \$0.18 PSF	
 <p>2945 Ramco Street West Sacramento Download Flyer</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.	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 175 has corner glassline and breakroom with plumbing. Suite 195 is available with 30 days notice.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 195:	3,086		No	Office	\$1.59	FSG					
 <p>1230-1250 Harter Avenue Woodland Download Flyer</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.	Remodeling complete! Competitive lease rates. Well located, approximately 125,000 SF multi-tenant industrial park. Primarily open build-out ideal for church or gymnastics.	David Planting CBRE 916.446.8204 david.planting@cbre.com
											NNN costs are \$0.11 PSF	Ethan Conrad 916.779.1000 ethan@ethanconradprop.com

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 Gateway Center 10138 Commercial Ave Penn Valley Download Flyer	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.	FULL 5% LEASE COMMISSION. Now Remodeled. Located near Lake Wildwood gated community and golf course. Attractive, successful Retail/Office center in good location.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com