





Office Properties For Lease Or Sale / February 2018





916.779.1000

ETHAN CONRAD
PROPERTIES INC.




Office Properties For Lease Or Sale

| Building | Suites Available | SF Available | Total SF Available | Divisible | Space Use | Lease Rate | Type | Total Size | Purchase Price | Features | Comments | Primary Contact |
|---|------------------|--------------|--------------------|-----------|-----------|-----------------|------|------------|-------------------------------|--|---|--|
|  Skyridge Courtyard Center 660, 670 & 680 Auburn Folsom Rd Auburn/Loomis Download Flyer | Suite 201-B: | 414 | 3,702 | No | Office | \$1.50 | MG | N/A | N/A | Minutes from I-80 and downtown Auburn. Excellent visibility on Auburn Folsom Rd. | FULL LEASE COMMISSION (5%) Beautiful retail/office center with attractive landscaping, strong traffic counts and excellent visibility. Close to Auburn Fairgrounds and downtown Auburn. Many retail and eatery options in close proximity. | Kelly Rule 916.779.1000 kelly@ethanconradprop.com |
| | Suite 201-C: | 191 | | No | Office | \$1.50 | MG | | | | | |
| | Suite 201-D: | 376 | | No | Office | \$1.50 | MG | | | | | |
| | Suite 202 A/B: | 462 | | No | Office | \$1.50 | MG | | | | | |
| | Suite 202 C/D: | 844 | | No | Office | \$1.50 | MG | | | | | |
| | Suite 204: | 1,415 | | No | Office | \$1.50 | MG | | | | | |
|  The Livingston Building 701 High Street Auburn/Loomis Download Flyer | Suite 202: | 1,173 | 6,813 | 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. | Kelly Rule 916.779.1000 kelly@ethanconradprop.com |
| | Suite 204: | 986 | | No | Office | \$1.42 | FSG | | | | | |
| | Suite 205: | 774 | | No | Office | \$1.42 | FSG | | | | | |
| | Suite 206: | 503 | | No | Office | \$1.42 | FSG | | | | | |
| | Suite 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 | | | | | |
| | Suite 227: | 782 | | No | Office | \$1.42 | FSG | | | | | |
|  Gold Country Mall 1031-1039 High Street 882-886 Lincoln Way Auburn/Loomis Download Flyer | 884 Lincoln Way | | 4,694 | | | | | 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. | Kelly Rule 916.779.1000 kelly@ethanconradprop.com |
| | Suite 30: | 1,641 | | No | Office | \$1.35 | FSG | | | | | |
| | Suite 31: | 569 | | No | Office | \$1.35 | FSG | | | | | |
| | Suite 33: | 678 | | No | Office | \$1.35 | FSG | | | | | |
| | Suite 34: | 572 | | No | Office | \$1.35 | FSG | | | | | |
| | Suite 40: | 360 | | No | Office | \$1.30 | FSG | | | | | |
| | Suite 41: | 530 | | No | Office | \$1.30 | FSG | | | | | |
| | Suite 42: | 344 | | No | Office | \$1.30 | FSG | | | | | |
|  985 Sun City Lane Lincoln Download Flyer | Suite 103: | 1,171 | 14,696 | 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. | FULL LEASE COMMISSION (5%) Now Remodeled! Spec suites now constructed. Property is located in the heart of the Sun City Lincoln Hills Community. Current tenants include Stifel Nicolaus, State Farm Insurance and AmeriGas. | Daron Whittle 916.779.1000 daron@ethanconradprop.com Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com |
| | Suite 108: | 1,869 | | No | Office | \$1.79 | FSG | | | | | |
| | Suite 111: | 11,656 | | Yes | Office | \$1.59 - \$1.79 | 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 |
|---|------------------|--------------|--------------------|-----------|-----------|-----------------|------|------------|----------------|--|---|--|
|  6939 Sunrise Boulevard Citrus Heights/Orangevale Download Flyer | Suite 104: | 3,500 | 20,018 | No | Office | \$1.34 | FSG | 66,142 | N/A | Excellent Sunrise Blvd. visibility. Attractive Tahoe style design. Secure, garaged parking beneath building. Monument signage available. XO Fiber Optic data transmission available. | FULL 5% LEASE COMMISSION. Attractive suites with functional buildout. 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 |
| | Suite 106: | 6,848 | | Yes | Office | \$1.29 | 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 | | | | | |
|  10115 Folsom Boulevard Highway 50 Corridor Download Flyer | 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. | Kelly Rule 916.779.1000 kelly@ethanconradprop.com |
| | | | | | | | | | | | | NNN costs are approximately \$0.37 PSF. |
|  2865 Sunrise Boulevard Highway 50 Corridor Download Flyer | Suite 111: | 3,625 | 24,861 | 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 114: | 3,298 | | No | Office | \$1.59 | FSG | | | | | |
| | Suite 211: | 3,429-10,504 | | Yes | Office | \$0.99 - \$1.19 | FSG | | | | | |
| | Suite 210: | 1,875 | | No | Office | \$1.29 | FSG | | | | | |
| | Suite 218: | 1,353 | | No | Office | \$1.34 | FSG | | | | | |
| | Suite 220: | 3,542 | | No | Office | \$1.29 | FSG | | | | | |
| | Suite 224: | 664 | | No | Office | \$1.39 | FSG | | | | | |
|  Plaza De Oro 2941 Sunrise Blvd. Highway 50 Corridor Download Flyer | Suite 110: | 5,483 | 12,838 | No | Office | \$1.19 | FSG | 30,066 | N/A | Three minutes to Hwy 50. Five restaurants onsite. Excellent visibility to Sunrise Blvd. | 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 120: | 2,014 | | No | Office | \$1.24 | FSG | | | | | |
| | Suite 130: | 2,056 | | No | Office | \$1.24 | FSG | | | | | |
| | Suite 230: | 1,704 | | No | Office | \$1.29 | FSG | | | | | |
| | Suite 270: | 152 | | No | Office | \$1.97 | FSG | | | | | |
| | Suite 280: | 1,429 | | No | Office | \$1.34 | FSG | | | | | |





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|  <p>8880 Cal Center Drive Highway 50 Corridor Download Flyer</p> | Suite 125: | 5,698 | 58,851 | 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. 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 190: | 4,077 | | 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 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 100: | 3,988 | 3,988 | Yes | Office | \$1.29 | MG | N/A | N/A | Private entrance. In-suite restrooms. Mature landscaping. Easy access to Highway 50. Served by Tiber Light Rail Station. Excellent parking. Deli within building. | FULL 5% LEASE COMMISSION. Remodel Complete. Tenant improvements as well as common areas of building are in excellent attractive condition. Available 11/15/17. | Grant Keeney 916.779.1000 grant@ethanconradprop.com |
|  <p>9342 Tech Center Drive Highway 50 Corridor Download Flyer</p> | Suite 100: | 26,868 | 26,868 | Yes | Office | \$1.39 | MG | 40,355 | N/A | Quality office space. Mature landscaping. Easy access to Highway 50. Served by Tiber Light Rail Station. Ample parking. Deli in adjacent building. | FULL LEASE COMMISSION (5%). 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. Divisible to 10,000 SF. | Grant Keeney 916.779.1000 grant@ethanconradprop.com |
|  <p>9343 Tech Center Drive Highway 50 Corridor Download Flyer</p> | Suite 125: Suite 130: Suite 145: Suite 160*: Suite 175: Suite 195*: | 2,305 1,997 760 2,115 2,332 2,783 | 12,292 | No No No No No No | Office Office Office Office Office Office | \$1.35 \$1.35 \$1.39 \$1.35 \$1.39 \$1.39 | FSG FSG FSG FSG FSG FSG | 48,355 | N/A | Quality office space. Mature landscaping. Easy access to Highway 50. Served by Tiber Light Rail Station. Ample parking. Deli in adjacent building. | 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 |




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|---|--|---|--------------------|----------------------------|--|--|----------------------------|------------|---------------------------------|---|--|---|
|  <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. Building is in coldshell condition. | Grant Keeney 916.779.1000 grant@ethanconradprop.com |
|  <p>American Center Business Park 10419 Old Placerville Rd Highway 50 Corridor Download Flyer</p> | Suite 250: Suite 252: Suite 258: Suite 260: Suite 262: | 5,124 2,983 600 1,605 1,355 | 11,667 | No No No No No | Office Office Office Office Office | \$1.15 \$1.29 \$1.19 \$1.19 \$1.29 | MG MG MG MG MG | 13,864 | \$1,234,000.00 (\$89.00 PSF) | Excellent access to Hwy 50 at Mather Field Rd. Attractive mature landscaping with abundant parking. | 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 |
|  <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: Suite 110: Suite 160: | 13,918 20,921 34,657 | 69,496 | No No No | Office Office Office | \$0.98 \$0.89 \$0.98 | MG MG MG | 144,000 | N/A | Good signage opportunity. Rapid access to Hwy 50. | 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! | 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>11171 Sun Center Drive Highway 50 Corridor Download Flyer</p> | Suite 195: | 2,849 | 2,849 | 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 LEASE COMMISSION (5%). Building now remodeled and looking beautiful Prospect Park 2-story with Class A image. Suite 195: Has 3 sides of glass and includes 2 enclosed offices, large conference room, break and printer room. | Grant Keeney 916.779.1000 grant@ethanconradprop.com |
|  <p>One Capital Center 3100 Zinfandel Dr Highway 50 Corridor Download Flyer</p> | Suite 110: Suite 170: Suite 255: Suite 270: Suite 275: Suite 300: Suite 410: Suite 500: Suite 600: | 1,151 2,687 2,579 2,186 1,448 3,859 2,402 22,246 9,282 - 21,105 | 59,663 | No No No No No No No No No | Office Office Office Office Office Office Office Office Office | \$2.25 \$2.15 \$2.09 \$2.09 \$2.09 \$2.09 \$1.99 \$1.99 - \$2.09 \$1.99 - \$2.09 | FSG FSG FSG FSG FSG FSG FSG FSG FSG | 127,306 | N/A | Class A office in the heart of Prospect Park. Immediate access to Hwy 50 at Zinfandel Dr. Above standard parking. Energy Star Certified. | FULL 5% LEASE COMMISSION. Remodel complete! Prominent six story ±124,000 SF Class A Office building. Building signage available. Numerous retail amenities nearby. Excellent visibility and signage. | Grant Keeney 916.779.1000 grant@ethanconradprop.com |
|  <p>Nimbus Winery Village 12401-12409 Folsom Blvd Highway 50 Corridor 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: | | 10,519 | | | | | 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 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 chase@ethanconradprop.com |
| | Suite 210*: | 1,763 | | No | Office | \$1.65 | NNN | | | | | |
| | Suite 215: | 1,348 | | No | Office | \$1.65 | NNN | | | | | |
| | 3907 Park Dr: | | | | | | | N/A | N/A | | | |
| | Suite 215*: | 1,447 | | No | Office | \$1.65 | NNN | | | | | |
| | Suite 235*: | 2,143 | | No | Office | \$1.65 | NNN | | | | | |
| Suite 240**: | 2,226 | | No | Office | \$1.85 | NNN | | | | | | |
| Suite 245**: | 1,592 | | No | Office | \$1.65 | NNN | | | | | | |
| <p>Office suites are on the second floor of 3905, 3907 & 3909 Park Drive. *Available with 30 days notice. ** Available 2/1/18.</p> <p>NNN costs are approximately \$0.52 PSF.</p> | | | | | | | | | | | | |
|  <p>Woodmont Plaza 10940 Fair Oaks Carmichael/Fair Oaks Download Flyer</p> | Suite 500: | 1,482 | 2,915 | No | Retail | \$1.19 | NNN | 8,941 | \$1,493,000 (\$167.00 PSF) | Mix use suites suitable for Medical, Dental and Office. Dense residential population. | FULL LEASE COMMISSION (5%). Remodel complete. Located just south of Sunset Ave and Fair Oaks Blvd in the heart of Fair Oaks. Across the street from new 17 home Woodmont gated community. | Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com Daron Whittle 916.779.1000 daron@ethanconradprop.com |
| | Suite 700: | 1,433 | | No | Retail | \$1.25 | NNN | | | | | |
| <p>NNN costs are approximately \$0.49 PSF.</p> | | | | | | | | | | | | |
|  <p>406 Sunrise Avenue Roseville/Rocklin Download Flyer</p> | Suite 100: | 15,272 | 31,534 | 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 | | | | | |
| | Suite 220: | 1,076 | | No | Office | \$1.69 | FSG | | | | | |
| | Suite 250: | 2,373 | | No | Office | \$1.69 | FSG | | | | | |
| | Suite 290: | 487 | | No | Office | \$1.69 | FSG | | | | | |
| | Suite 300: | 8,204 | | Yes | Office | \$1.59 - \$1.69 | FSG | | | | | |
| | Suite 330: | 1,992 | | No | Office | \$1.69 | FSG | | | | | |

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|  <p>7248 South Land Park Drive South Sac Download Flyer</p> | Suite 100*: | 1,523 | 11,747 | No | Office | \$1.79 | FSG | 31,591 | N/A | Lab located in building. 4 per 1,000 parking. Located at I-5 and Florin interchange. | 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 |
| | Suite 102: | 907 | | No | Office | \$1.69 | FSG | | | | | |
| | Suite 103: | 1,812 | | No | Office | \$1.69 | FSG | | | | | |
| | Suite 118: | 1,649 | | No | Office | \$1.79 | FSG | | | | | |
| | Suite 202*: | 1,503 | | No | Office | \$1.79 | FSG | | | | | |
| | Suite 203: | 1,659 | | No | Office | \$1.69 | FSG | | | | | |
| | Suite 204: | 1,762 | | No | Office | \$1.69 | FSG | | | | | |
| | Suite 208: | 932 | | No | Office | \$1.79 | FSG | | | | | |
|  <p>4600 47th Ave South Sac Download Flyer</p> | Suite 100: | 1,324 | 11,720 | No | Office | \$1.35 | 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 ±10,000 SF. Variety of suite sizes available now. | Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com |
| | Suite 200: | 2,055 | | No | Office | \$1.29 | FSG | | | | | |
| | Suite 208: | 1,370 | | No | Office | \$1.29 | FSG | | | | | |
| | Suite 210: | 3,078 | | No | Office | \$1.29 | FSG | | | | | |
| | Suite 211: | 3,893 | | No | Office | \$1.19 | FSG | | | | | |
| | | | | | | | | | | | | |
|  <p>2233 Watt Avenue Watt Avenue Download Flyer</p> | Suite 110: | 2,352 | 7,732 | 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 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 |
| | Suite 240: | 1,766 | | No | Office | \$1.29 | FSG | | | | | |
| | Suite 294: | 959 | | No | Office | \$1.39 | FSG | | | | | |
| | Suite 270: | 270 | | No | Office | \$1.49 | FSG | | | | | |
| | Suite 320: | 2,385 | | No | Office | \$1.29 | FSG | | | | | |
| | | | | | | | | | | | | |
|  <p>2255 Watt Avenue Watt Avenue Download Flyer</p> | Suite 10: | 1,520 | 19,682 | No | Office | \$1.59 | FSG | N/A | N/A | Centrally located 3 miles from the Capital City Freeway on the north and west, Hwy 50 on the south and I-80 on the north. Enjoys Point West amenities and central location at more competitive rent. | 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 50: | 2,962 | | No | Office | \$1.45 | FSG | | | | | |
| | Suite 100: | 693 | | No | Office | \$1.44 | FSG | | | | | |
| | Suite 125: | 719 | | No | Office | \$1.44 | FSG | | | | | |
| | Suite 165: | 727 | | No | Office | \$1.44 | FSG | | | | | |
| | Suite 180: | 913 | | No | Office | \$1.39 | FSG | | | | | |
| | Suite 200: | 5,819 | | Yes | Office | \$1.24 | FSG | | | | | |
| | Suite 225: | 1,223 | | No | Office | \$1.34 | FSG | | | | | |
| | Suite 235: | 457 | | No | Office | \$1.44 | FSG | | | | | |
| | Suite 300: | 4,649 | | No | Office | \$1.29 | FSG | | | | | |
| | | | | | | | | | | | | |

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>2568 Industrial Blvd West Sacramento Download Flyer</p> | Suite 105: Suite 110: | 1,472 2,728 | 4,200 | No No | Office Office | \$0.79 \$0.79 | IG IG | 35,708 | N/A | Minutes from Capital City Freeway via Harbor Blvd. | FULL 5% LEASE COMMISSION. Well located office/tech suite located near the corner of Jefferson and Industrial Blvd. M1 zoning. CAM charges are approximately \$0.18 PSF | Daron Whittle 916.779.1000 daron@ethanconradprop.com Ryan Smyth 916.779.1000 rsmyth@ethanconradprop.com |
|  <p>2945 Ramco Street West Sacramento Download Flyer</p> | Suite 150: Suite 195: | 2,794 3,086 | 5,880 | No No | Office Office | \$1.54 \$1.59 | FSG 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 195 available with 30 days notice. | Grant Keeney 916.779.1000 grant@ethanconradprop.com |
|  <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. | Remodelling complete! Competitive lease rates. Well located, approximately 125,000 SF multi-tenant industrial park. Primarily open build-out ideal for church or gymnastics. NNN costs are \$0.11 PSF | David Planting CBRE 916.446.8204 david.planting@cbre.com Ethan Conrad 916.779.1000 ethan@ethanconradprop.com |
|  <p>Gateway Center 10138 Commercial Ave Penn Valley Download Flyer</p> | Suite 108: | 238 | 238 | No | Office | \$1.49 | 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. | Kelly Rule 916.779.1000 kelly@ethanconradprop.com |