

**ONE CAPITAL CENTER**

**3100 ZINFANDEL DR**

**RANCHO CORDOVA, CA**

FOR LEASE

1,151 RSF - 22,246 RSF OFFICE SUITES

**ETHAN CONRAD**

PROPERTIES INC.

**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**PROPERTY HIGHLIGHT VIDEO**

**916.779.1000**

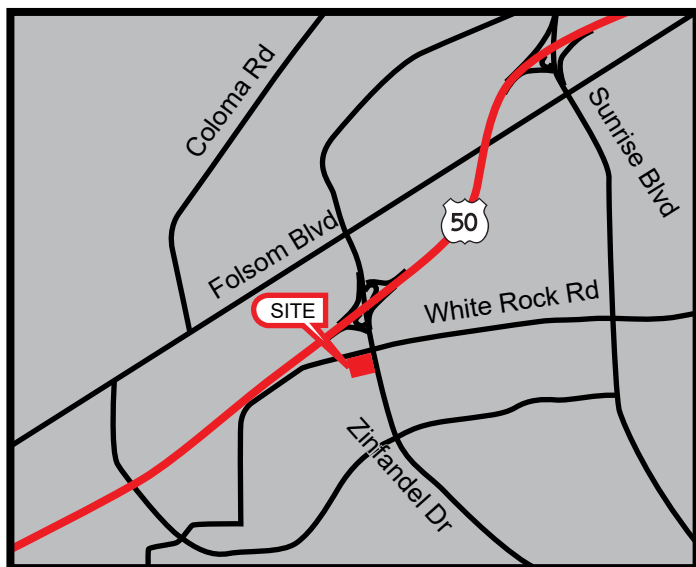
ETHAN CONRAD PROPERTIES, INC

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

[www.ethanconradprop.com](http://www.ethanconradprop.com)

**FEATURES:**

- Six story ±129,000 RSF Class-A office building
- Immediate occupancy available
- Building and monument signage available
- Immediate access to Hwy 50 at Zinfandel Dr
- Above standard parking
- Fully-equipped fitness center
- Showers and lockers on-site
- Energy Star certified



**Watch Property Highlight on Youtube**  
[Click Here](#)

**PROPERTY DETAILS:**

One Capital Center is located at the gateway to Capital Center and Prospect Park, Sacramento's Premiere Master Planned Business Community.

One Capital Center is walking distance to restaurants and hotels and situated in a mature park setting.

**LEASE RATES:**

Suite 110	1,151 RSF	\$2.15 RSF/MO, FSG
Suite 240	6,282 RSF	\$2.15 RSF/MO, FSG
Suite 275	1,455 RSF	\$2.15 RSF/MO, FSG
Suite 280	2,686 RSF	\$2.09 RSF/MO, FSG
Suite 275/280	4,141 RSF	\$2.09 RSF/MO, FSG
Suite 325	2,914 RSF	\$2.15 RSF/MO, FSG
Suite 340	5,197 RSF	\$2.05 RSF/MO, FSG
Suite 400	6,777 RSF	\$2.15 RSF/MO, FSG
Suite 500	22,246 RSF	\$2.09 RSF/MO, FSG
		-\$0.25 PSF Fully Furnished*
Suite 600	12,057 RSF	\$2.09 RSF/MO, FSG
		-\$0.25 PSF Fully Furnished*

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\*Furniture and Cubicles are very high quality, brand new and cost over \$1.3 million.

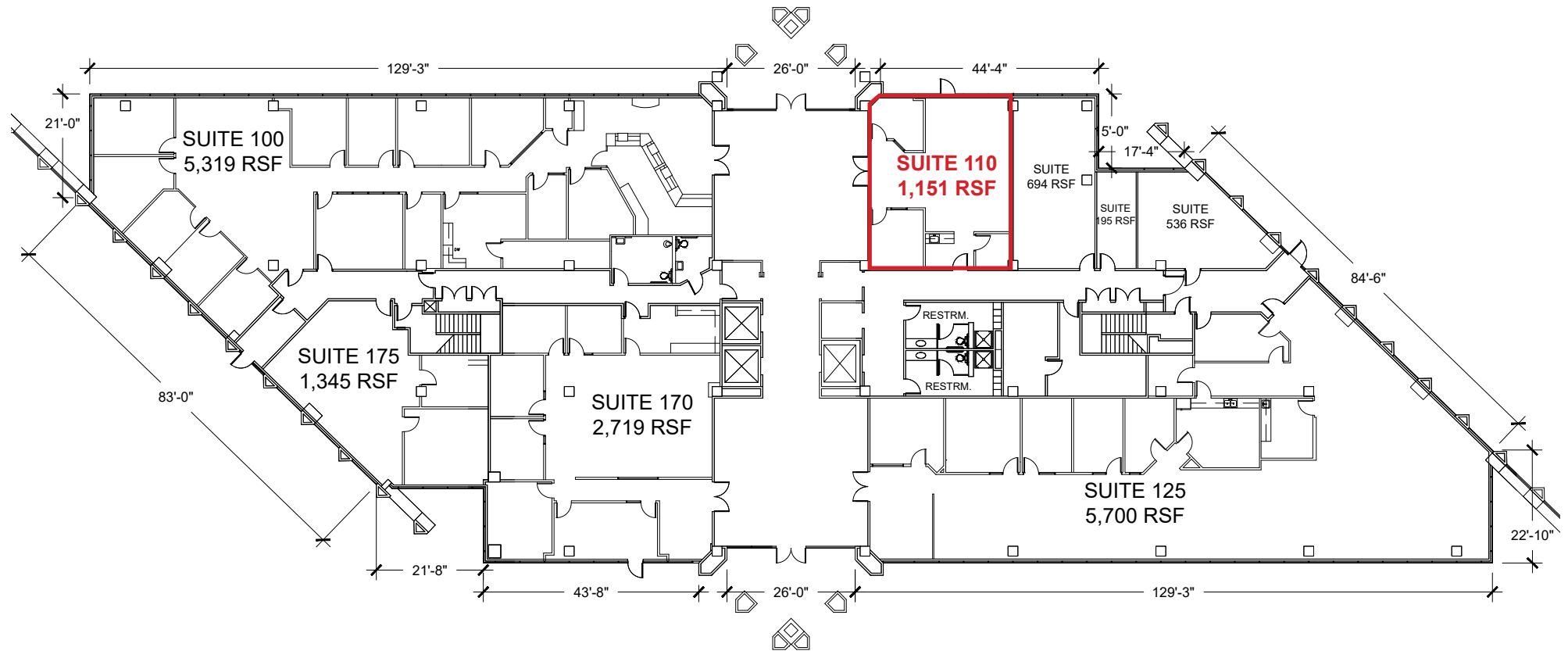
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1ST FLOOR

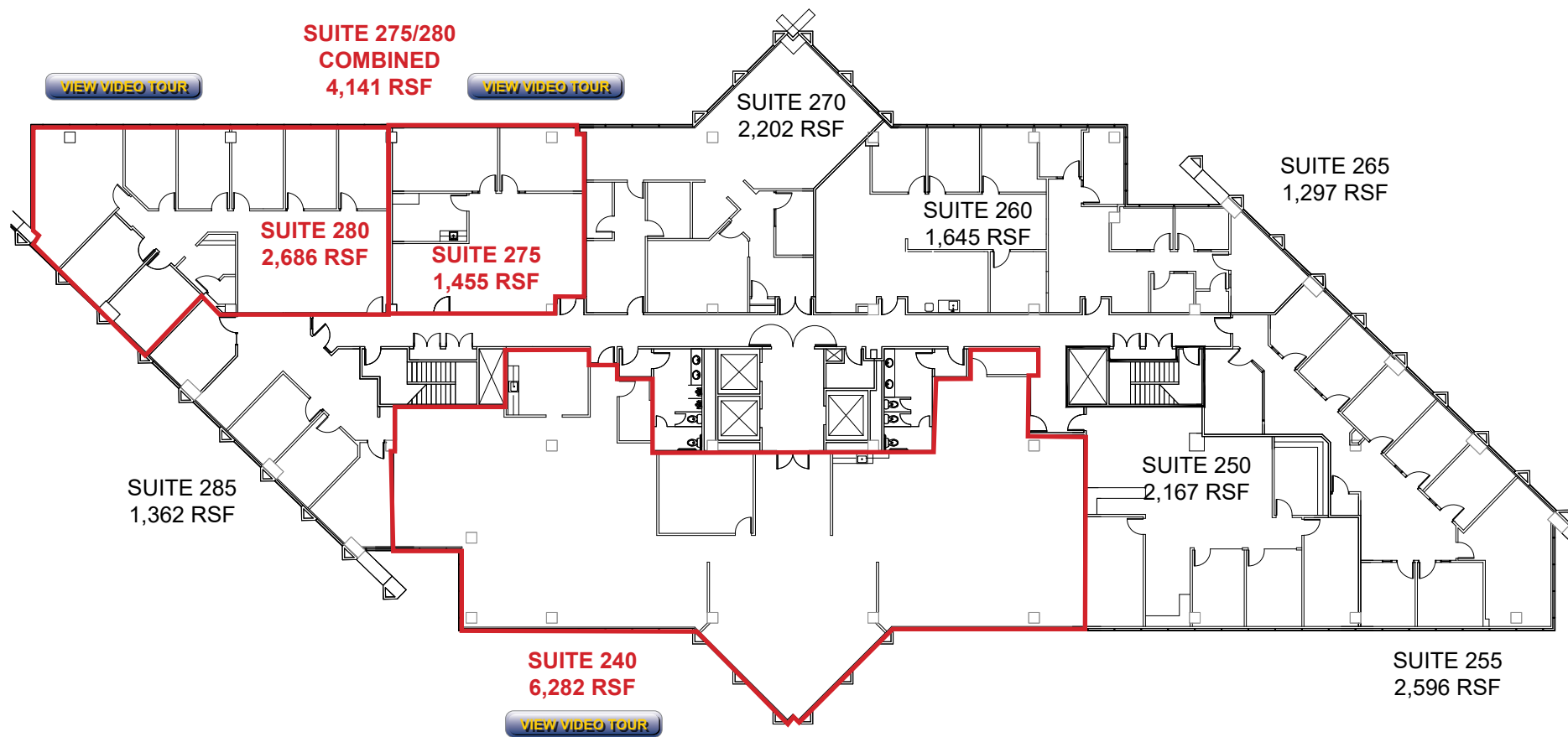


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2ND FLOOR



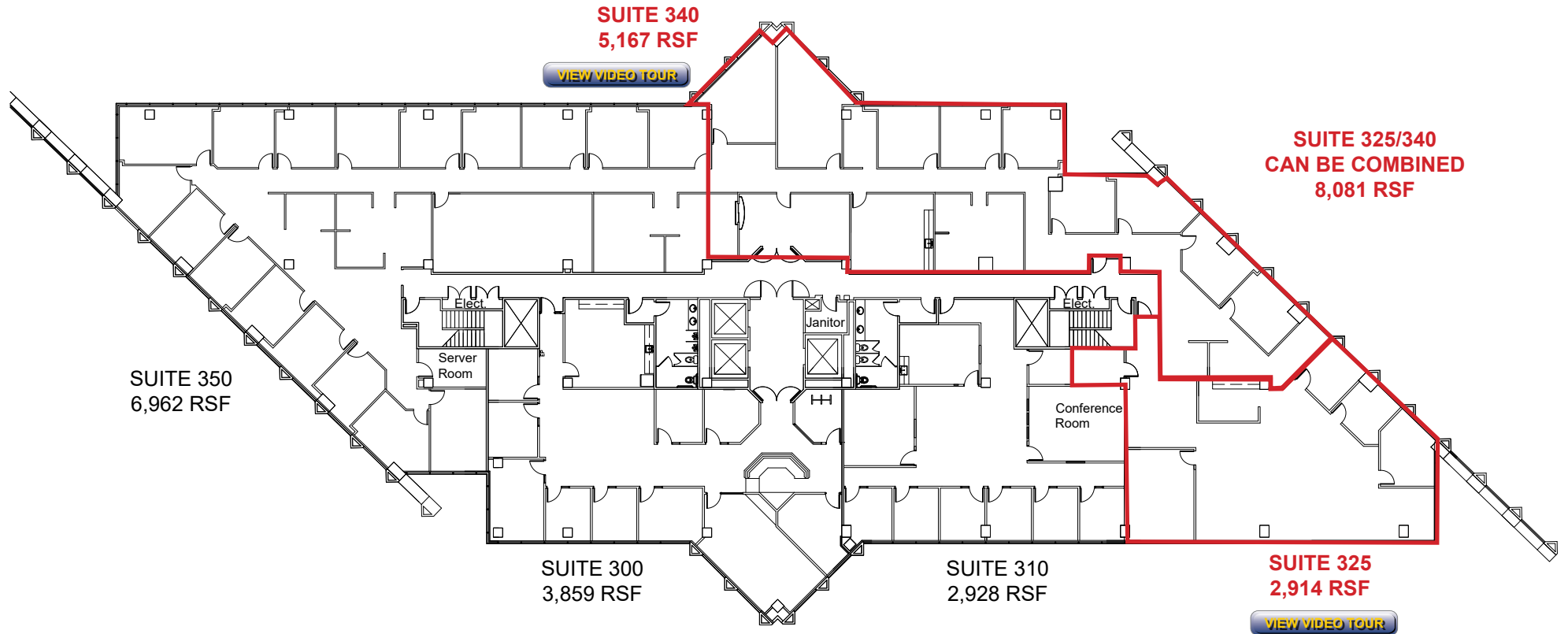
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3RD FLOOR



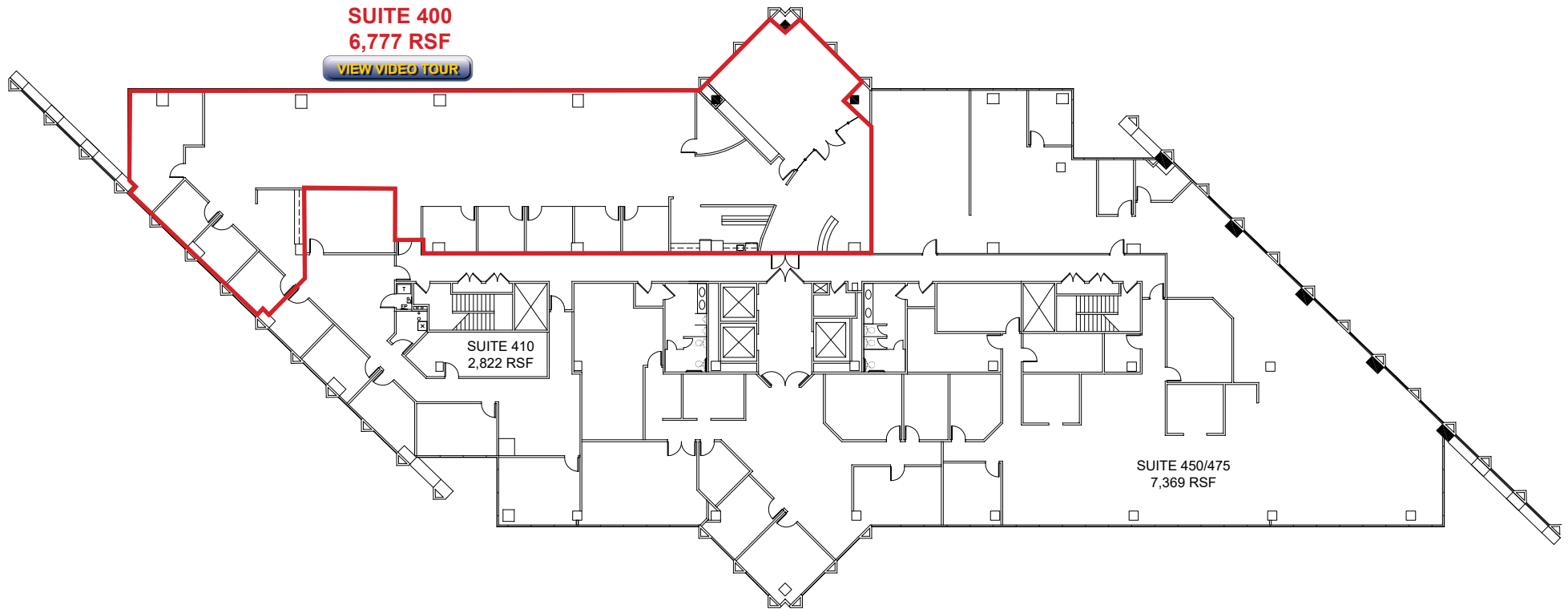
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4TH FLOOR



SUITE 400  
6,777 RSF

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SUITE 410  
2,822 RSF

SUITE 450/475  
7,369 RSF

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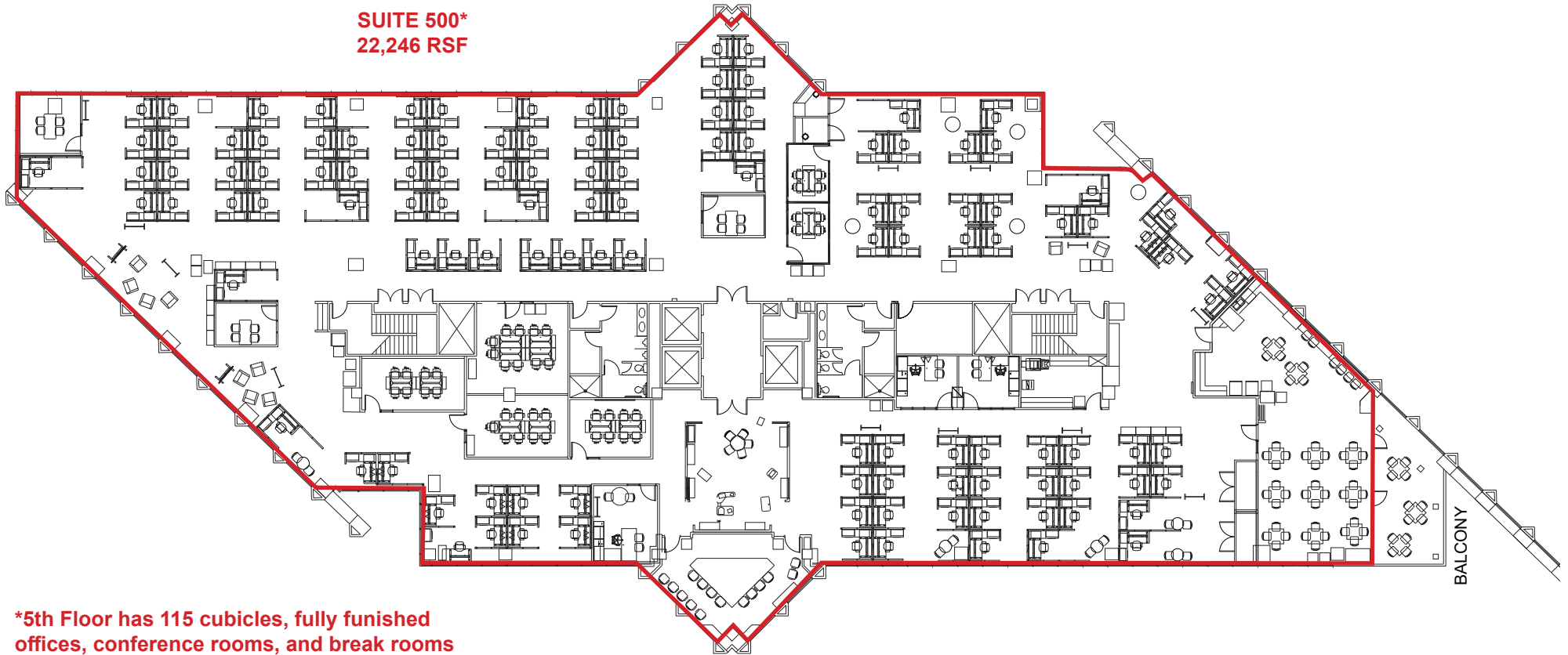
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5TH FLOOR

SUITE 500\*  
22,246 RSF



\*5th Floor has 115 cubicles, fully furnished offices, conference rooms, and break rooms that are high quality and brand new.

\$0.25 PSF Fully Finished.

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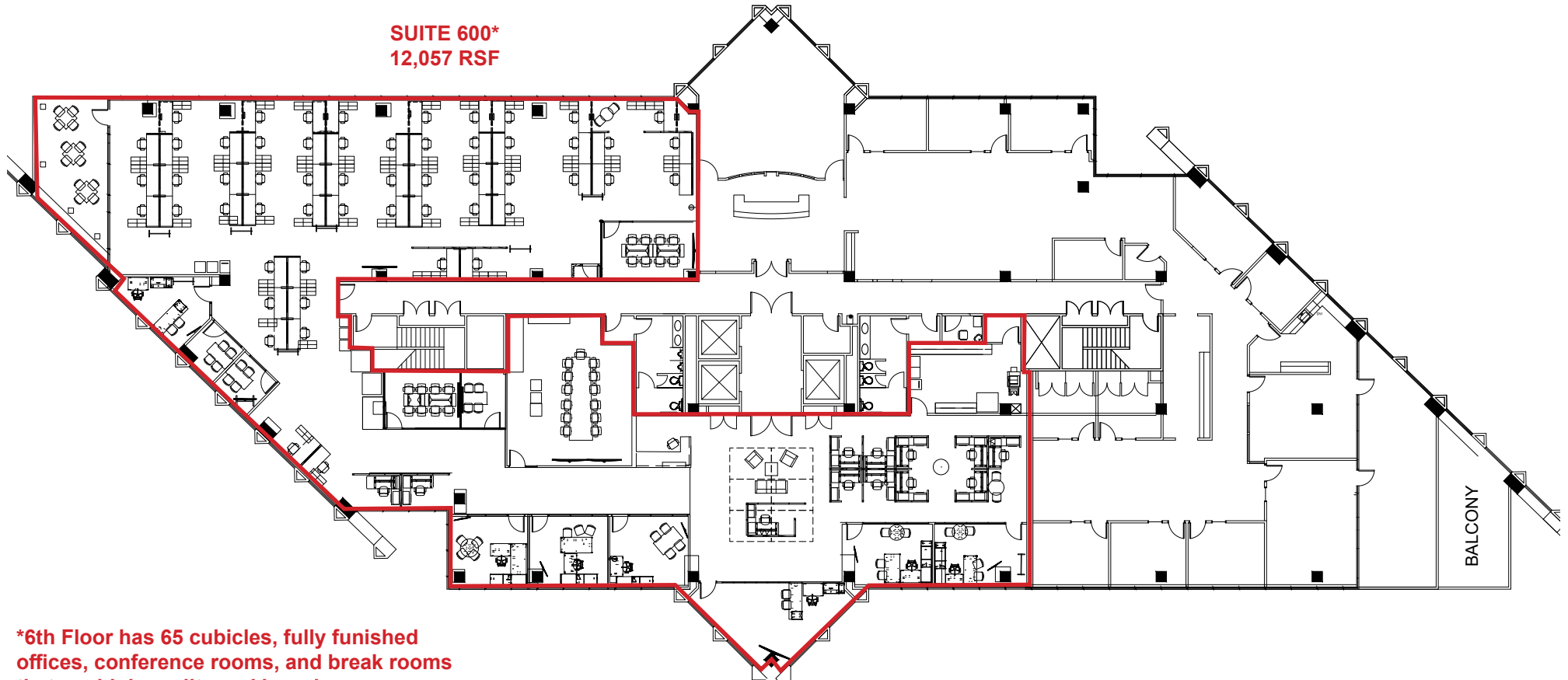
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6TH FLOOR

SUITE 600\*  
12,057 RSF



\*6th Floor has 65 cubicles, fully finished offices, conference rooms, and break rooms that are high quality and brand new.

\$0.25 PSF Fully Finished.

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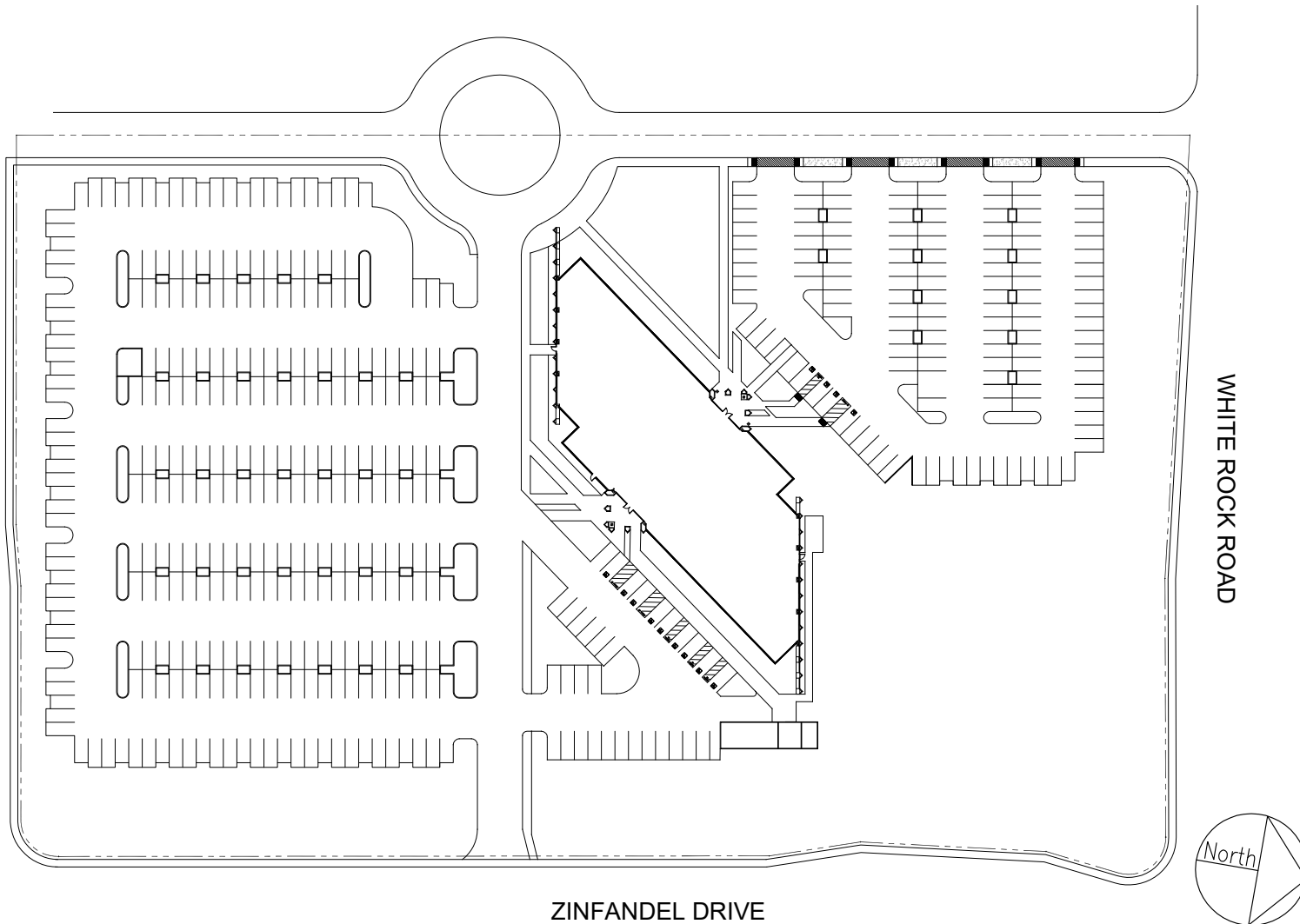
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SITE PLAN



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