

NIMBUS WINERY VILLAGE

12401 FOLSOM BLVD

RANCHO CORDOVA, CA

FOR LEASE

EXECUTIVE OFFICE SUITES

ETHAN CONRAD

PROPERTIES INC.



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FOR MORE INFORMATION CONTACT:

Connor Finch
DRE: #02083873
connor@ethanconradprop.com

Todd Newburn
DRE: #01226238
tnewburn@ethanconradprop.com

916.779.1000

FEATURES:

- High ceilings with a “loft” feel
- Community conference and break room
- Frontage on Hwy 50 - freeway orientated property
- Located in the Sacramento MSA path of growth
- Adjacent to new 6,000 acre master planned community
- Building signage and 4 monument signage available

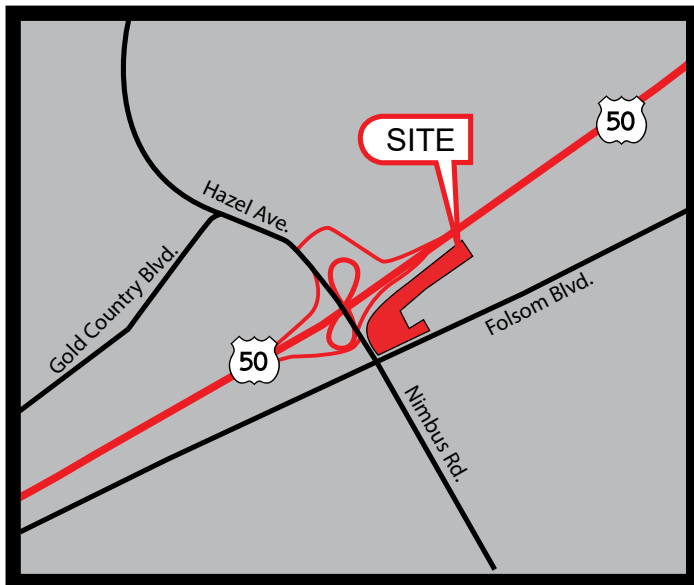
PROPERTY DETAILS:

Established destination entertainment shopping center. Major Tenants: Cattlemen’s Steakhouse, Old Spaghetti Factory, Red Door Escape Room, and Fort Rock Brewing.

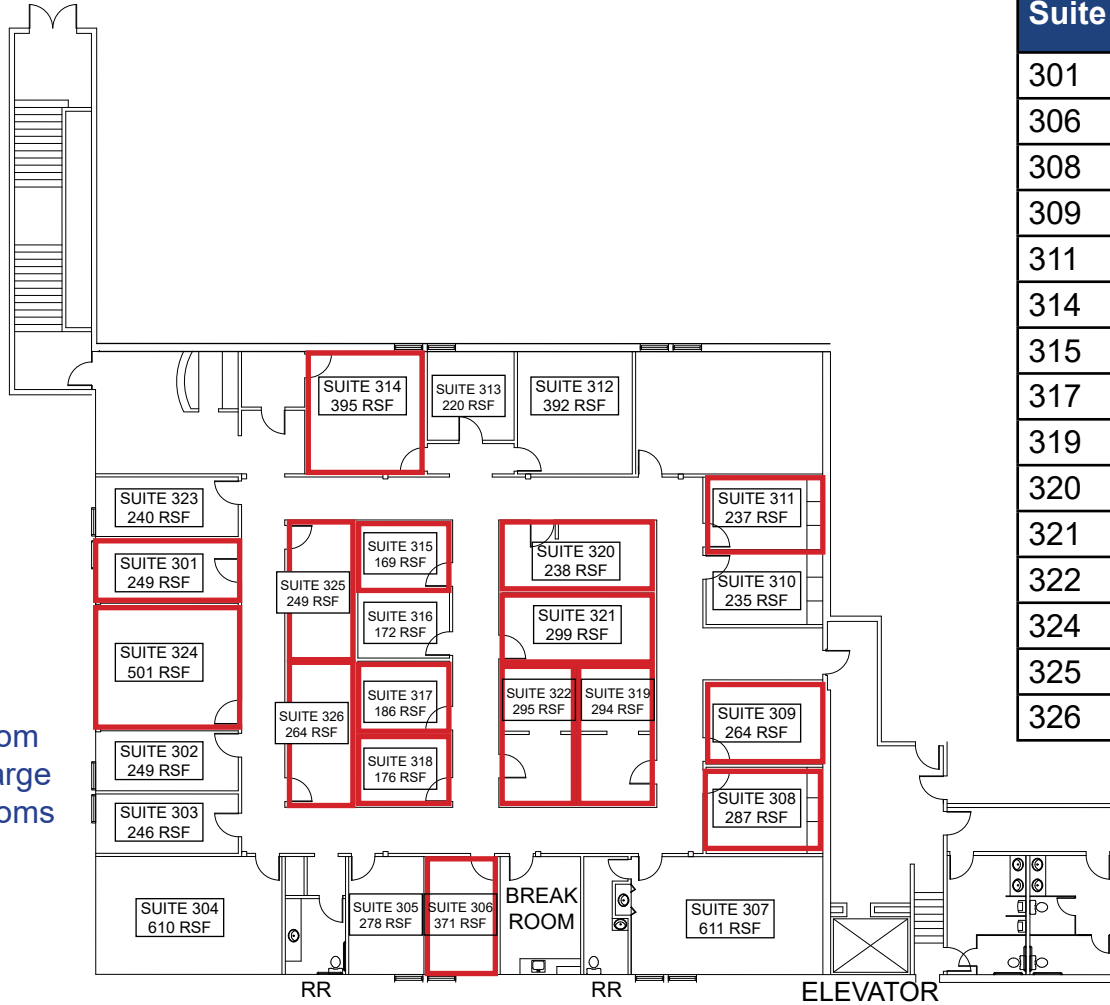
The Nimbus Winery Village is a landmark in the Greater Sacramento Area and is strategically located along Hwy 50.

LEASE RATES:

\$1.44 - \$1.59 PSF, Full Service (Less Janitorial)



SECOND FLOOR



FEATURES:

- Elevator access
- Shared breakroom
- Access to two large multi-use restrooms
- One single stall restroom

Suite	RSF	Lease Rate	Monthly Rent
301	249	\$1.59 PSF, FS	\$396.00
306	371	\$1.59 PSF, FS	\$590.00
308	287	\$1.59 PSF, FS	\$456.00
309	264	\$1.59 PSF, FS	\$420.00
311	237	\$1.59 PSF, FS	\$377.00
314	395	\$1.59 PSF, FS	\$628.00
315	169	\$1.59 PSF, FS	\$269.00
317	186	\$1.59 PSF, FS	\$296.00
319	294	\$1.44 PSF, FS	\$423.00
320	238	\$1.44 PSF, FS	\$343.00
321	299	\$1.44 PSF, FS	\$431.00
322	295	\$1.44 PSF, FS	\$425.00
324	501	\$1.59 PSF, FS	\$797.00
325	249	\$1.44 PSF, FS	\$359.00
326	264	\$1.44 PSF, FS	\$380.00

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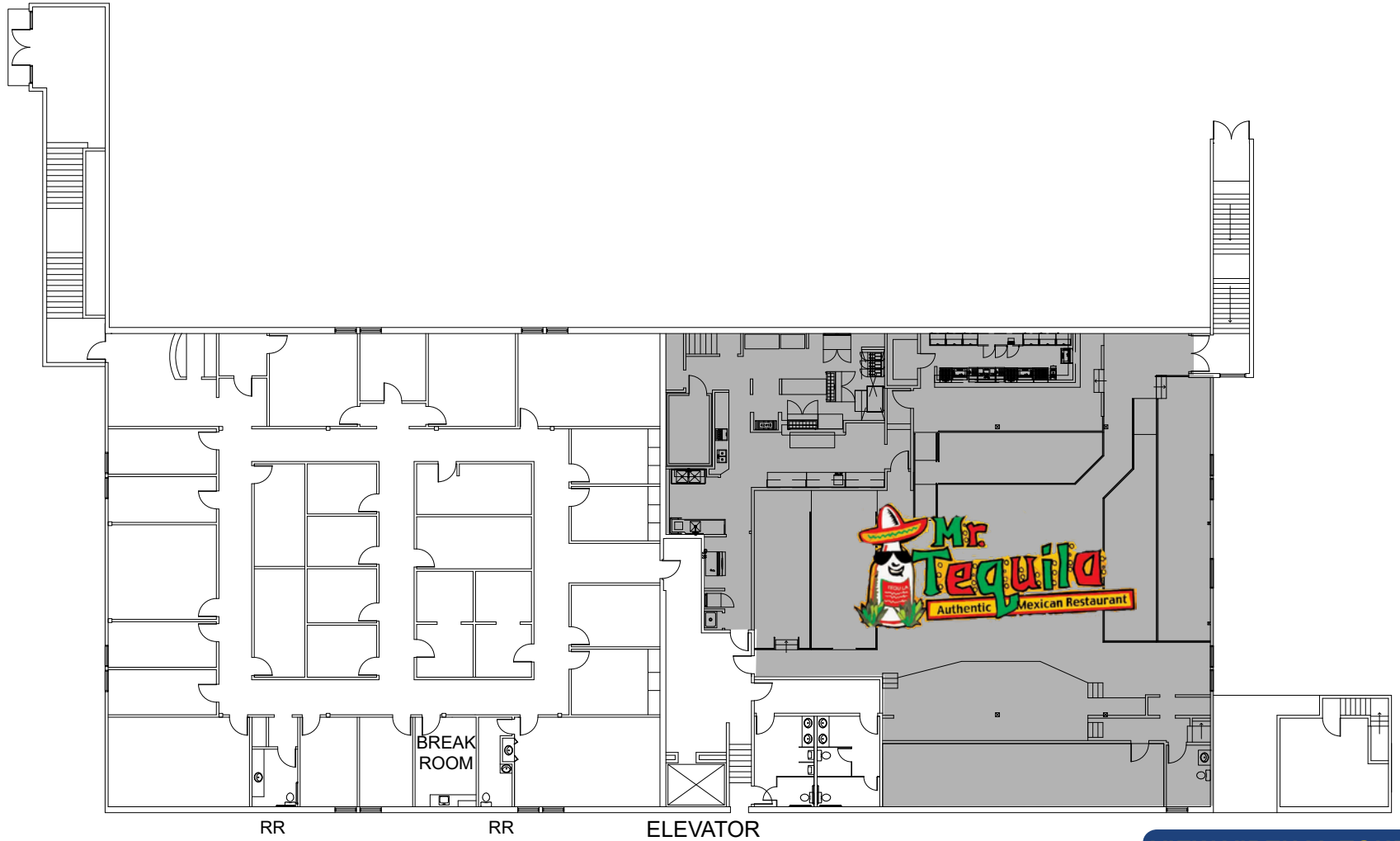
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SECOND FLOOR



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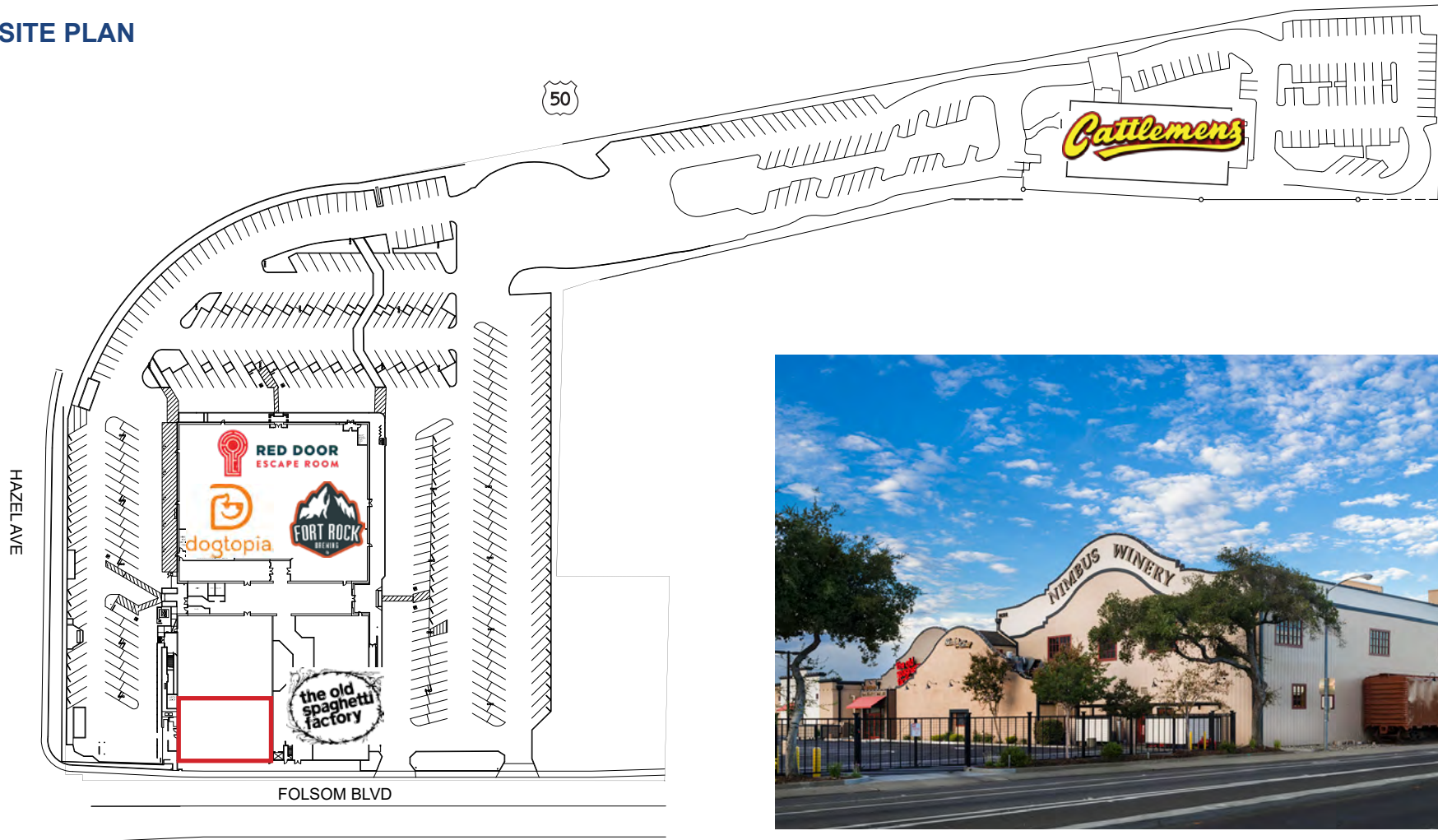
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SITE PLAN



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