





Office Properties For Lease Or Sale / January 2019





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
 2208 Plaza Drive Roseville/Rocklin Download Flyer	Suite 100:	4,314	4,314	No	Office	\$1.39	FSG	10,494	\$2,298,000 (\$219.00 PSF)	Immediate access to Stanford Ranch Rd. 5 minutes from Hwy 65.	FOR LEASE OR SALE. FULL LEASE COMMISSION (5%). Convenient location with many lunch options in walking distance. Nice building in Stanford Ranch.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
 3625 Cincinnati Avenue Roseville / Rocklin Download Flyer	Suite A:	18,243 15,076 19,517	52,836	No	Office Flex Warehouse	\$0.85 \$0.60 \$0.42	NNN NNN NNN	72,392	\$7,094,000 (\$98.00 PSF)	Immediate access to Hwy 65 and approximately 4 miles to I-80. Corporate neighbors include: Agilent, Oracle, Hewlett-Packard & NEC.	FOR LEASE OR SALE. FULL LEASE COMMISSION (5%). Extensive remodeled. Flex space; 100% improved as office with 12' clear to underside of suspended ceiling (18' to underside of dock). Includes 3/1,000 parking ratio. Zoned INP-DC. NNN costs are approximately \$0.12 PSF.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 406 Sunrise Avenue Roseville/Rocklin Download Flyer	Suite 100: Suite 200: Suite 215: Suite 250: Suite 305: Suite 330:	15,272 2,130 607 2,373 2,338 1,992	24,712	Yes No No No Yes No	Office Office Office Office Office Office	\$1.65 - \$1.75 \$1.75 \$1.75 \$1.75 \$1.75 \$1.75	FSG FSG FSG FSG FSG FSG	46,611 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.	FOR LEASE OR SALE. 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.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 7777 Greenback Lane Citrus Heights/Orangevale Download Flyer	Suite 106: Suite 205: Suite 209: Suite 211: Suite 212:	3,178 1,515 2,684 1,659 1,504	10,540	No No No No No	Office Office Office Office Office	\$1.49 \$1.69 \$1.59 \$1.69 \$1.69	FSG FSG FSG FSG FSG	63,923	N/A	Excellent Greenback Lane visibility with monument signage available. Across from Sunrise Marketplace and 1 block from Sunrise Mall. Secure garaged parking available. XO Fiber Optic data transmission available.	FULL 5% LEASE COMMISSION. Extensively remodeled. The nicest office building in Citrus Heights. Suite 211 & 212 are contiguous.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com




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	Suite 500: Suite 700:	1,482 1,433	2,915	No No	Retail Retail	\$1.19 \$1.25	NNN NNN	8,941	N/A	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.	Chase Burke 916.779.1000 chase@ethanconradprop.com
<p>Woodmont Plaza 10940 Fair Oaks Carmichael/Fair Oaks Download Flyer</p>												
	6720 Suite 100: 6722 Suite 202: 6722 Suite 203: 6722 Suite 204: 6722 Suite 205: 6728 Suite 400: 6728 Suite 400C:	1,064 636 536 540 748 1,302 665	5,491	No No No No No No No	Office Office Office Office Office Office Office	\$1.25 \$0.99 \$0.99 \$0.99 \$0.99 \$1.09 \$1.04	MG MG MG MG MG MG MG	4,611 4,588 4,665	N/A \$592,000 (\$129.00 PSF) N/A	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.	FOR LEASE OR SALE. FULL LEASE COMMISSION (5%) Remodel complete. Well located, art deco style, office buildings with great exposure to Fair Oaks Blvd. Proximate to multiple eateries and banks.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
<p>Carmichael Professional Center 6720-6728 Fair Oaks Blvd Carmichael/Fair Oaks Download Flyer</p>												
	Suite 105: Suite 106: Suite 200: Suite 201: Suite 220: Suite 226: Suite 240: Suite 260: Suite 270:	1,639 6,848 2,548 2,239 1,050 728 2,564 1,368 877	19,861	No Yes No No No No No No No	Office Office Office Office Office Office Office Office Office	\$1.29 \$1.19 \$1.29 \$1.39 \$1.29 \$1.29 \$1.34 \$1.29 \$1.29	FSG FSG FSG FSG FSG FSG FSG FSG FSG	66,142	N/A	Excellent Sunrise Blvd. visibility. Attractive Tahoe style design. Secure, garaged parking beneath building. Monument signage available. XO Fiber Optic data transmission available.	FULL 5% LEASE COMMISSION. Prominent visibility and excellent building and monument signage on Sunrise Boulevard. Attractive suites with functional buildout. Complete remodel of all restrooms and recent exterior painting. Exterior building signage rights available for 5,000 SF + tenant.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
<p>6939 Sunrise Boulevard Citrus Heights/Orangevale Download Flyer</p>												
	Suite 100:	2,599	2,599	No	Office	\$1.15	NNN	6,212	\$1,211,000 (\$195.00 PSF)	Excellent monument signage available. Easy access to freeway. Parking 7/1,000. Just down from the new Folsom Lake Community College under construction now.	FOR LEASE OR SALE. FULL 5% LEASE COMMISSION. Flexible and functional tenant improvements. Allowance available. Surrounded by densely populated residential. Daytime population of over 50,000 employees in a 3 mile radius. 20,000 from Mather Business District.	Chase Burke 916.779.1000 chase@ethanconradprop.com
<p>10115 Folsom Boulevard Highway 50 Corridor Download Flyer</p>												





NNN costs are approximately \$0.49 PSF.

NNN costs are approximately \$0.37 PSF.





Office Properties For Lease Or Sale

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 <p>2865 Sunrise Boulevard Highway 50 Corridor Download Flyer</p>	Suite 104:	3,298	22,717	No	Office	\$1.59	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.	Grant Keeney 916.779.1000 grant@ethanconradprop.com					
	Suite 106:	1,748		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 220:	3,542		No	Office	\$1.29	FSG										
 <p>Plaza de Oro 2941 Sunrise Blvd Highway 50 Corridor Download Flyer</p>	Suite 120:	2,014	8,226	No	Office	\$1.24	FSG	30,066	N/A	Three minutes to Hwy 50. Five restaurants onsite. Excellent visibility to Sunrise Blvd.	FULL 5% LEASE COMMISSION. Remodeling complete. New building exterior, landscaping, parking lot as well as the interior, including all common areas and available suites.	Grant Keeney 916.779.1000 grant@ethanconradprop.com					
	Suite 130:	2,056		No	Office	\$1.24	FSG										
	Suite 210:	2,452		No	Office	\$1.29	FSG										
	Suite 230:	1,704		No	Office	\$1.29	FSG										
	Suite 100:	6,513		6,513	No	Office	\$0.99						MG	34,072	N/A	Three minutes to Hwy 50. Five restaurants onsite.	FULL LEASE COMMISSION (5%). Full remodel complete including landscaping, parking lot as well as the interior. This flex building is part of an 82,988 SF office/retail/flex project located at the fully signalized intersection of Sunrise Blvd. and Sunrise Gold Circle.
 <p>8880 Cal Center Drive Highway 50 Corridor Download Flyer</p>	Suite 160:	594	27,589	No	Office	\$2.05	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, 270, 280 & 290) can be combined.	Grant Keeney 916.779.1000 grant@ethanconradprop.com					
	Suite 170:	2,872		No	Office	\$2.05	FSG										
	Suite 190:	2,336		No	Office	\$2.05	FSG										
	Suite 200:	4,397		No	Office	\$1.99	FSG										
	Suite 230*:	1,506		No	Office	\$2.09	FSG										
	Suite 240*:	846		No	Office	\$2.05	FSG										
	Suite 250*:	2,064		No	Office	\$2.05	FSG										
	Suite 270:	4,902		No	Office	\$2.05	FSG										
	Suite 280*:	1,037		No	Office	\$2.09	FSG										
	Suite 290*:	1,689		No	Office	\$2.05	FSG										
	Suite 310*:	2,579		No	Office	\$2.05	FSG										
	Suite 340:	2,767		No	Office	\$2.05	FSG										




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 <p>9300 Tech Center Drive Highway 50 Corridor Download Flyer</p>	Suite 110: Suite 170: Suite 250: Suite 270:	5,356 7,503 3,444 8,549	24,852	Yes Yes Yes Yes	Office Office Office Office	\$1.49 \$1.39 \$1.49 \$1.39	FSG FSG FSG 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 110 & 170 contiguous at 12,859 SF for \$1.30 PSF.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <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.	FOR LEASE OR SALE. FULL LEASE COMMISSION (5%) Now remodeled. Price reduced. Excellent freeway exposure and signage. Attractive lobby remodel completed. Entire building available. Back up generator and loading dock.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>9323 Tech Center Drive Highway 50 Corridor Download Flyer</p>	Suite 100: Suite 200:	20,574 5,000 - 19,376	40,730	Yes Yes	Office Office	\$1.25 \$1.25	MG MG	40,730	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	27,470	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




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 <p>9342 Tech Center Drive Highway 50 Corridor Download Flyer</p>	Suite 100: Suite 600:	26,868 3,417	30,285	Yes No	Office Office	\$1.39 \$1.29	MG 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%). Numerous offices, training rooms, open plan and storage facilities. Grade level doors w/ 16' ceilings. 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 160: Suite 185:	2,305 1,997 2,115 1,217	7,634	No No No No	Office Office Office Office	\$1.35 \$1.35 \$1.35 \$1.35	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. Immediate occupancy.	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 \$0.79 \$0.79	MG MG MG	144,000	\$11,438,000 (\$79.50 PSF)	Good signage opportunity. Rapid access to Hwy 50.	FOR LEASE OR SALE. 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
 <p>11171 Sun Center Drive Highway 50 Corridor Download Flyer</p>	Suite 195:	2,849	2,849	No	Office	\$1.79	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. Features private offices, open office area for cubicles, breakroom and glassline.	Grant Keeney 916.779.1000 grant@ethanconradprop.com





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 <p>One Capital Center 3100 Zinfandel Dr Highway 50 Corridor Download Flyer</p>	Suite 110:	1,151	53,179	No	Office	\$2.35	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! One of the very nicest, most prominent office buildings on the Hwy 50 corridor. Prominent six story ±124,000 SF Class A Office building. Building signage available. Numerous retail amenities nearby. Excellent visibility and signage. *Suites 170 & 175 can be combined to offer 4,014 SF at \$2.15 PSF.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 170*:	2,687		No	Office	\$2.20	FSG					
	Suite 175*:	1,327		No	Office	\$2.30	FSG					
	Suite 255:	2,579		No	Office	\$2.25	FSG					
	Suite 270:	2,186		No	Office	\$2.25	FSG					
	Suite 275:	1,448		No	Office	\$2.25	FSG					
	Suite 300:	3,859		No	Office	\$2.25	FSG					
	Suite 410:	2,402		No	Office	\$2.25	FSG					
	Suite 500:	22,246		No	Office	\$2.15 - \$2.25	FSG					
	Suite 600:	7,000-13,294		No	Office	\$2.25	FSG					
 <p>Nimbus Winery Village 12401-12409 Folsom Blvd Highway 50 Corridor Download Flyer</p>	Suite 301:	249	3,771	No	Office	\$1.49	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.	Andy Jonsson 916.779.1000 andy@ethanconradprop.com
	Suite 303:	246		No	Office	\$1.49	FSG					
	Suite 304:	610		No	Office	\$1.55	FSG					
	Suite 313:	220		No	Office	\$1.49	FSG					
	Suite 314:	395		No	Office	\$1.49	FSG					
	Suite 316:	172		No	Office	\$1.39	FSG					
	Suite 319:	294		No	Office	\$1.39	FSG					
	Suite 320:	238		No	Office	\$1.39	FSG					
	Suite 321:	299		No	Office	\$1.39	FSG					
	Suite 322:	295		No	Office	\$1.39	FSG					
	Suite 323:	240		No	Office	\$1.49	FSG					
	Suite 325:	249		No	Office	\$1.39	FSG					
	Suite 326:	264		No	Office	\$1.39	FSG					
 <p>La Borgata 3905-3907 Park Drive El Dorado Hills Download Flyer</p>	3905 Park Dr:		7,151					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, Fidelity National Title & Bank of America.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite 200:	3,162		No	Office	\$1.65	NNN					
	Suite 210:	1,763		No	Office	\$1.65	NNN					
	3907 Park Dr: Suite 240*:	2,226		No	Office	\$1.85	NNN					
											Office suites are on the second floor. *Suite 240 is a 2nd gen dental suite.	
											NNN costs are approximately \$0.52 PSF.	





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 <p>3947 Lennane Drive Natomas / Northgate Download Flyer</p>	Suite S:	416	22,711	No	Office	\$1.65	FSG	46,734	N/A	Mature landscaping. Easy access to I-80 and I-5. Close to major retail center with restaurants, etc.	FULL 5% LEASE COMMISSION. Rent reduced. Completely remodeled attractive building. Two (2) Corner glass spaces with flexible build-out options. Building also has 417 SF ground floor secure and conditioned storage/IT room. Suite 240 & 250 can be contiguous to offer 12,860 SF.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
	Suite 130:	2,207		Yes	Office	\$1.65	FSG					
	Suite 200:	7,228		Yes	Office	\$1.65	FSG					
	Suite 240:	6,972		No	Office	\$1.65	FSG					
	Suite 250:	5,888		No	Office	\$1.65	FSG					
 <p>4044 N Freeway Blvd. Natomas / Northgate Download Flyer</p>		4,700 - 14,875	14,875	Yes	Office	\$0.95	MG	14,875	\$2,216,000 (\$149.00 PSF)	Great window line (and skylights) provides fantastic natural light. Above standard parking and monument sign possible on N. Freeway Blvd.	FOR LEASE OR SALE. FULL LEASE COMMISSION (5%). Rapid access to I-80 and I-5 and retail restaurants within minutes. Long term 1st floor tenant.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
 <p>1792 Tribute Rd Point West Download Flyer</p>	Suite 230:	3,523	19,127	No	Office	\$1.69	FSG	44,423	N/A	Prominent corner building with Class-A image and great signage options. Proximate to Capitol City Freeway, Business 80 and Arden Fair Mall.	FULL 5% LEASE COMMISSION. Now remodeled! Excellent freeway (Business 80) access to downtown Sacramento with multiple proximate retail options. Three (3) Marriott business hotel options across the street. 25 covered parking spaces beneath building. Suite 300 has 50 cubes in this near fully finished space.	Grant Keeney 916.779.1000 grant@ethanconradprop.com
	Suite 300:	9,565		Yes	Office	\$1.79	FSG					
	Suite 450:	5,294		No	Office	\$1.74	FSG					
	Suite 460:	745		No	Office	\$1.69	FSG					
 <p>1440 - 1446 Ethan Way Point West Download Flyer</p>	1440 Suites 100-103:	5,824-12,489	12,489	Yes	Office	\$1.55	FSG	35,457	N/A	Architecturally attractive office building located at Ethan Way and Hallmark Drive adjacent to Howe Bout Arden retail center and Century 14 Theaters. 19,000 cars per day!	FULL 5% LEASE COMMISSION. Remodel complete! Located near numerous retail amenities. End cap former bank branch space available. Building and monument signage available!	Grant Keeney 916.779.1000 grant@ethanconradprop.com




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 <p>1111 Howe Ave Point West Download Flyer</p>	Suite 110:	2,642	21,394	No	Office	\$1.65	FSG	103,737	N/A	Adjacent to Howe Bout Arden retail center and Century 14 Theaters. 19,000 cars per day! Excellent central location with access to Hwy 80 and Hwy 50.	FULL 5% LEASE COMMISSION. Remodel complete! 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 295:	1,294		No	Office	\$1.60	FSG					
	Suite 365:	2,514		No	Office	\$1.65	FSG					
	Suite 380:	912		No	Office	\$1.70	FSG					
	Suite 390:	3,278		No	Office	\$1.65	FSG					
	Suite 455:	1,535		No	Office	\$1.60	FSG					
	Suite 635:	2,181		No	Office	\$1.65	FSG					
	Suite 645:	1,133		No	Office	\$1.65	FSG					
	Suite 655:	5,905		No	Office	\$1.60	FSG					
	 <p>1010 Hurley Way Point West Download Flyer</p>	Suite 110:		1,738	16,380	No	Office					
Suite 195:		2,936	No	Office		\$1.69	FSG					
Suite 200:		1,831	No	Office		\$1.69	FSG					
Suite 245:		2,784	No	Office		\$1.60	FSG					
Suite 255:		1,086	No	Office		\$1.60	FSG					
Suite 410:		4,090	No	Office		\$1.65	FSG					
Suite 510:		1,915	No	Office		\$1.69	FSG					
 <p>1401 El Camino Avenue Point West Download Flyer</p>		Suite 103:	751	3,965		No	Office	\$1.49	FSG	45,074	N/A	Attractive building with outstanding access to Business 80. 5-story building. Fiber optic service available.
	Suite 330:	3,214	No		Office	\$1.39	FSG					
 <p>3307 Broadway South Sac Download Flyer</p>	Suite 100:	8,496	8,496	No	Office	\$0.79	MG	19,538	N/A	Quick access to Highway 50 and Downtown Sacramento.	FULL LEASE COMMISSION (5%). First floor office. Great value rent. Available with 30 days notice. CAM is approximately \$.09 PSF	David Atkinson 916.779.1000 datkinson@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>7248 South Land Park Drive South Sac Download Flyer</p>	Suite 100*:	1,523	12,466	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.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
	Suite 102:	907		No	Office	\$1.69	FSG					
	Suite 103:	1,812		No	Office	\$1.69	FSG					
	Suite 116:	719		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	5,977	No	Office					
Suite 107:		760	No	Office		\$1.35	FSG					
Suite 211:		3,893	No	Office		\$1.19	FSG					
 <p>2233 Watt Avenue Watt Avenue Download Flyer</p>	Suite 270:	270	4,691	No	Office	\$1.49	FSG	49,883	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. Suite 360 is available with 30 days notice.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
	Suite 360:	4,421		No	Office	\$1.39	FSG					
 <p>2255 Watt Avenue Watt Avenue Download Flyer</p>	Suite 10:	1,520	21,541	No	Office	\$1.59	FSG	33,633	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.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
	Suite 50:	2,962		No	Office	\$1.45	FSG					
	Suite 100:	693		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					
	Suite 320:	1,191		No	Office	\$1.34	FSG					
	Suite 335:	772		No	Office	\$1.44	FSG					
	Suite 385:	615		No	Office	\$1.44	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 110:	2,728	5,456	No	Office	\$0.84	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	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
	Suite 120:	626		No	Office	\$0.84	IG					
		2,102		Tech	\$0.79	IG						
 <p>2945 Ramco Street West Sacramento Download Flyer</p>	Suite 195:	3,086	3,086	No	Office	\$1.59	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.	David Atkinson 916.779.1000 datkinson@ethanconradprop.com
 <p>Gateway Center 10138 Commercial Ave Penn Valley Download Flyer</p>	Suite 100:	350	1,059	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.	Chase Burke 916.779.1000 chase@ethanconradprop.com
	Suite 102:	210		No	Office	\$1.49	FSG					
	Suite 108:	238		No	Office	\$1.49	FSG					
	Suite 114:	261		No	Office	\$1.49	FSG					