

1111 HOWE AVE
SACRAMENTO, CA
FOR LEASE
948 RSF - 7,555 RSF
OFFICE SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Todd Newburn

DRE: #01226238

tnewburn@ethanconradprop.com

Grant Keeney

DRE: #00891996

grant@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Parking ratio is 4.5/1,000 SF
- Glass line at front and rear of each suite
- Immediate occupancy available
- Very attractive two-story lobbies for all 3 buildings
- Common conference room
- Attractive mature landscaping
- Building signage available

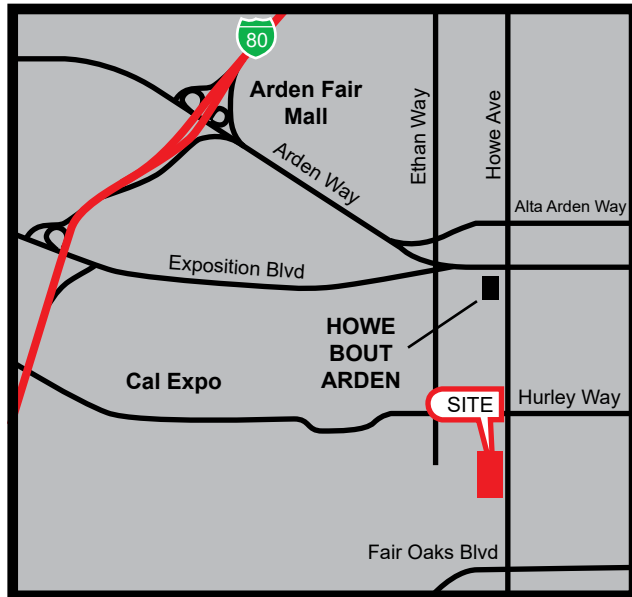
PROPERTY DETAILS:

Prominent exposure along Howe Ave. Proximate to many retail and restaurant options including Arden Fair Mall and the updated Howe Bout Arden.

Excellent central location with access to Hwy 80 and Hwy 50.

LEASE RATES:

Suite 150:	987 RSF	\$1.59 RSF/MO
Suite 204:	2,641 RSF	\$1.59 RSF/MO
Suite 205:	4,261 RSF	\$1.49 RSF/MO
Suite 295:	1,351 RSF	\$1.49 RSF/MO
Suite 300/360:	4,915 RSF	\$1.49 RSF/MO
Suite 355:	1,642 RSF	\$1.49 RSF/MO
Suite 365:	948 RSF	\$1.59 RSF/MO
Suite 370:	1,605 RSF	\$1.59 RSF/MO
Suite 395:	1,989 RSF	\$1.59 RSF/MO
Suite 450:	1,896 RSF	\$1.59 RSF/MO
Suite 460:	4,083 RSF	\$1.49 RSF/MO
Suite 475:	1,837 RSF	\$1.59 RSF/MO
Suite 482/490:	1,576 RSF	\$1.49 RSF/MO
Suite 495:	1,681 RSF	\$1.59 RSF/MO
Suite 540:	2,819 RSF	\$1.59 RSF/MO
Full Service Gross.		

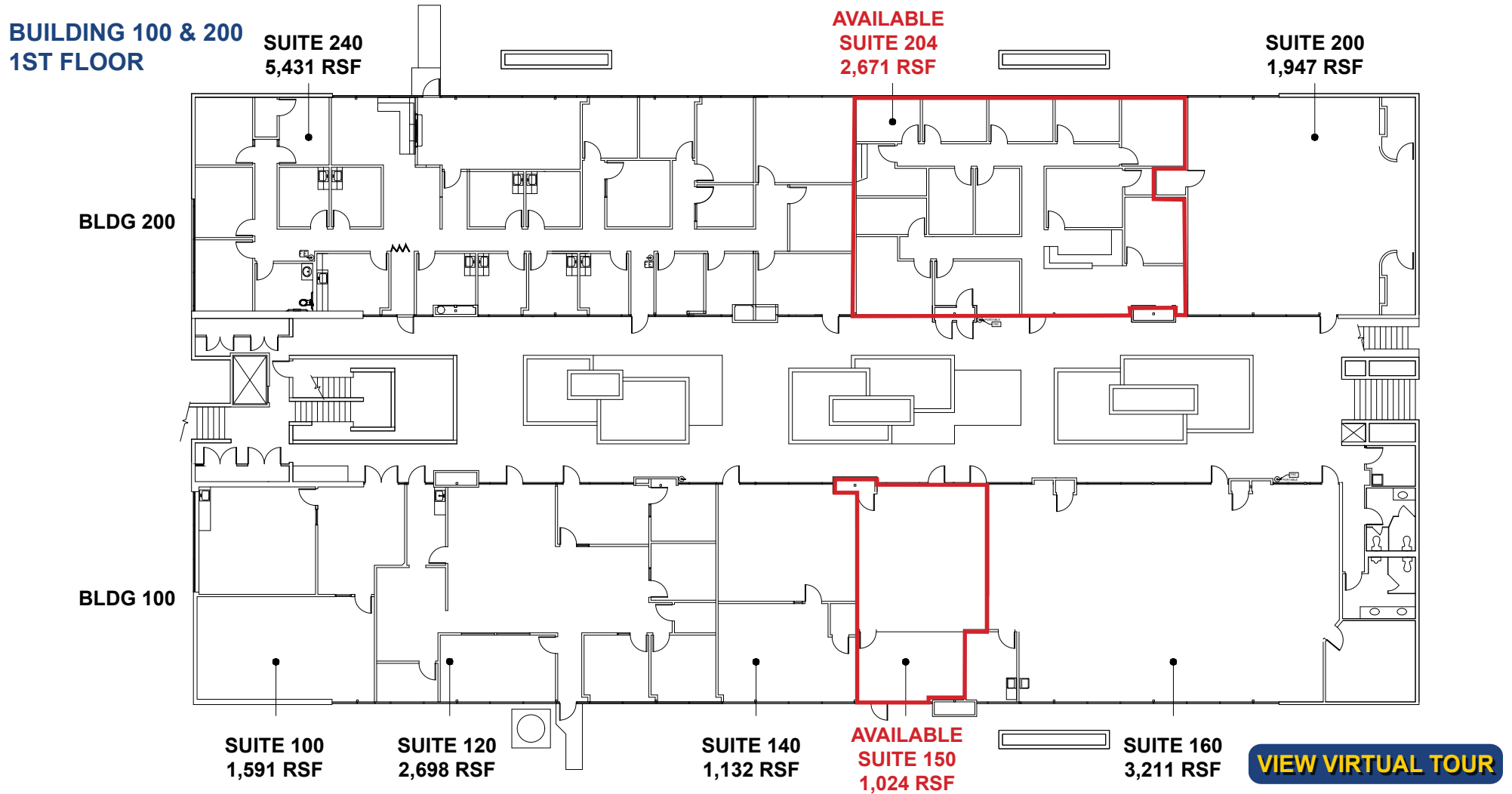


ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

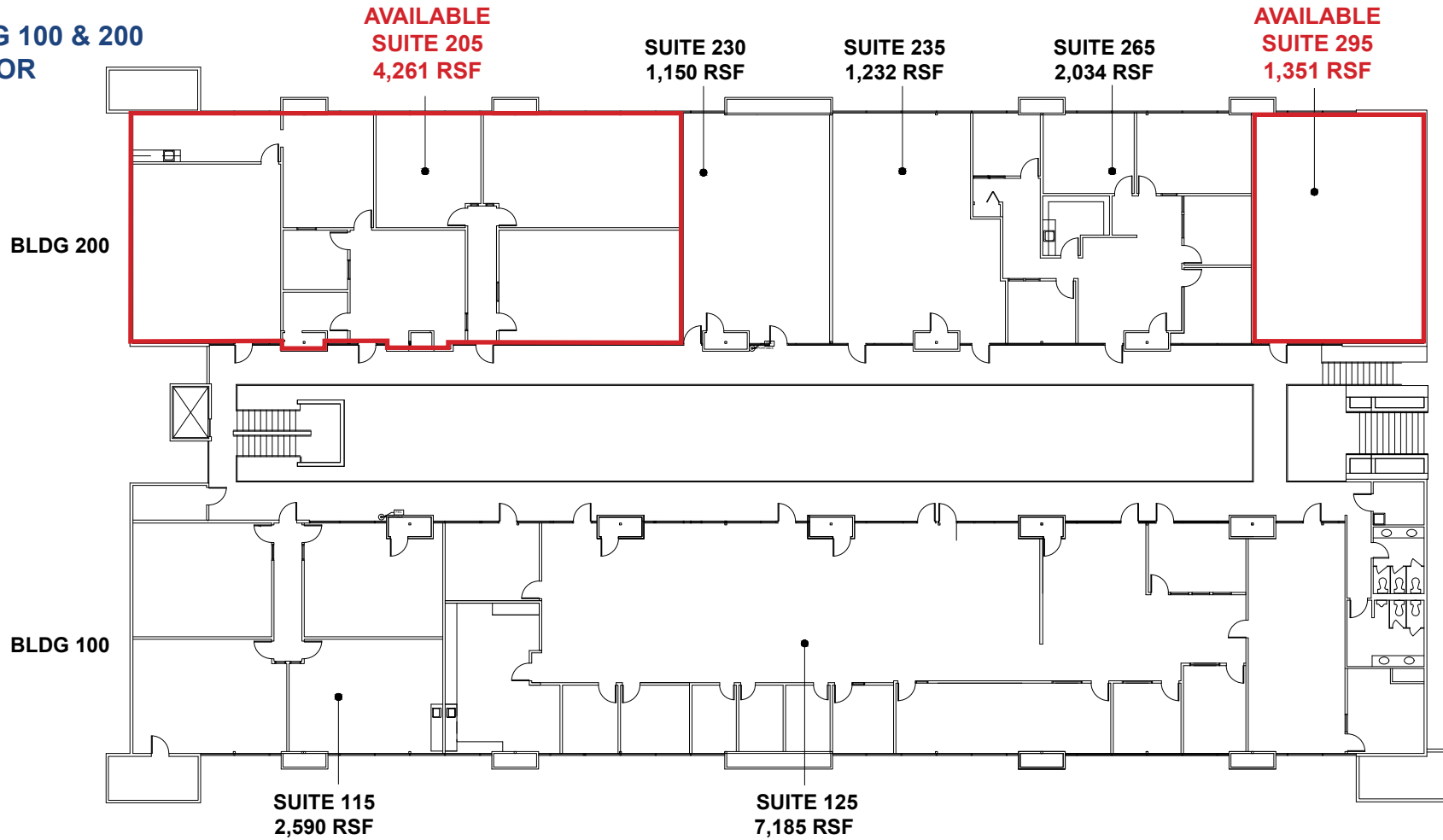
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

BUILDING 100 & 200
2ND FLOOR



[VIEW VIRTUAL TOUR](#)

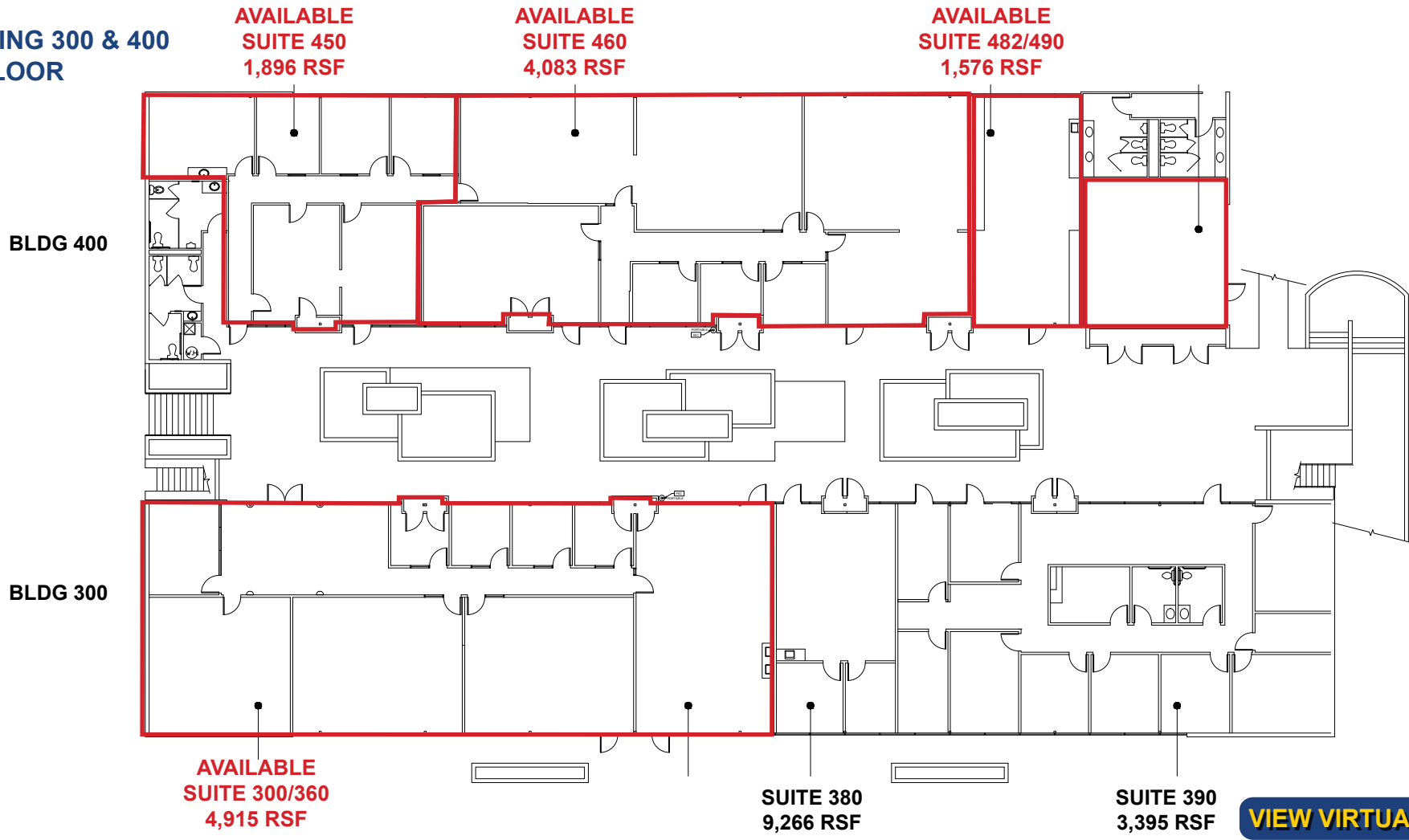
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

BUILDING 300 & 400
1ST FLOOR



[VIEW VIRTUAL TOUR](#)

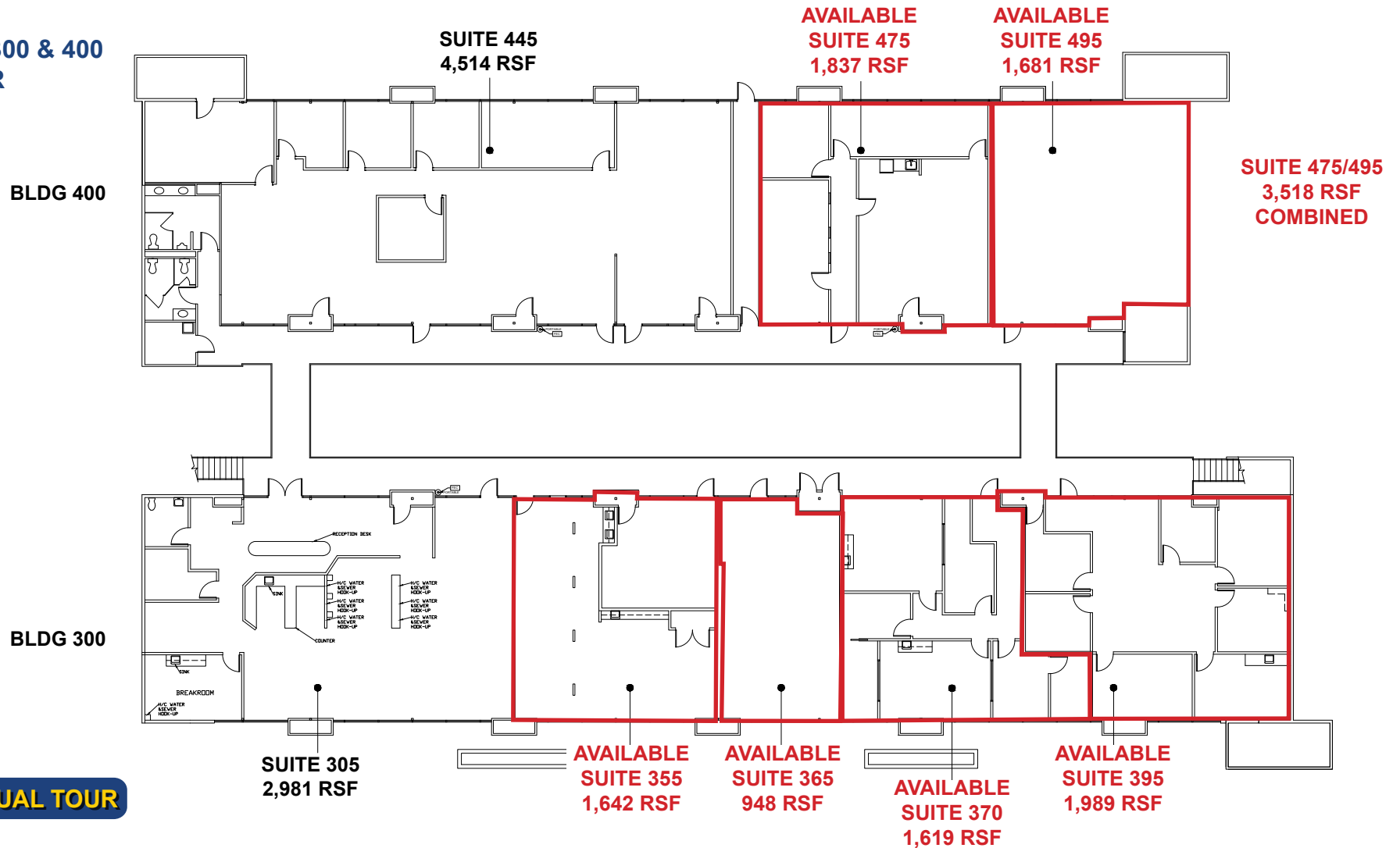
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

BUILDING 300 & 400
2ND FLOOR



[VIEW VIRTUAL TOUR](#)

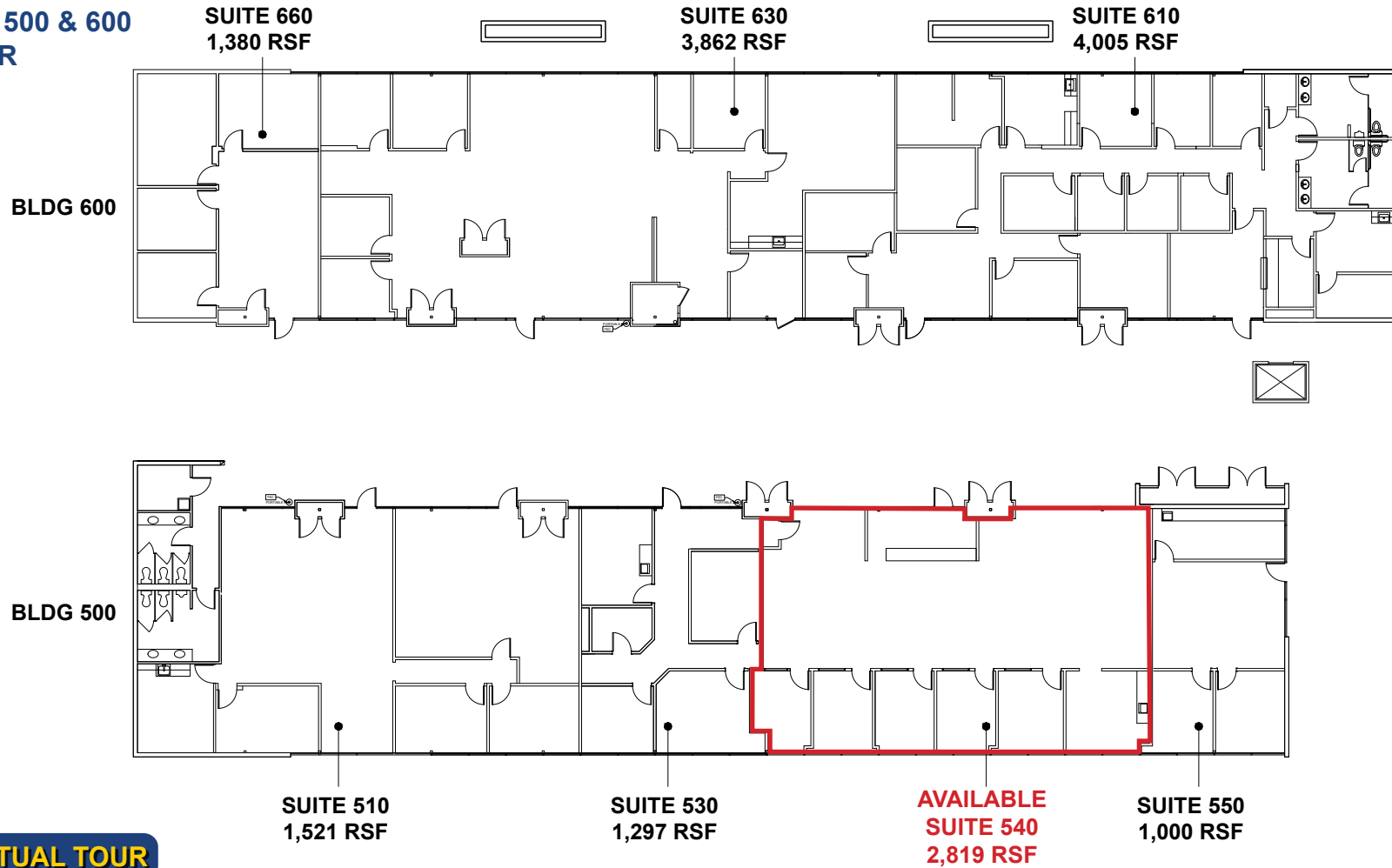
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**BUILDING 500 & 600
1ST FLOOR**



[VIEW VIRTUAL TOUR](#)

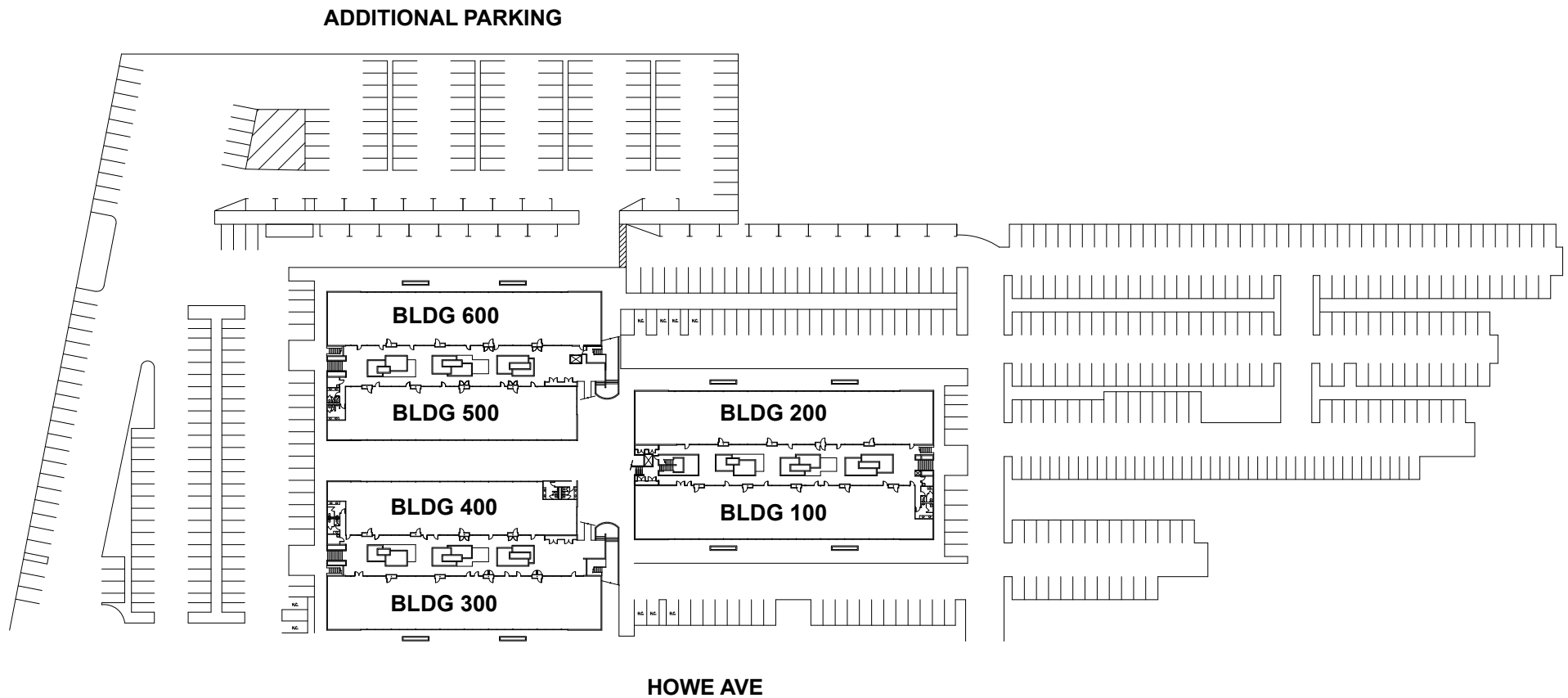
ETHAN CONRAD PROPERTIES, INC.

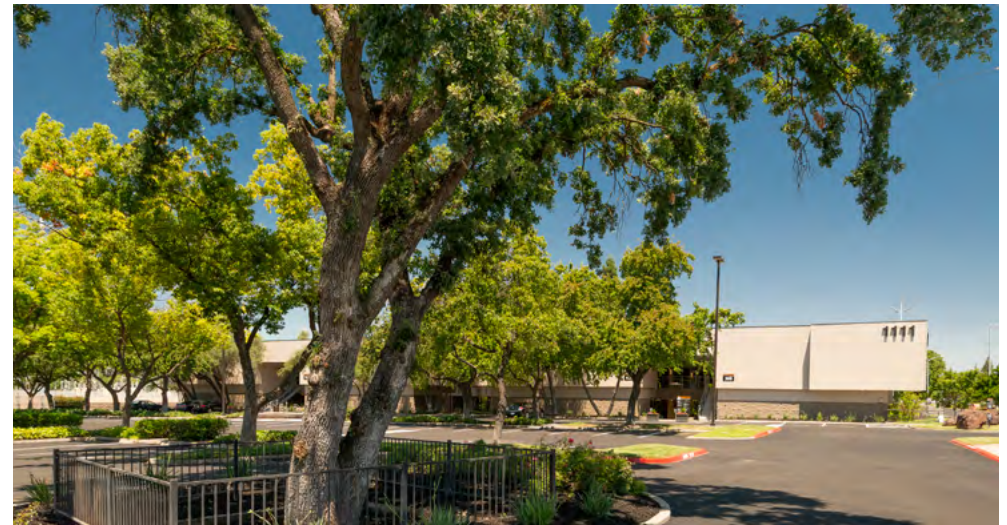
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE PLAN





The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com