











Office Properties For Lease Or Sale / April 2017






916.779.1000






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**ETHAN CONRAD**  
PROPERTIES INC.






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 <a href="#">Download Flyer</a>	Suite 205:	774	3,291	No	Office	\$1.42	FSG	N/A	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 LEASE COMMISSION (5%) Remodel complete!</b> Located in the heart of Old Downtown Auburn. One block from I-80. 2,263 SF can be assembled contiguously.	Carol Sitzenstatter 916.779.1000 <a href="mailto:carol@ethanconradprop.com">carol@ethanconradprop.com</a>
	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					
*Available with 30 days notice.												
 Gold Country Mall 1031-1039 High Street 882-886 Lincoln Way Auburn/Loomis <a href="#">Download Flyer</a>	884 Lincoln Way		4,128	No	Office	\$1.35	MG	N/A	N/A	Great location in Old Town Auburn. Access from High St and Lincoln Way. Beautiful courtyard.	<b>FULL LEASE COMMISSION (5%) 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.	Carol Sitzenstatter 916.779.1000 <a href="mailto:carol@ethanconradprop.com">carol@ethanconradprop.com</a>
	Suite 30:	1,641		No	Office	\$1.35	MG					
	Suite 31*:	569		No	Office	\$1.35	MG					
	Suite 34*:	138		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					
*Available with 30 days notice.												
 985 Sun City Lane 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 <a href="mailto:daron@ethanconradprop.com">daron@ethanconradprop.com</a>
	Suite 111:	11,656		Yes	Office	\$1.59 - \$1.79	FSG					
 4240 Rocklin Road Rocklin <a href="#">Download Flyer</a>	Suite 5:	1,403	2,230	No	Office	\$1.19	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. Suite 10 includes a reception area, restroom, open area and a private office. Suite 5 is a sublease.	Daron Whittle 916.779.1000 <a href="mailto:daron@ethanconradprop.com">daron@ethanconradprop.com</a>
	Suite 10:	827		No	Office	\$1.24	MG					
 7777 Greenback Lane Citrus Heights/Orangevale <a href="#">Download Flyer</a>	Suite 101:	911	4,089	No	Office	\$1.49	FSG	N/A	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 LEASE COMMISSION (5%)</b> Extensively remodeled. The nicest office building in Citrus Heights.	Grant Keeney 916.779.1000 <a href="mailto:grant@ethanconradprop.com">grant@ethanconradprop.com</a>
	Suite 106:	3,178		No	Office	\$1.59	FSG					

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 <p><b>6939 Sunrise Boulevard</b> Citrus Heights/Orangevale <a href="#">Download Flyer</a></p>	Suite 104:	3,500	21,386	No	Office	\$1.19	FSG	N/A	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 LEASE COMMISSION (6%)</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	\$1.19	FSG					
	Suite 111:	3,081		No	Office	\$1.29	FSG					
	Suite 200:	2,548		No	Office	\$1.29	FSG					
	Suite 226:	728		No	Office	\$1.29	FSG					
	Suite 235:	749		No	Office	\$1.29	FSG					
	Suite 240:	2,564		No	Office	\$1.24	FSG					
Suite 260:	1,368	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	N/A	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 LEASE COMMISSION (6%)</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>NNN costs are approximately \$0.37 PSF.</p>												
 <p><b>11395 Folsom Boulevard</b> Highway 50 Corridor <a href="#">Download Flyer</a></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.	<b>FULL LEASE COMMISSION (6%). Remodeling complete.</b> 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.	Amy Hopkins 916.779.1000 <a href="mailto:amy@ethanconradprop.com">amy@ethanconradprop.com</a>
<p>NNN costs are approximately \$0.15 PSF</p>												
 <p><b>2865 Sunrise Boulevard</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 106:	1,748	21,003	Yes	Office	\$1.24	FSG	N/A	N/A	Excellent Sunrise Blvd. visibility. Close proximity to Hwy 50 and many restaurants and retail destinations. Signage available.	<b>FULL LEASE COMMISSION (6%)</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 110:	2,587		No	Office	\$1.29	FSG					
	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 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 130:	2,056	7,541	No	Office	\$1.24	FSG	N/A	N/A	Three minutes to Hwy 50. Five restaurants onsite. Excellent visibility to Sunrise Blvd.	<b>FULL LEASE COMMISSION (6%)</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 220:	1,145		No	Office	\$1.34	FSG					
	Suite 230:	1,704		No	Office	\$1.29	FSG					
	Suite 260:	2,636		No	Office	\$1.24	FSG					






Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact
 <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	N/A	N/A	Excellent visibility from Sunrise Blvd. Easy access to Hwy 50. Monument and building signage available.	<b>FULL LEASE COMMISSION (5%). 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 \$0.29 PSF.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite H: w/ wh	1,563 844		No No	Retail/Showroom Warehouse	\$0.89 \$0.59	NNN NNN					
 <b>10240 Systems Parkway</b> Highway 50 Corridor <a href="#">Download Flyer</a>		39,673	39,673	Yes	Office/Flex	\$0.52	NNN	39,673	\$2,737,000 (\$69.00 PSF)	Flexible building with 5 primary double door storefront entries that can accommodate a 100% office user in addition to flex or lab uses. Enjoys 4 - 12'x12' grade level doors for access (can be replaced with glass).	<b>FULL LEASE COMMISSION (5%). Building and landscaping have been extensively renovated and are in excellent condition.</b> Enjoys good signage exposure to Systems Parkway and 3.5/1,000 parking. Great glassline!	Grant Keeney 916.779.1000 <a href="mailto:grant@ethanconradprop.com">grant@ethanconradprop.com</a>
	Divisible to	15,090		Yes	Warehouse Office	\$0.36 \$0.59	NNN NNN					
 <b>8880 Cal Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 125:	5,698	59,579	No	Office	\$1.79	FSG	N/A	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 LEASE COMMISSION (5%) Now being 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. \$1.84 PSF, Full Service (Furnished 3rd floor). Suites (230 & 250), (305, 310 & 350), (340 & 350), (430 & 450) can be combined.	Grant Keeney 916.779.1000 <a href="mailto:grant@ethanconradprop.com">grant@ethanconradprop.com</a>
	Suite 165:	1,768		No	Office	\$1.84	FSG					
	Suite 170:	2,872		No	Office	\$1.84	FSG					
	Suite 200:	4,397		No	Office	\$1.84	FSG					
	Suite 230*:	1,506		No	Office	\$1.79	FSG					
	Suite 240:	846		No	Office	\$1.79	FSG					
	Suite 250*:	2,064		No	Office	\$1.84	FSG					
	Suite 270:	4,678		No	Office	\$1.84	FSG					
	Suite 305*:	1,308		No	Office	\$1.74	FSG					
	Suite 310*:	2,579		No	Office	\$1.79	FSG					
	Suite 330*:	8,344		No	Office	\$1.84	FSG					
	Suite 340*:	2,767		No	Office	\$1.79	FSG					
	Suite 350*:	6,494		No	Office	\$1.89	FSG					
	Suite 430*:	3,709		No	Office	\$1.84	FSG					
Suite 450*:	10,549		No	Office	\$1.84	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-\$1.45	FSG	N/A	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 LEASE COMMISSION (5%) Now remodeled.</b> Excellent freeway exposure and signage on Highway 50. Suite 190 is furnished.	Grant Keeney 916.779.1000 <a href="mailto:grant@ethanconradprop.com">grant@ethanconradprop.com</a>
	Suite 190:	4,623		No	Office	\$1.59	FSG					
	Suite 270:	8,549		Yes	Office	\$1.39-\$1.45	FSG					
 <b>9310 Tech Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 110*:	6,302	51,424	No	Office	\$1.39	FSG	54,535	\$5,950,000 (\$109.10 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.</b> Excellent freeway exposure and signage. Attractive lobby remodel completed. Institutional grade two-story building. Suites 238 furnished. *Entire building can be made available.	Grant Keeney 916.779.1000 <a href="mailto:grant@ethanconradprop.com">grant@ethanconradprop.com</a>
	Suite 170*:	13,613		No	Office	\$1.49	FSG					
	Suite 180*:	6,547		No	Office	\$1.49	FSG					
	Suite 200*:	4,835		No	Office	\$1.39	FSG					
	Suite 205*:	14,668		No	Office	\$1.39	FSG					
	Suite 238*:	2,526		No	Office	\$1.49	FSG					
	Suite 250*:	1,968		No	Office	\$1.39	FSG					
	Suite 260*:	965		No	Office	\$1.39	FSG					

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 <p><b>9323 Tech Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 200:	5,000 - 19,376	19,376	Yes	Office	\$1.15	FSG	N/A	N/A	Office/Educational facility. Mature landscaping. Easy access to Highway 50. Served by Tiber Light Rail Station. Excellent parking.	<b>FULL LEASE COMMISSION (5%). 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><b>9333 Tech Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 300:	8,709	8,709	Yes	Office	\$1.09	FSG	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 LEASE COMMISSION (5%). Remodel Complete.</b> Tenant improvements as well as common areas of building are in excellent attractive condition. Furnished: Additional \$0.15 PSF.	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 125*: Suite 135*: Suite 145*: Suite 160*: Suite 165*: Suite 175*: Suite 195*:	2,305 2,518 1,248 2,115 1,766 2,332 2,783	15,067	No No No No No No No	Office Office Office Office Office Office Office	\$1.35 \$1.35 \$1.35 \$1.39 \$1.39 \$1.39 \$1.39	FSG FSG FSG FSG FSG FSG FSG	N/A	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> Fully furnished suites available at \$1.49 PSF. Unfurnished rent is \$1.39 PSF. 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 (135 & 145), (165 & 175), (160 & 195) can be combined.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p><b>3247 Ramos Circle</b> 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><b>11135 Trade Center 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 \$0.89 \$0.98	MG MG MG	N/A	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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 9738 Lincoln Village Drive Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 100: 34,951	34,951	34,951	No	Office	\$1.59	FSG	N/A	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
 2737 Woodberry Way Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 101: Suite 102: Suite 103/105: Suite 104: Suite 106: Suite 102/104: Suite 108:	1,248 1,096 1,575-3,150 1,085 1,115 2,181 972	8,666	No No Yes No No Yes No	Office Office Office Office Office Office Office	\$0.85 - \$0.95 \$0.85 - \$0.95 \$0.85 - \$0.95 \$0.85 - \$0.95 \$0.85 - \$0.95 \$0.85 - \$0.95 \$0.85 - \$0.95	MG MG MG MG MG MG MG	10,236	\$783,000 (\$76.50 PSF) 101: \$124,000 (\$99 PSF) 103/105: \$290,000 (\$92.00 PSF) 102/104: \$212,000 (\$97.00 PSF) 108: \$99,000 (\$102.00 PSF)	Inexpensive medical or general office suites near Zinfandel Drive exit off Hwy 50.	<b>FULL LEASE COMMISSION (5%).</b> Medical condos for lease or sale. Substantial remodeling completed. Various medical or general office suites available. Tenant only pays power and janitorial above rent.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com
 One Capital Center 3100 Zinfandel Dr Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 175: Suite 250: Suite 275: Suite 410: Suite 500: Suite 600:	1,327 2,167 1,448 2,402 22,246 21,105	50,695	No No No No No No	Office Office Office Office Office Office	\$1.99 \$2.04 \$2.04 \$1.94 \$1.99 - \$2.09 \$1.99 - \$2.09	FSG FSG FSG FSG FSG FSG	N/A	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 LEASE COMMISSION (5%). Now being remodeled!</b> Prominent six story ±124,000 SF Class A Office building. Building signage available. Numerous retail amenities nearby. Excellent visibility and signage. Suite 500 available 1/1/18. Suite 600 available on or before 12/1/17.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 11171 Sun Center Drive Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 260:	4,371	4,371	No	Office	\$1.75	FSG	N/A	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. 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
 Nimbus Winery Village 12401-12409 Folsom Blvd Highway 50 Corridor <a href="#">Download Flyer</a>	Suite 301: Suite 302: Suite 303: Suite 306: Suite 308: Suite 309: Suite 312: Suite 317: Suite 319: Suite 320: Suite 321: Suite 322: Suite 323: Suite 325: Suite 326:	249 249 246 371 287 264 392 186 294 238 299 295 240 264 249	4,123	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	N/A	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 LEASE COMMISSION (5%). 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. Community Conference and Break Room. \$1.29 PSF, Full Service for the entire 2nd Floor <b>Executive Offices (7,700 RSF). Executive suites available.</b>	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com







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> 3906-3907 Park Drive El Dorado Hills <a href="#">Download Flyer</a></p>	3905 Park Dr:		7,802					18,276	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 LEASE COMMISSION (5%) 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 lush 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 215:	1,348		No	Office	\$1.65	NNN								
	Suite 220:	1,189		No	Office	\$1.60	NNN		N/A						
	3907 Park Dr:														
	Suite 215*:	1,447		No	Office	\$1.65	NNN	N/A							
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.  NNN costs are approximately \$0.57 PSF.															
 <p><b>4612 Roseville Road</b> McClellan <a href="#">Download Flyer</a></p>	Suite 107:	8,367	8,367	Yes	Office	\$0.68	NNN	N/A	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 LEASE COMMISSION (5%)</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>			
NNNs are \$0.26 PSF.															
 <p><b>406 Sunrise Avenue</b> Roseville/Rocklin <a href="#">Download Flyer</a></p>	Suite 100:	15,272	30,458	Yes	Office	\$1.65 - \$1.75	FSG	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>FULL LEASE COMMISSION (5%) Medical office condos 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.	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	\$1.75	FSG									
Suite 250:	2,373		No	Office	\$1.75	FSG									
Suite 290:	487		No	Office	\$1.75	FSG									
Suite 300:	8,204		Yes	Office	\$1.65 - \$1.75	FSG									
Suite 330:	1,992		No	Office	\$1.75	FSG									
 <p><b>Carmichael Professional Center</b> 6720-6728 Fair Oaks Blvd Carmichael/Fair Oaks <a href="#">Download Flyer</a></p>	6720 Suite 103:	1,060	10,871	No	Office	\$1.09 - \$1.29	MG	4,611	\$548,709 (\$119 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. Buildings and site are under a light remodel. A condo map is in place for owner users wanting to purchase.	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>			
6722 Suite 106:	600		No	Office	\$0.89 - \$1.04	MG									
6720 Suite 200:	1,427		No	Office	\$1.09 - \$1.29	MG									
6720 Suite 201:	1,060		No	Office	\$1.09 - \$1.29	MG									
6722 Suite 202:	636		No	Office	\$0.89 - \$1.04	MG	4,588	\$490,916 (\$107 PSF)							
6722 Suite 203:	536		No	Office	\$0.89 - \$1.04	MG									
6722 Suite 204:	540		No	Office	\$0.89 - \$1.04	MG									
6726 Suite 403:	2,488		No	Office	\$0.89 - \$1.04	MG	4,631	\$495,517 (\$107 PSF)							
6728 Suite 400:	1,302		No	Office	\$1.09 - \$1.29	MG	4,665	\$583,125 (\$125 PSF)							
6728 Suite 400B:	557		No	Office	\$1.09 - \$1.29	MG									
6728 Suite 400C:	665		No	Office	\$1.09 - \$1.29	MG									
 <p><b>3947 Lennane Drive</b> Natomas / Northgate <a href="#">Download Flyer</a></p>	Suite S:	417	14,617	No	Office	\$1.49 - \$1.54	FSG	N/A	N/A				Mature landscaping. Easy access to I-80 and I-5. Close to major retail center with restaurants, etc.	<b>FULL LEASE COMMISSION (5%). 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 <a href="mailto:grant@ethanconradprop.com">grant@ethanconradprop.com</a>
Suite 200:	7,228		Yes	Office	\$1.54	FSG									
Suite 240:	6,972		No	Office	\$1.54	FSG									








Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact
 <p><b>4125-4131 Northgate Blvd</b> <b>4128 North Freeway Blvd</b> Natomas / Northgate <a href="#">Download Flyer</a></p>	4125 Northgate:	15,879	37,799	No	Office	\$1.09 - \$1.19	MG	37,799	\$2,995,570 (\$79.25 PSF)	Located off the Northgate Blvd exit of I-80. Minutes from I-5/I-80 interchange.	<b>FULL LEASE COMMISSION (5%). Now remodeled.</b> Office/Flex building in North Natomas. Property has great frontage for signage and excellent access to I-5. 4128 N Freeway has GL roll-up door access and 5,000 lbs lift. Entire building is available.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	4128 N Freeway:	9,947-21,920		Yes	Office	\$0.94 - \$1.04	MG					
 <p><b>4044 N Freeway Blvd.</b> Natomas / Northgate <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>Watt Rose Square</b> <b>4986 Watt Ave</b> Rio Linda/North Highlands <a href="#">Download Flyer</a></p>	Suite D:	6,847	6,847	No	Retail	\$1.39	NNN	N/A	N/A	Excellent visibility and access from Watt Ave. Located on a major signalized intersection just south of McCellan Park. High traffic counts. Close proximity to I-80, light rail station and future Walmart.	<b>FULL LEASE COMMISSION (5%). Remodel now complete.</b> Suite D is a turnkey dialysis lab/clinic with tenant improvements in excellent condition. Located along one of Sacramento's main north-south thoroughfares. Monument signage available.  NNN costs are approximately \$0.42 PSF.	Chase Burke 916.779.1000 chase@ethanconradprop.com
 <p><b>1792 Tribute Rd</b> Point West <a href="#">Download Flyer</a></p>	Suite 230:	3,523	20,341	No	Office	\$1.74	FSG	N/A	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 LEASE COMMISSION (5%). 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:	6,508		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		18,483					N/A	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 LEASE COMMISSION (5%). 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
	Suite 100:	4,292		No	Office	\$1.39	FSG					
	Suites 102/103:	1,770-5,587		Yes	Office	\$1.39 - \$1.59	FSG					
	1446											
	Suite 101:	6,095		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>1111 Howe Ave Point West</b> <a href="#">Download Flyer</a></p>	Suite 100:	2,600	23,161	No	Office	\$1.44	FSG	N/A	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 LEASE COMMISSION (5%). 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 175:	973		No	Office	\$1.34	FSG					
	Suite 205:	3,632		No	Office	\$1.39	FSG					
	Suite 210:	792		No	Office	\$1.34	FSG					
	Suite 265:	1,995		No	Office	\$1.44	FSG					
	Suite 295:	1,320		No	Office	\$1.39	FSG					
	Suite 365:	2,559		No	Office	\$1.44	FSG					
	Suite 550:	841		No	Office	\$1.39	FSG					
	Suite 595:	1,363		No	Office	\$1.39	FSG					
	Suite 630:	3,791		No	Office	\$1.44	FSG					
	Suite 635:	2,182		No	Office	\$1.44	FSG					
	Suite 645:	1,113		No	Office	\$1.44	FSG					
	 <p><b>1010 Hurley Way Point West</b> <a href="#">Download Flyer</a></p>	Suite 110:		1,711	23,153	No	Office					
Suite 195:		2,960	No	Office		\$1.49	FSG					
Suite 200:		5,563	No	Office		\$1.49	FSG					
Suite 255:		1,085	No	Office		\$1.49	FSG					
Suite 450:		1,250	No	Office		\$1.49	FSG					
Suite 500:		6,689	No	Office		\$1.44	FSG					
Suite 505:		6,895	No	Office		\$1.44	FSG					
Suite 510:		6,895	No	Office		\$1.44	FSG					
 <p><b>1401 El Camino Avenue Point West</b> <a href="#">Download Flyer</a></p>	Suite 103:	824	3,819	No	Office	\$1.29	FSG	N/A	N/A	Attractive building with outstanding access to Business 80. 5-story building. Fiber optic service available.	<b>FULL LEASE COMMISSION (5%).</b> Variety of attractive suites with newer, functional tenant improvements and excellent "window lines". Excellent lease rates for a very nice 5-story building one block from the Capital City Freeway.	Daron Whittle 916.779.1000 daron@ethanconradprop.com
	Suite 520:	2,134		No	Office	\$1.24	FSG					
	Suite 550:	861		No	Office	\$1.34	FSG					
	Suite 555:	861		No	Office	\$1.34	FSG					
 <p><b>8600 23rd Avenue Power Inn</b> <a href="#">Download Flyer</a></p>	Suite 200:	3,162	3,162	No	Office	\$0.55	NNN	N/A	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 LEASE COMMISSION (5%).</b> 2nd floor office space. Recently renovated. Great Value!  NNN costs are approximately \$0.069 PSF.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com
	Suite 205:	3,162	3,162	No	Office	\$0.55	NNN	N/A	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 LEASE COMMISSION (5%).</b> 2nd floor office space. Recently renovated. Great Value!  NNN costs are approximately \$0.069 PSF.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com
 <p><b>3307 Broadway South Sac</b> <a href="#">Download Flyer</a></p>	Suite 100:	8,496	8,496	No	Office	\$0.69	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.  CAM is approximately \$.07 PSF	Daron Whittle 916.779.1000 daron@ethanconradprop.com
	Suite 105:	8,496	8,496	No	Office	\$0.69	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.  CAM is approximately \$.07 PSF	Daron Whittle 916.779.1000 daron@ethanconradprop.com
 <p><b>7248 South Land Park Drive South Sac</b> <a href="#">Download Flyer</a></p>	Suite 100*:	1,523	13,085	No	Office	\$1.79	FSG	N/A	N/A	Lab located in building. 4 per 1,000 parking. Located at I-5 and Florin interchange.	<b>FULL LEASE COMMISSION (5%)</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
	Suite 102:	907		No	Office	\$1.69	FSG					
	Suite 103:	1,812		No	Office	\$1.69	FSG					
	Suite 104:	1,338		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					
	Suite 209:	932		No	Office	\$1.79	FSG					

Building	Suites Available	SF Available	Total SF Available	Divisible	Space Use	Lease Rate	Type	Total Size	Purchase Price	Features	Comments	Primary Contact
 <p><b>4600 47th Ave</b> South Sac <a href="#">Download Flyer</a></p>	Suite 100:	1,324	19,633	No	Office	\$1.25	FSG	N/A	N/A	Easy access to Hwy 99. Building signage available. Pharmacy on-site. Zoned BP.	<b>FULL LEASE COMMISSION (5%) 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
	Suite 105:	824		No	Office	\$1.29	FSG					
	Suite 106:	1,827		No	Office	\$1.25	FSG					
	Suite 111:	3,598		No	Office	\$1.19	FSG					
	Suite 200:	2,055		No	Office	\$1.29	FSG					
	Suite 205:	1,664		No	Office	\$1.29	FSG					
	Suite 210:	3,078		No	Office	\$1.29	FSG					
	Suite 211:	3,893		No	Office	\$1.19	FSG					
Suite 208:	1,370	No	Office	\$1.29	FSG							
 <p><b>2233 Watt Avenue</b> Watt Avenue <a href="#">Download Flyer</a></p>	Suite 110:	2,352	17,373	No	Office	\$1.29	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 80 on the north. Enjoys Point West amenities and central location at more competitive rent.	<b>FULL LEASE COMMISSION 5%. Now remodeled.</b> These prominent buildings on I-Watt Avenue are a great value. Many choices available.	Daron Whittle 916.779.1000 daron@ethanconradprop.com
	Suite 240:	1,766		No	Office	\$1.29	FSG					
	Suite 294:	959		No	Office	\$1.39	FSG					
	Suite 295:	1,225		No	Office	\$1.34	FSG					
	Suite 310:	2,315		No	Office	\$1.29	FSG					
	Suite 320:	2,385		No	Office	\$1.29	FSG					
	Suite 330:	6,371		Yes	Office	\$1.24	FSG					
 <p><b>2255 Watt Avenue</b> Watt Avenue <a href="#">Download Flyer</a></p>	Suite 30:	1,204	13,985	No	Office	\$1.39	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 80 on the north. Enjoys Point West amenities and central location at more competitive rent.	<b>FULL LEASE COMMISSION 5%. Now remodeled.</b> These prominent buildings on I-Watt Avenue are a great value.	Daron Whittle 916.779.1000 daron@ethanconradprop.com
	Suite 100:	673		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 300:	4,649		No	Office	\$1.29	FSG					
	 <p><b>2945 Ramco Street</b> West Sacramento <a href="#">Download Flyer</a></p>	Suite 110:		2,755	4,454	No	Office					
Suite 175:		1,699	No	Office		\$1.54	FSG					
 <p><b>10481 Grant Line Rd</b> Elk Grove <a href="#">Download Flyer</a></p>	Suite 155:	3,603	3,603	No	Office	\$0.79	NNN	N/A	N/A	Excellent access to Hwy 99. Attractive storefront. Building signage available. Zoned MP.	<b>FULL LEASE COMMISSION (5%).</b> Two blocks from the Elk Grove Mall, coming soon. Zoned MP. Easy access to Hwy 99. Excellent exposure along Grant Line Rd.	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com
											NNN costs are approximately \$0.17 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
 <p>1230-1250 Harter Avenue Woodland <a href="#">Download Flyer</a></p>	1250 - Suite H:	1,852	1,852	No	Office	\$0.65	NNN	N/A	N/A	Excellent I-5 access/visibility.	<p><b>FULL LEASE COMMISSION (5%) 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.</p> <p>NNN costs are \$0.11 PSF</p>	<p>David Planting CBRE 916.446.8204 <a href="mailto:david.planting@cbre.com">david.planting@cbre.com</a></p> <p>Ethan Conrad 916.779.1000 <a href="mailto:ethan@ethanconradprop.com">ethan@ethanconradprop.com</a></p>
 <p>Gateway Center 10138 Commercial Ave Penn Valley <a href="#">Download Flyer</a></p>	Suite 108:	238	238	No	Office	\$1.45	NNN	N/A	N/A	Excellent access to Hwy 20. 2nd floor executive suites. Strong residential demographics.	<p><b>FULL LEASE COMMISSION (5%) Now Remodeled.</b> Located near Lake Wildwood gated community and golf course.</p> <p>Attractive, successful Retail/Office center in good location.</p> <p>NNN costs are approximately \$0.43 PSF</p>	<p>Carol Sitzenstatter 916.779.1000 <a href="mailto:carol@ethanconradprop.com">carol@ethanconradprop.com</a></p>