

CALIFORNIA WORKSPACE

3050-3117 FITE CIRCLE

SACRAMENTO, CA

862 RSF - 6,893 RSF OFFICE AND
WAREHOUSE SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED



FOR MORE INFORMATION CONTACT:

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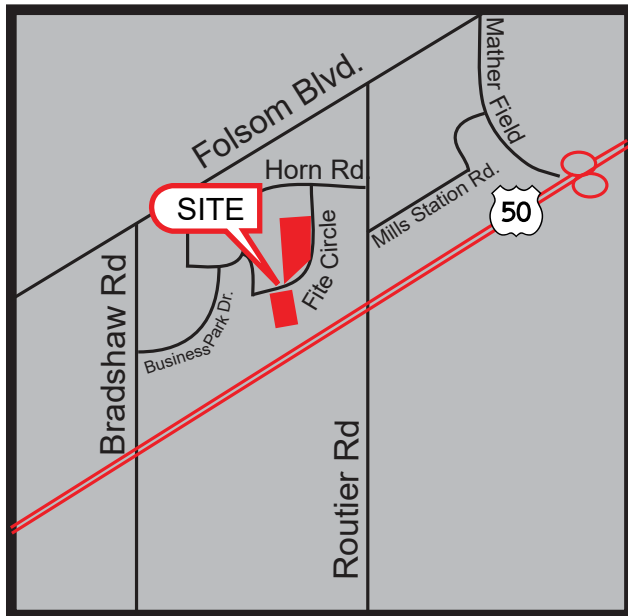
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FEATURES:

- Flexible Office/Warehouse layouts
- Visibility from well traveled Hwy 50
- Common area conference room available
- Professional business park setting
- Abundant parking with mature landscaping
- 4.5/1,000 SF parking ratio

**PROPERTY DETAILS:**

California Workspace is a $\pm 141,000$ SF, seven-building business park located in Sacramento with frontage along Hwy 50 and visible to $\pm 185,000$ daily traffic.

The campus caters to a wide range of flexible uses by offering warehouse and office spaces, abundant parking, direct access to amenities and light rail, all in a centrally located and mature submarket.

LEASE RATES:

Please see additional pages.

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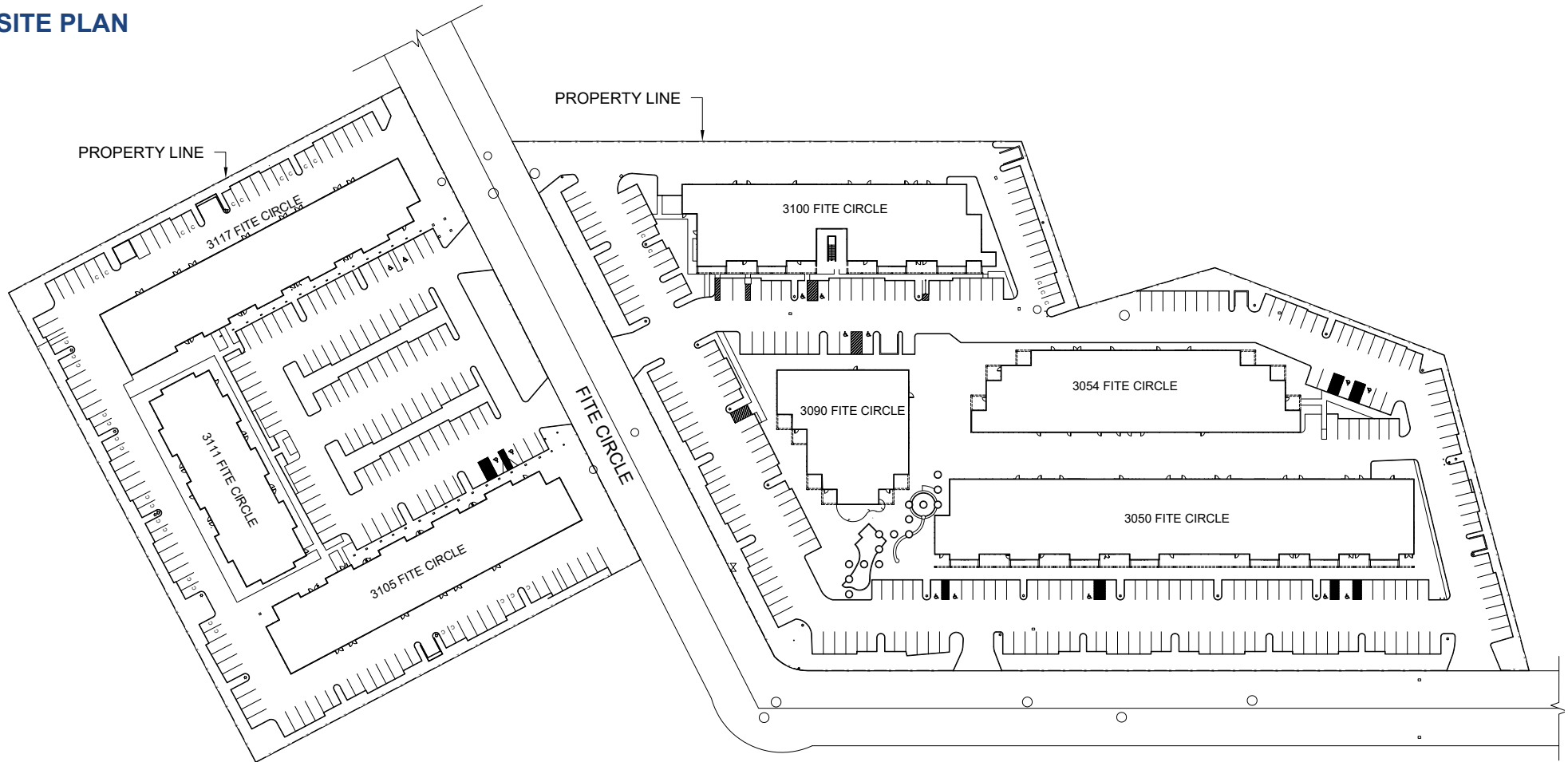
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SITE PLAN



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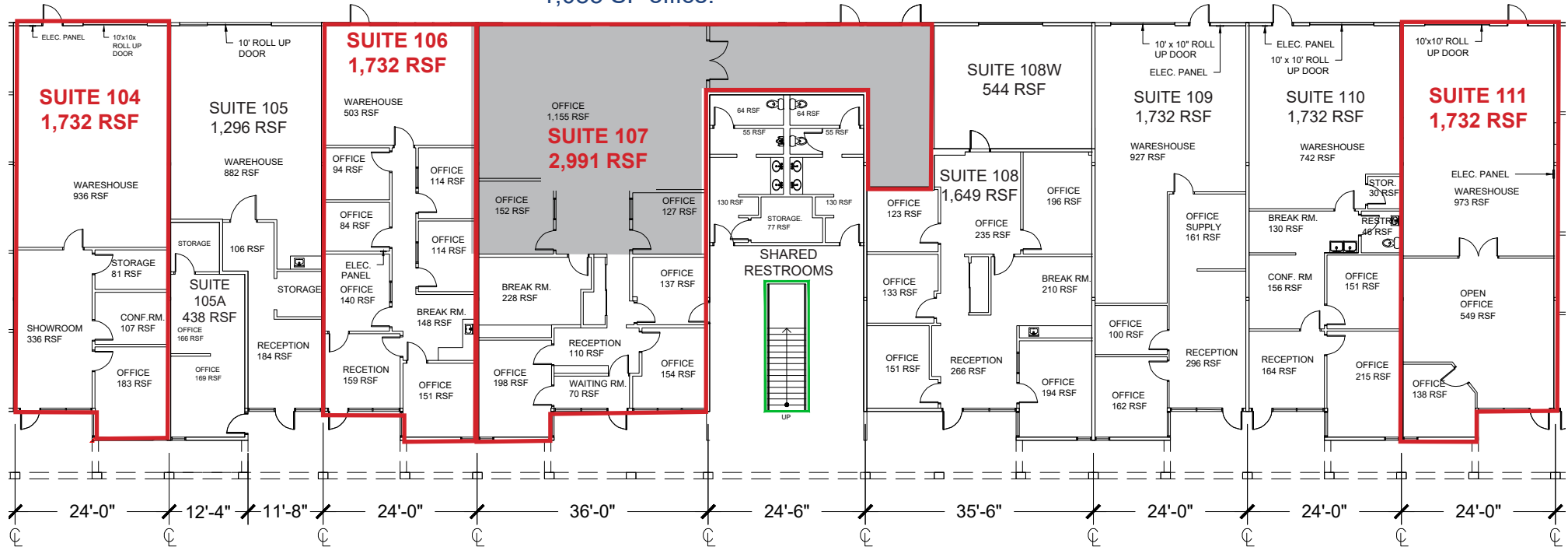
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3050 FITE CIR - 1ST FLOOR

Potential for 1,907
SF warehouse and
1,083 SF office.

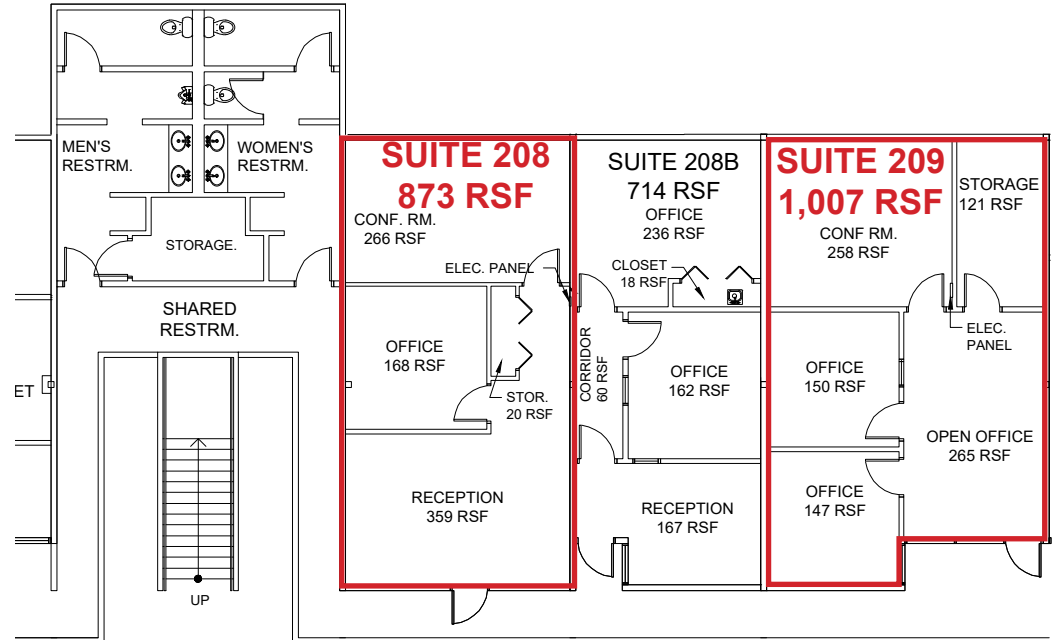
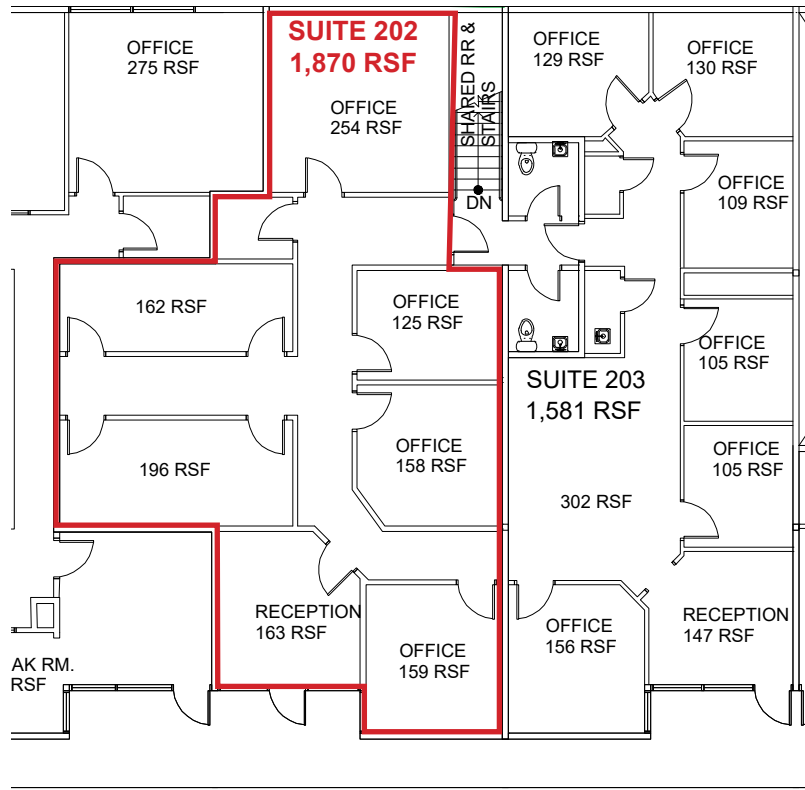


Suite	RSF	Office	Monthly Rent
104	1,732	\$1.11 PSF	\$2,078.00, MG
106	1,732	\$1.20 PSF	\$2,078.00, MG
107	2,991	\$1.11 PSF	\$3,320.00, MG
111	1,732	\$1.20 PSF	\$2,078.00, MG

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3050 FITE CIR - 2ND FLOOR


Suite	RSF	Office	Monthly Rent
202	1,870	\$1.04 PSF	\$1,945.00, MG
208	873	\$1.04 PSF	\$ 908.00, MG
209	1,007	\$1.04 PSF	\$1,047.00, MG

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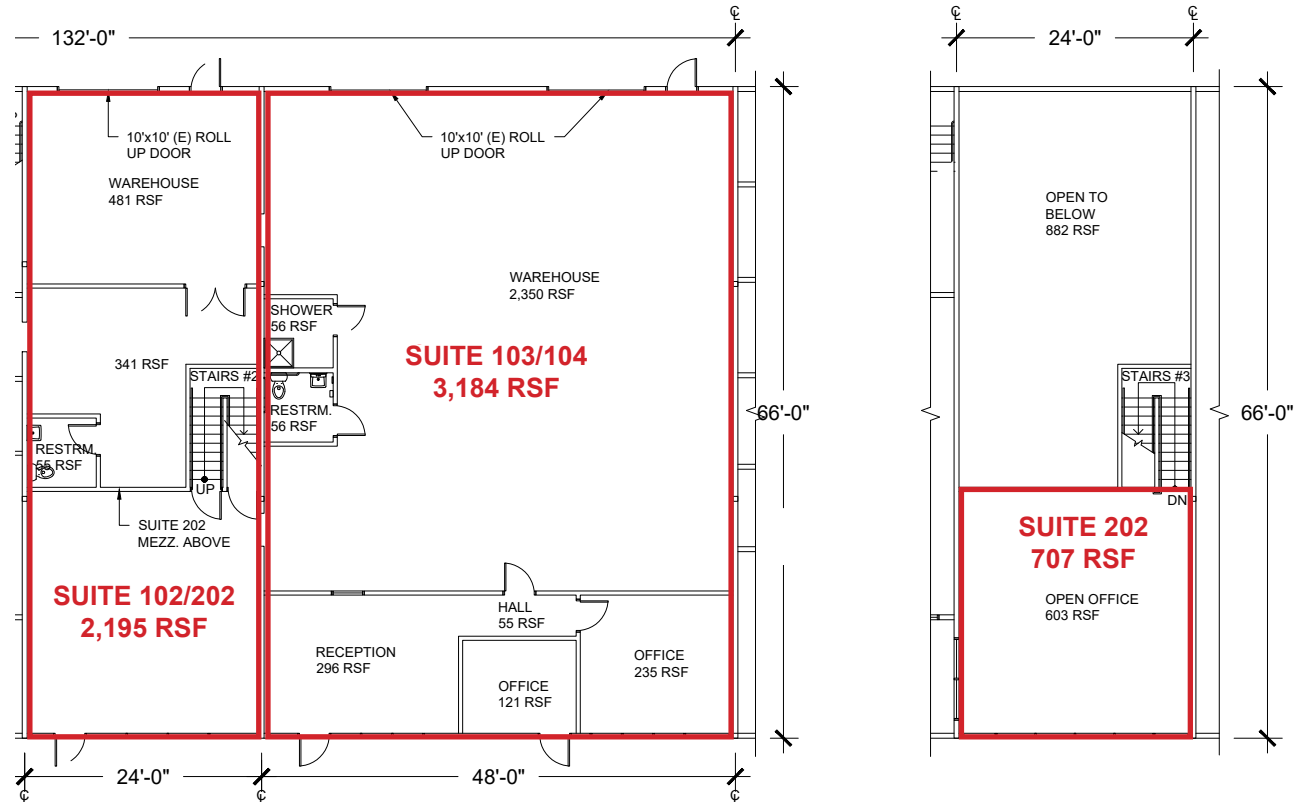
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3054 FITE CIR - 1ST & 2ND FLOOR
FEATURES:

- Three (3) roll-up doors
- Two (2) private restrooms
- Private shower
- 18' clear height



Suite	RSF	Office	Monthly Rent
102/202	2,195	\$1.15 PSF	\$2,524.00, MG
103/104	3,184	\$1.15 PSF	\$3,662.00, MG
102/103/104/202	5,379	\$1.12 PSF	\$6,024.00, MG

Available with 30 days' notice.

SUITE
102/103/104/202
5,379 RSF

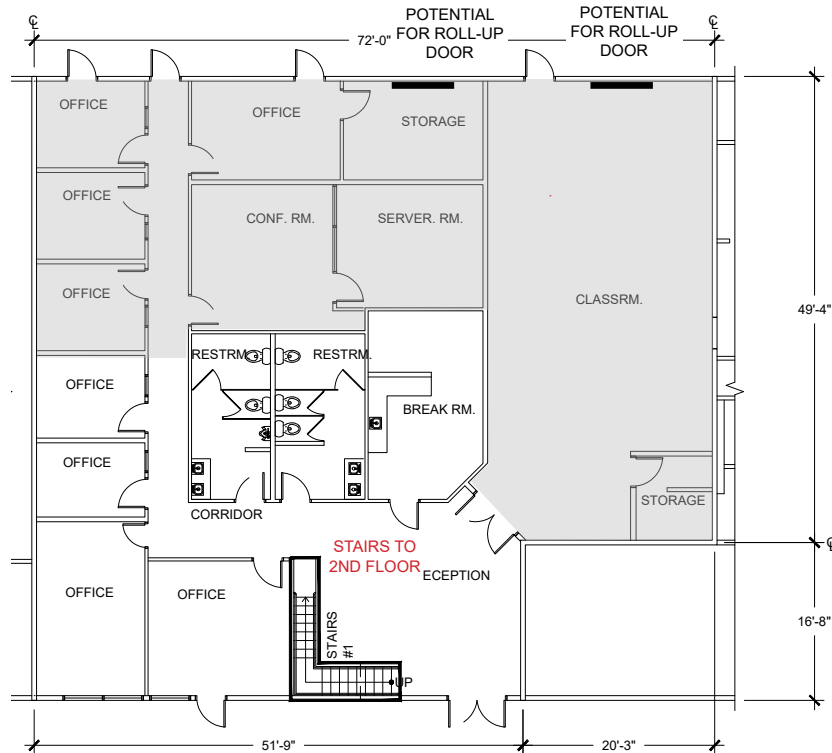
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3054 FITE CIR - 1ST & 2ND FLOOR

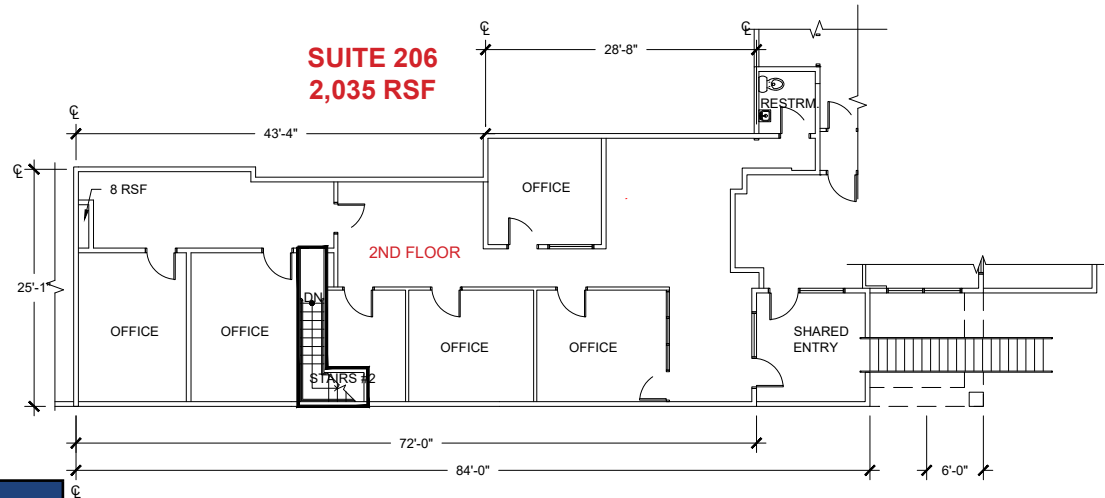


SUITE 106
4,362 RSF

**= Potential for
16' warehouse**

FEATURES:

- Two (2) multi-use restrooms, One (1) private.
- 15 private offices
- Seven (7) entry doors
- Large breakroom
- Potential for warehouse with Two (2) roll-up doors



SUITE 206
2,035 RSF

Suite	RSF	Office	Monthly Rent
106	4,362	\$1.04 PSF	\$4,536.00, MG
206	2,035	\$0.90 PSF	\$1,832.00, MG
106/206	6,397	\$0.94 PSF	\$6,013.00, MG

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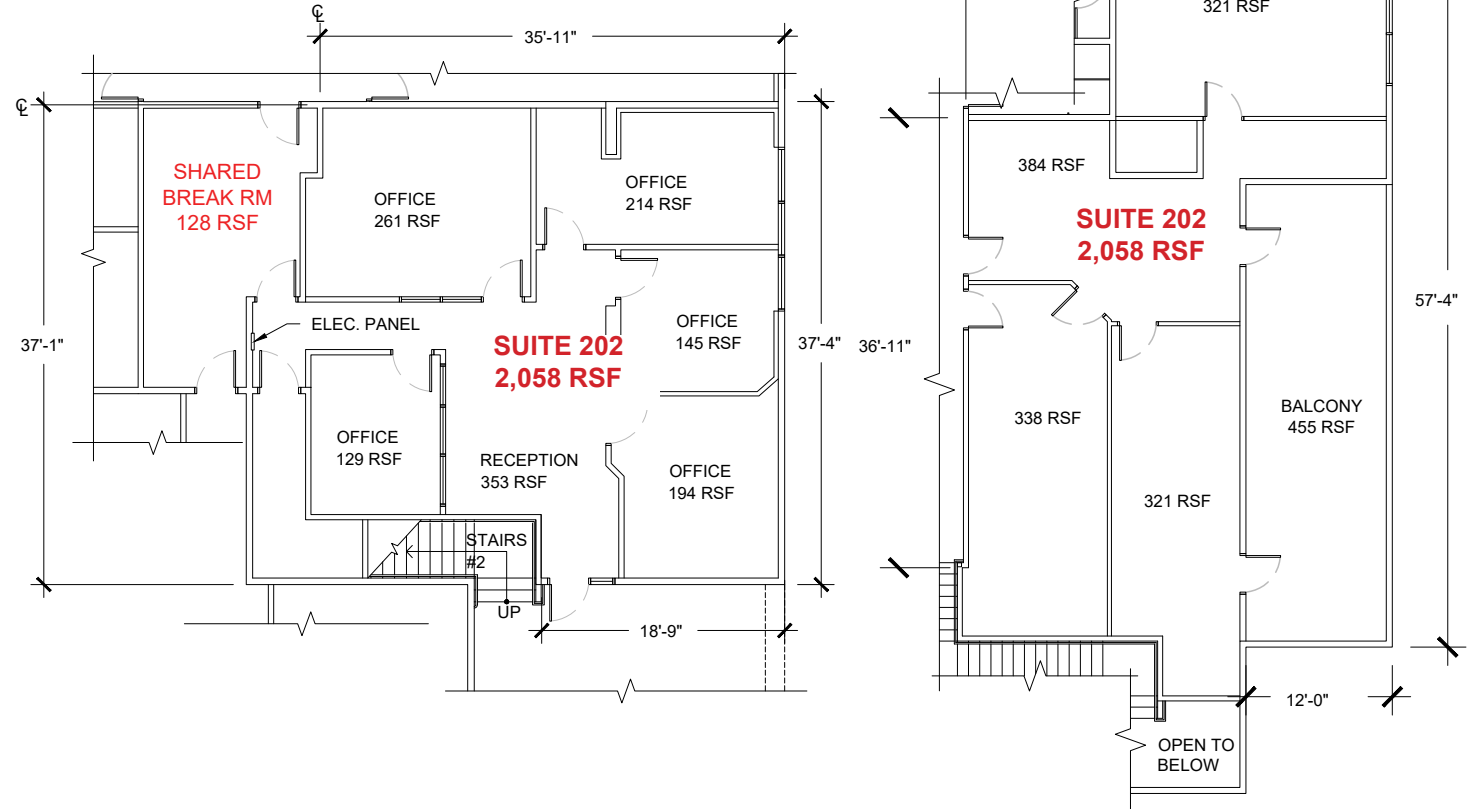
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3090 FITE CIR - 1ST & 2ND FLOOR
FEATURES:

- Private restroom
- Break-bar with sink
- Two (2) entry doors
- Insulated storage area
- 2nd floor private suite with great window line


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Suite	RSF	Lease rate	Monthly Rent
102/202	3,195	\$1.04 PSF	\$3,323.00, MG

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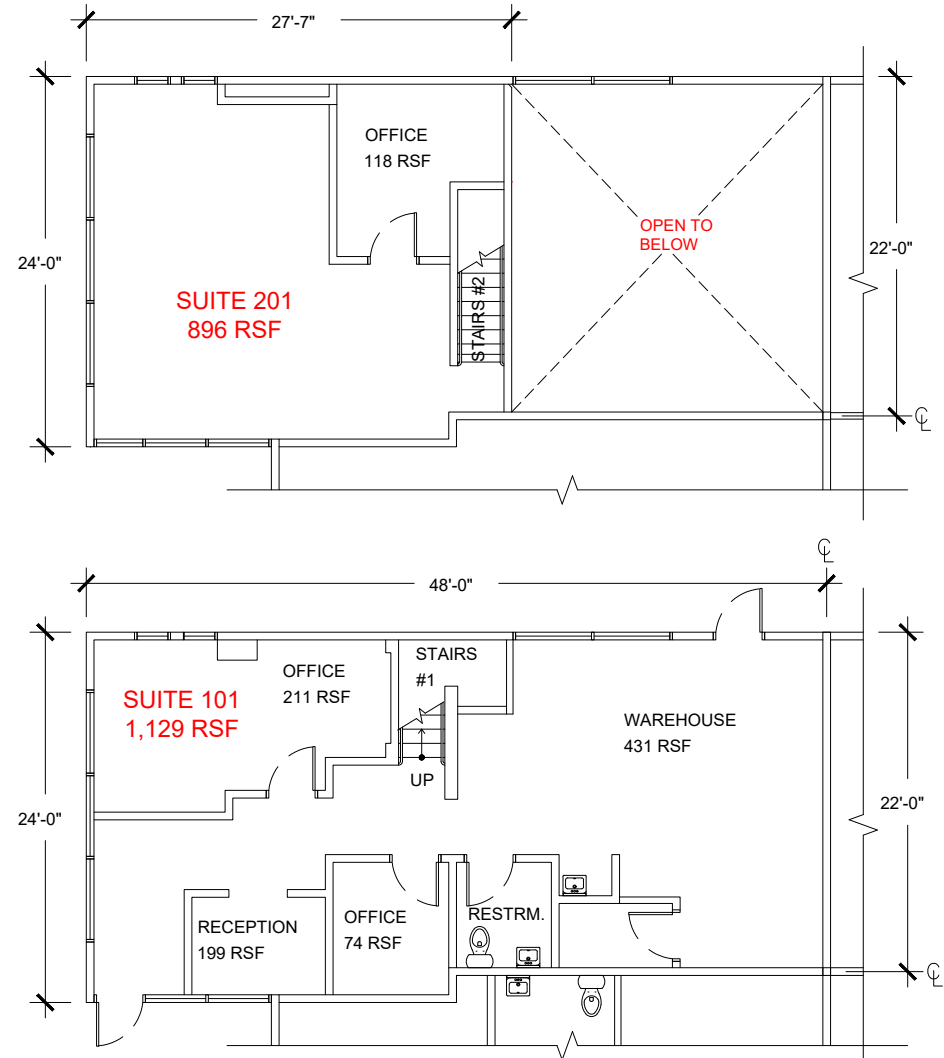
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3100 FITE CIR - 1ST & 2ND FLOOR
FEATURES:

- Private restroom
- Break-bar with sink
- Two (2) entry doors
- Insulated storage area
- 2nd floor private suite with great window line

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Suite	RSF	Lease rate	Monthly Rent
101/201	1,860	\$1.08 PSF	\$2,009.00, MG


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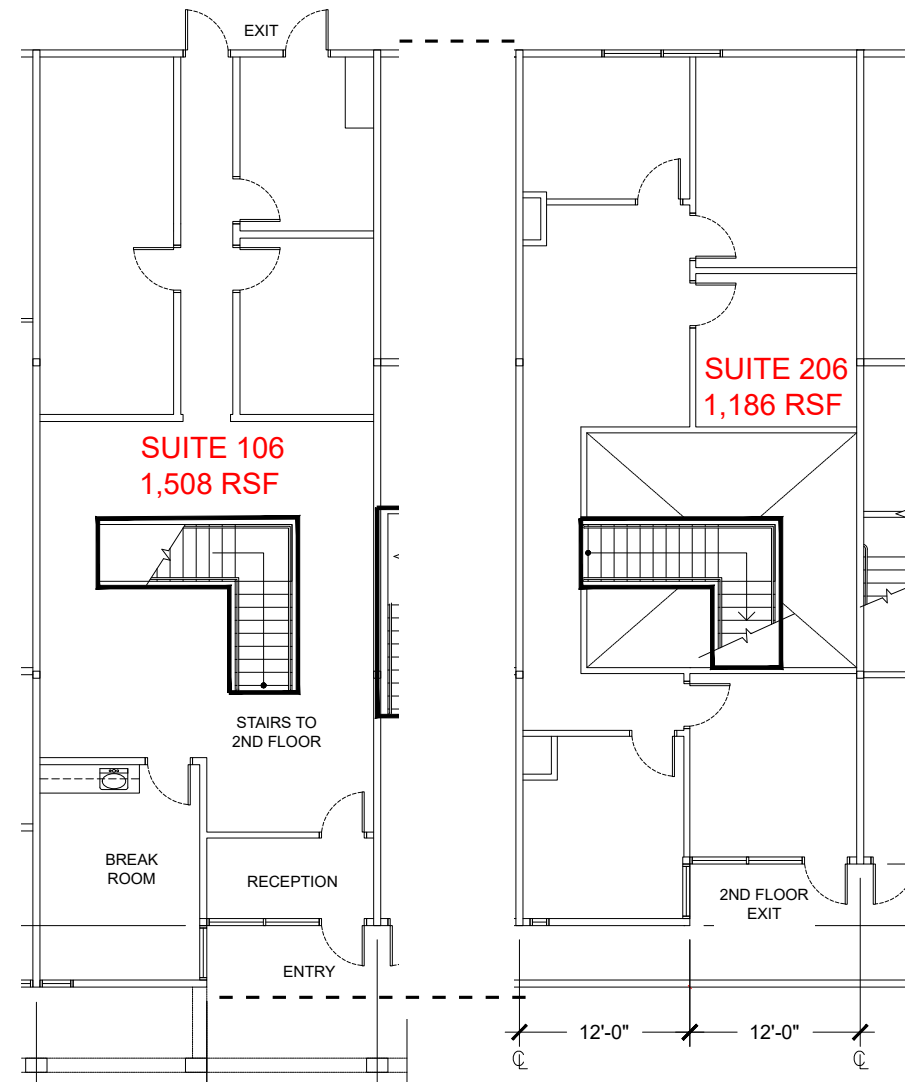
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3100 FITE CIR - 1ST & 2ND FLOOR**FEATURES:**

- Dedicated reception area
- Full breakroom
- Interior staircase
- Large skylights creating tons of natural light
- 7-8 private offices, One (1) conference room
- Four (4) entry doors

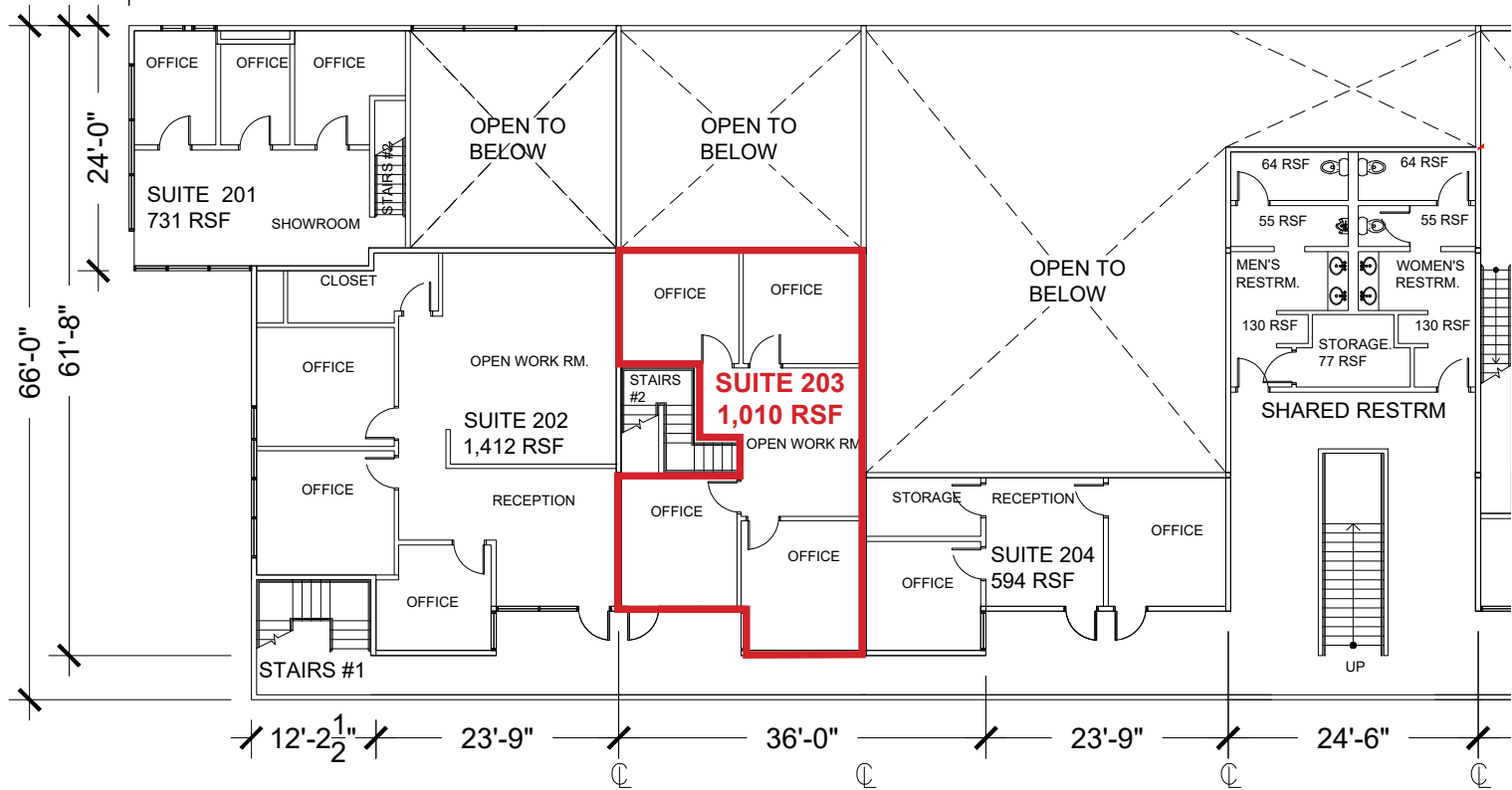
Suite	RSF	Office	Monthly Rent
106	1,508	\$1.20 PSF	\$1,810.00, MG
206	1,186	\$1.05 PSF	\$1,245.00, MG
106/206	2,694	\$1.13 PSF	\$3,044.00, MG

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3100 FITE CIR - 2ND FLOOR



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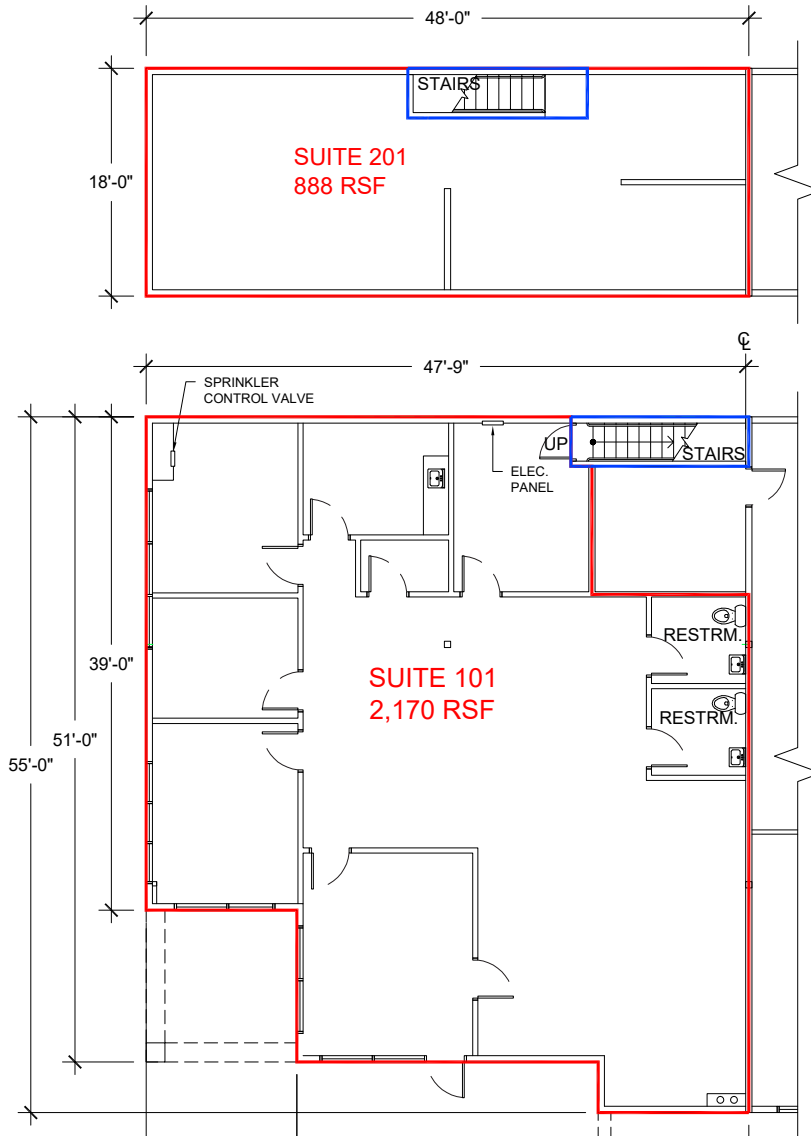
Suite	RSF	Office	Monthly Rent
203	1,010	\$1.05 PSF	\$1,061.00, MG

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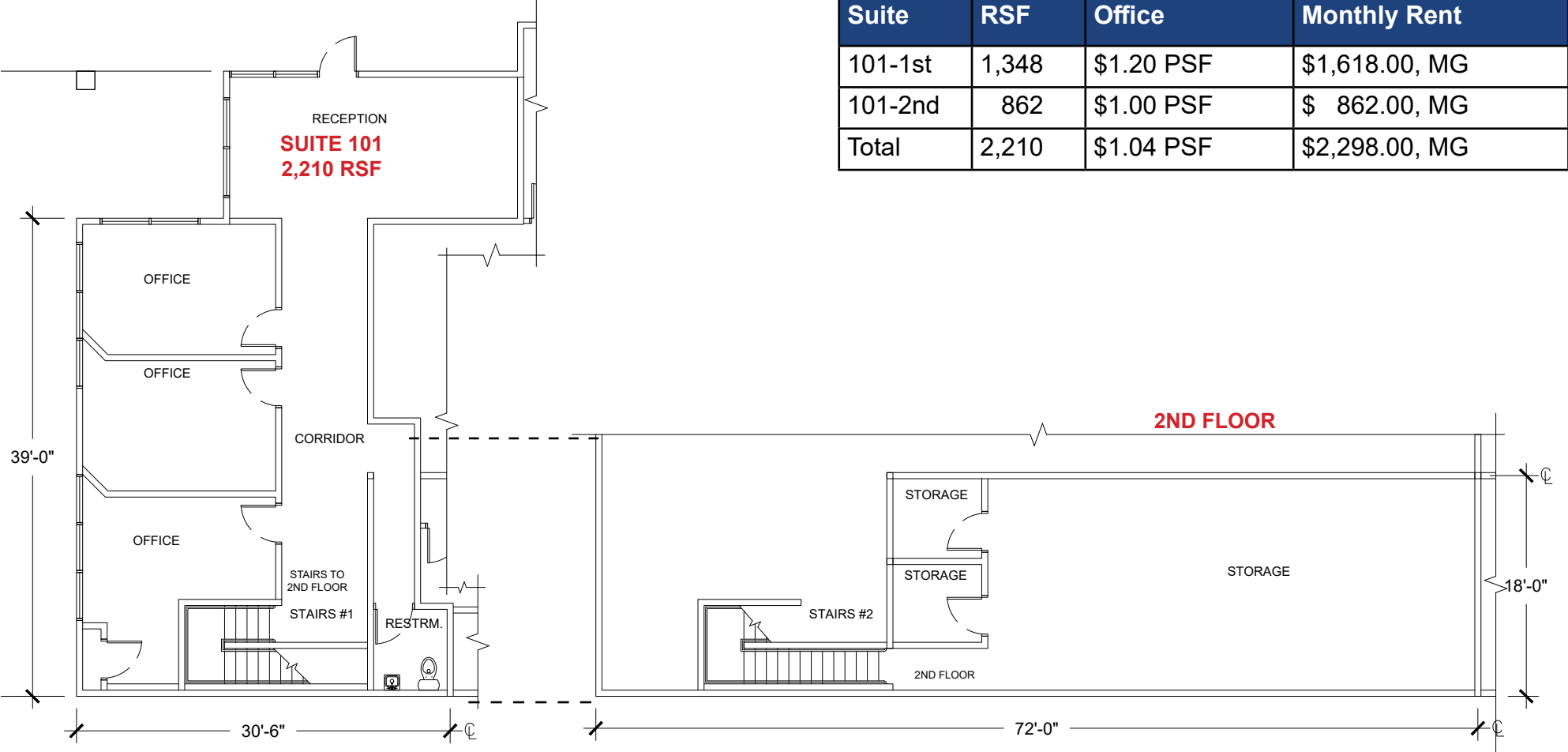
3105 FITE CIR - 1ST & 2ND FLOOR


Suite	RSF	Office	Monthly Rent
101	2,170	\$1.20 PSF	\$2,604.00, MG
201	888	\$0.90 PSF	\$ 799.00, MG
101/201	3,058	\$1.11 PSF	\$3,403.00, MG

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3117 FITE CIR - 1ST FLOOR



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