





Office Properties For Lease Or Sale / July 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 205:	774	3,611	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					
	Suite 225:	320		No	Office	\$1.42	FSG					
*Available with 30 days notice.												
 <b>Gold Country Mall</b> 1031-1039 High Street 882-886 Lincoln Way Auburn/Loomis <a href="#">Download Flyer</a>	884 Lincoln Way		4,472					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						
	Suite 42:	344	No	Office	\$1.30	MG						
*Available with 30 days notice. Suite 42 is available for sublease.												
 <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 <a href="mailto:daron@ethanconradprop.com">daron@ethanconradprop.com</a>
	Suite 111:	11,656		Yes	Office	\$1.59 - \$1.79	FSG					
 <b>4240 RockIn Road</b> RockIn <a href="#">Download Flyer</a>	Suite 10:	872	872	No	Office	\$1.24	MG	N/A	N/A	Excellent access to I-80. Building signage available. Plenty of shaded parking.	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 <a href="mailto:daron@ethanconradprop.com">daron@ethanconradprop.com</a>




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 <p><b>7777 Greenback Lane</b> Citrus Heights/Orangevale <a href="#">Download Flyer</a></p>	Suite 101:	911	2,805	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 102B:	929		No	Office	\$1.49	FSG					
	Suite 204:	965		No	Office	\$1.59	FSG					
 <p><b>6939 Sunrise Boulevard</b> Citrus Heights/Orangevale <a href="#">Download Flyer</a></p>	Suite 104:	3,500	25,312	No	Office	\$1.29	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 (5%)</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	\$1.29	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 (5%)</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>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>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.	Carol Sitzenstatter 916.779.1000 <a href="mailto:carol@ethanconradprop.com">carol@ethanconradprop.com</a>
											NNN costs are approximately \$0.14 PSF	





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 <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	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 (5%).</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 130:	2,056	6,962	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 (5%).</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 290:	2,057		No	Office	\$1.29	FSG					
 <p><b>Sunrock Center</b> 3054 - 3068 Sunrise Blvd Highway 50 Corridor <a href="#">Download Flyer</a></p>	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.	Chase Burke 916.779.1000 <a href="mailto:chase@ethanconradprop.com">chase@ethanconradprop.com</a>
	Suite H:	1,563		No	Retail/Showroom	\$0.89	NNN					
	w/ wh	844		No	Warehouse	\$0.59	NNN					
 <p><b>10240 Systems Parkway</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>		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'x'12' 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	\$0.36	NNN					
					Office	\$0.59	NNN					
<p>NNN costs are approximately \$0.26 PSF.</p>												
<p>NNN costs are approximately \$0.16 PSF.</p>												





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 <p><b>8880 Cal Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 125:	5,698	54,774	No	Office	\$1.90	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 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), (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><b>9300 Tech Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>	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 grant@ethanconradprop.com
	Suite 190:	4,623		No	Office	\$1.59	FSG					
	Suite 270:	8,549		Yes	Office	\$1.39-\$1.45	FSG					
 <p><b>9310 Tech Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>	All	54,535	54,535	Yes	Office	\$1.29-\$1.39	FSG	54,535	\$5,399,000 (\$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




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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	\$1.29	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	\$1.29	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.	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 160*: Suite 165*: Suite 175*: Suite 195*:	2,305 2,518 2,115 1,766 2,332 2,783	13,819	No No No No No No	Office Office Office Office Office Office	\$1.35 \$1.35 \$1.39 \$1.39 \$1.39 \$1.39	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> 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 (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

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 <p><b>11135 Trade Center Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 100:	13,918	69,496	No	Office	\$0.98	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
	Suite 110:	20,921		No	Office	\$0.89	MG					
	Suite 160:	34,657		No	Office	\$0.98	MG					
	 <p><b>9738 Lincoln Village Drive</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 100: 34,951	34,951	49,201	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!
Suite 130: 34,951	14,250	No	Office		\$1.49	FSG						
 <p><b>2737 Woodberry Way</b> Highway 50 Corridor <a href="#">Download Flyer</a></p>	All	10,236	10,236	Yes	Office	\$0.85 - \$0.95	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. Various medical or general office suites available. 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><b>One Capital Center</b> 3100 Zinfandel Dr Highway 50 Corridor <a href="#">Download Flyer</a></p>	Suite 175:	1,327	50,695	No	Office	\$2.04	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 12/1/17. Suite 600 available on or before 12/1/17.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 250:	2,167		No	Office	\$2.09	FSG					
	Suite 275:	1,448		No	Office	\$2.09	FSG					
	Suite 410:	2,402		No	Office	\$1.99	FSG					
	Suite 500:	22,246		No	Office	\$1.99 - \$2.09	FSG					
	Suite 600:	21,105		No	Office	\$1.99 - \$2.09	FSG					

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 <p>11171 Sun Center Drive Highway 50 Corridor <a href="#">Download Flyer</a></p>	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
 <p><b>Nimbus Winery Village</b> 12401-12409 Folsom Blvd Highway 50 Corridor <a href="#">Download Flyer</a></p>	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 Executive Offices (7,700 RSF). <b>Executive suites available.</b>	Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com
 <p><b>La Borgata</b> 3905-3907 Park Drive El Dorado Hills <a href="#">Download Flyer</a></p>	3905 Park Dr: Suite 215: Suite 220: 3907 Park Dr: Suite 215*: Suite 240**: Suite 245**:	1,348 1,189 1,447 2,226 1,592	7,802	No No No No No No	Office Office Office Office Office Office	\$1.65 \$1.60 \$1.65 \$1.85 \$1.65	NNN NNN NNN NNN NNN	18,276 N/A	N/A 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.	<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 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.  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.	Chase Burke 916.779.1000 chase@ethanconradprop.com







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 <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 rsmyth@ethanconradprop.com
 <p><b>406 Sunrise Avenue</b> Roseville/Rocklin <a href="#">Download Flyer</a></p>	Suite 100: Suite 200: Suite 250: Suite 290: Suite 300: Suite 330:	15,272 2,130 2,373 487 8,204 1,992	30,458	Yes No No No Yes No	Office Office Office Office Office Office	\$1.65 - \$1.75 \$1.75 \$1.75 \$1.75 \$1.65 - \$1.75 \$1.75	FSG FSG FSG FSG FSG 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 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 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com
 <p><b>Carmichael Professional Center</b> 6720-6728 Fair Oaks Blvd Carmichael/Fair Oaks <a href="#">Download Flyer</a></p>	6720 Suite 103: 6720 Suite 200: 6720 Suite 201: 6722 Suite 202: 6722 Suite 203: 6722 Suite 204: 6726 Suite 403: 6728 Suite 400: 6728 Suite 400B: 6728 Suite 400C:	1,060 1,427 1,060 636 536 540 2,488 1,302 557 665	10,271	No No No No No No No No No No	Office Office Office Office Office Office Office Office Office Office	\$1.09 - \$1.29 \$1.09 - \$1.29 \$1.09 - \$1.29 \$0.89 - \$1.04 \$0.89 - \$1.04 \$0.89 - \$1.04 \$0.89 - \$1.04 \$1.09 - \$1.29 \$1.09 - \$1.29 \$1.09 - \$1.29	MG MG MG MG MG MG MG MG MG MG	4,611 4,588 4,631 4,665	\$548,709 (\$119 PSF) \$490,916 (\$107 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.	<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 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com
 <p><b>3947 Lennane Drive</b> Natomas / Northgate <a href="#">Download Flyer</a></p>	Suite S: Suite 200: Suite 240:	417 7,228 6,972	14,617	No Yes No	Office Office Office	\$1.49 - \$1.54 \$1.54 \$1.54	FSG FSG 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 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>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> 4986 Watt Ave 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, lightrail 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: Suite 300: Suite 450: Suite 460:	3,523 9,565 5,294 745	19,127	No Yes No No	Office Office Office Office	\$1.74 \$1.84 \$1.79 \$1.74	FSG FSG FSG 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
 <p><b>1440 - 1446 Ethan Way</b> Point West <a href="#">Download Flyer</a></p>	1440 Suite 100: Suites 102/103:  1442 Suite 100: Suite 110:  1446 Suite 101:	4,292 1,770-5,587  5,592 3,803  6,095	27,878	No Yes  No No  No	Office Office  Office Office  Office	\$1.39 \$1.39 - \$1.59  \$1.69 \$1.49  \$1.39	FSG FSG  MG FSG  FSG	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





## 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</b> Point West <a href="#">Download Flyer</a></p>	Suite 110:	2,600	22,672	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 115:	2,479		No	Office	\$1.39	FSG												
	Suite 205:	3,632		No	Office	\$1.39	FSG												
	Suite 210:	792		No	Office	\$1.34	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</b> Point West <a href="#">Download Flyer</a></p>	Suite 110:		1,711	24,593	No	Office						\$1.49	FSG	N/A	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 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 Hurley Way visibility and signage as well.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
		Suite 190:		1,493		No	Office						\$1.49	FSG					
Suite 195:		2,960	No	Office		\$1.49	FSG												
Suite 200:		1,838	No	Office		\$1.49	FSG												
Suite 215:		1,922	No	Office		\$1.49	FSG												
Suite 255:		1,085	No	Office		\$1.49	FSG												
Suite 500:		6,689	No	Office		\$1.44	FSG												
Suite 505:		6,895	No	Office		\$1.44	FSG												
 <p><b>1401 El Camino Avenue</b> Point West <a href="#">Download Flyer</a></p>		Suite 104:	1,138	1,138		No	Office	\$1.39	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. Suite 104 available 10/1/2017.	Daron Whittle 916.779.1000 daron@ethanconradprop.com					
 <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
 <b>8600 23rd Avenue</b> Power Inn <a href="#">Download Flyer</a>	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
 <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	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
 <b>4600 47th Ave</b> South Sac <a href="#">Download Flyer</a>	Suite 100: Suite 105: Suite 106: Suite 111: Suite 200: Suite 205: Suite 208: Suite 210: Suite 211:	1,324 824 1,827 3,598 2,055 1,664 1,370 3,078 3,893	19,633	No No No No No No No No No	Office Office Office Office Office Office Office Office Office	\$1.25 \$1.29 \$1.25 \$1.19 \$1.29 \$1.29 \$1.29 \$1.29 \$1.19	FSG FSG FSG FSG FSG FSG FSG FSG 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
 <b>2233 Watt Avenue</b> Watt Avenue <a href="#">Download Flyer</a>	Suite 110: Suite 240: Suite 294: Suite 295: Suite 310: Suite 320: Suite 330:	2,352 1,766 959 1,225 2,315 2,385 6,371	17,373	No No No No No No Yes	Office Office Office Office Office Office Office	\$1.29 \$1.29 \$1.39 \$1.34 \$1.29 \$1.29 \$1.24	FSG 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.	<b>FULL LEASE COMMISSION 5%. Now remodeled.</b> These prominent buildings on Watt Avenue are a great value. Many choices available.	Daron Whittle 916.779.1000 daron@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
 <b>2255 Watt Avenue</b> Watt Avenue <a href="#">Download Flyer</a>	Suite 30:	1,204	15,208	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 I-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 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 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					
 <b>2945 Ramco Street</b> West Sacramento <a href="#">Download Flyer</a>	Suite 175:	1,699	4,785	No	Office	\$1.54	FSG	N/A	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 LEASE COMMISSION 5%. Now Remodeled.</b> 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 <a href="mailto:grant@ethanconradprop.com">grant@ethanconradprop.com</a>
	Suite 195:	3,086		No	Office	\$1.59	FSG					
 <b>1230-1250 Harter Avenue</b> Woodland <a href="#">Download Flyer</a>	1230 - Suite F: w/ off	8,371 1,684	10,055	No	Flex Office	\$0.49	NNN	N/A	N/A	Excellent I-5 access/visibility.	<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.	David Planting CBRE 916.446.8204 <a href="mailto:david.planting@cbre.com">david.planting@cbre.com</a>
 <b>Gateway Center</b> 10138 Commercial Ave Penn Valley <a href="#">Download Flyer</a>	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.	<b>FULL LEASE COMMISSION (5%) Now Remodeled.</b> Located near Lake Willwood gated community and golf course.	Carol Sitzenstatter 916.779.1000 <a href="mailto:carol@ethanconradprop.com">carol@ethanconradprop.com</a>
										Attractive, successful Retail/Office center in good location.	NNN costs are approximately \$0.43 PSF.	