

TECH CENTER 50
9300 TECH CENTER DR
SACRAMENTO, CA

FOR LEASE
3,444 RSF - 12,859 RSF OFFICE
SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Grant Keeney
DRE: #00891996
grant@ethanconradprop.com

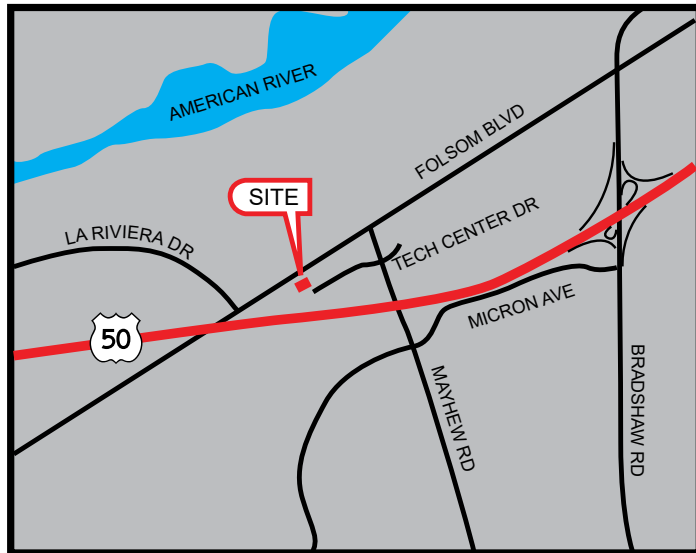
Todd Newburn
DRE: #01226238
tnewburn@ethanconradprop.com

916.779.1000

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

FEATURES:

- Easy access to Hwy 50 (1 mile from Bradshaw exit via Micron Ave and 1.5 miles from Watt Ave via Folsom Blvd)
- Served by Tiber light rail station
- Institutional grade building
- Ample parking, 4/1,000 SF
- Fiber available
- Showers and lockers on-site

**PROPERTY DETAILS:**

Located in the Tech Center 50 Business Park.

Excellent Hwy 50 visibility and signage (170,000 cars per day)

Excellent value rent given the attributes of the building.

LEASE RATES:

Suite 110	5,356 RSF	\$ 8,302.00 (\$1.55 PSF, Full Service)
Suite 170	7,503 RSF	\$11,630.00 (\$1.55 PSF, Full Service)
Suite 250	3,444 RSF	\$ 5,476.00 (\$1.55 PSF, Full Service)
Suite 270	8,549 RSF	\$13,251.00 (\$1.55 PSF, Full Service)

Suits 110 & 170 can be combined for 12,859 SF.

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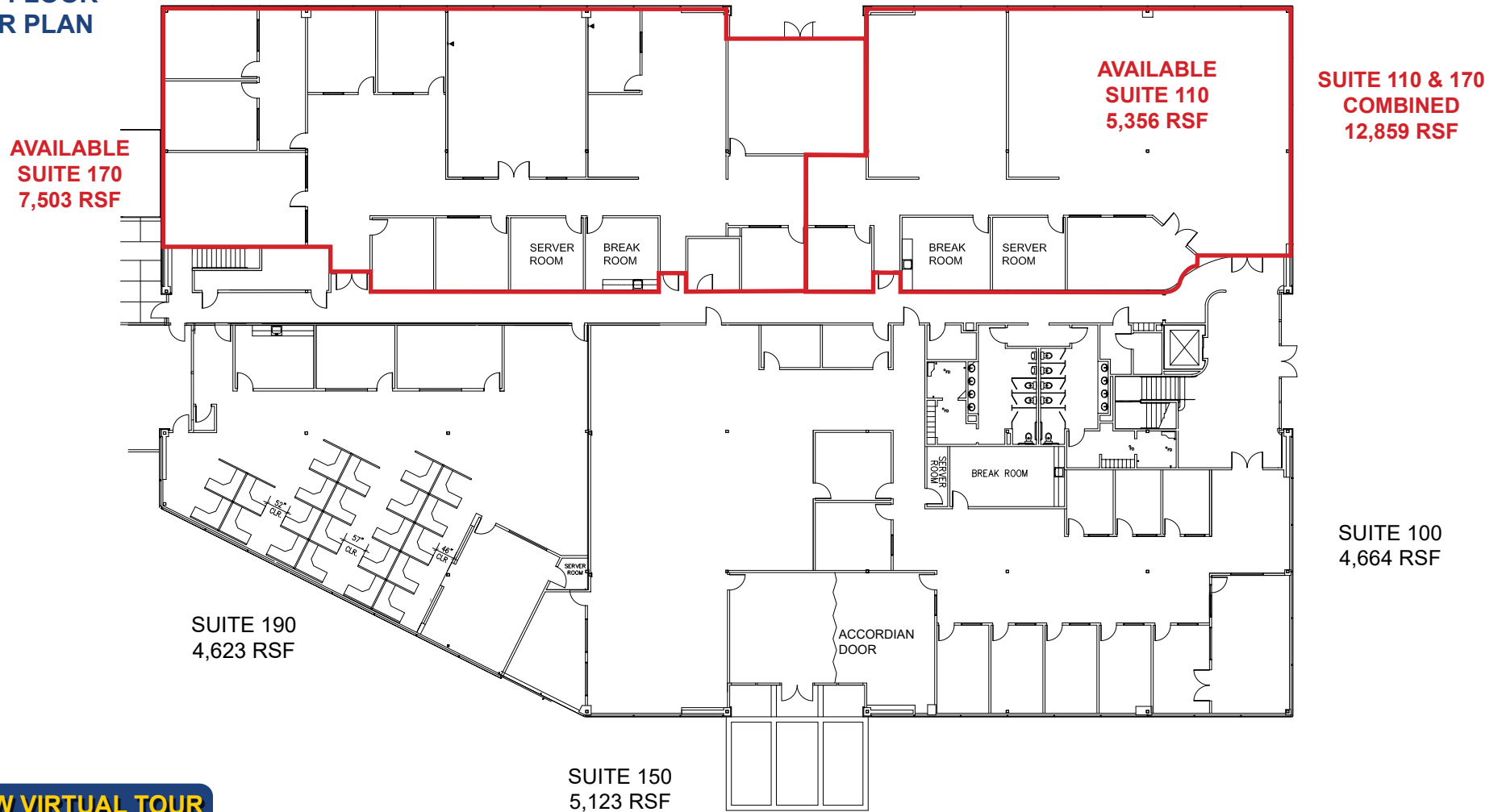
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**FIRST FLOOR
FLOOR PLAN**



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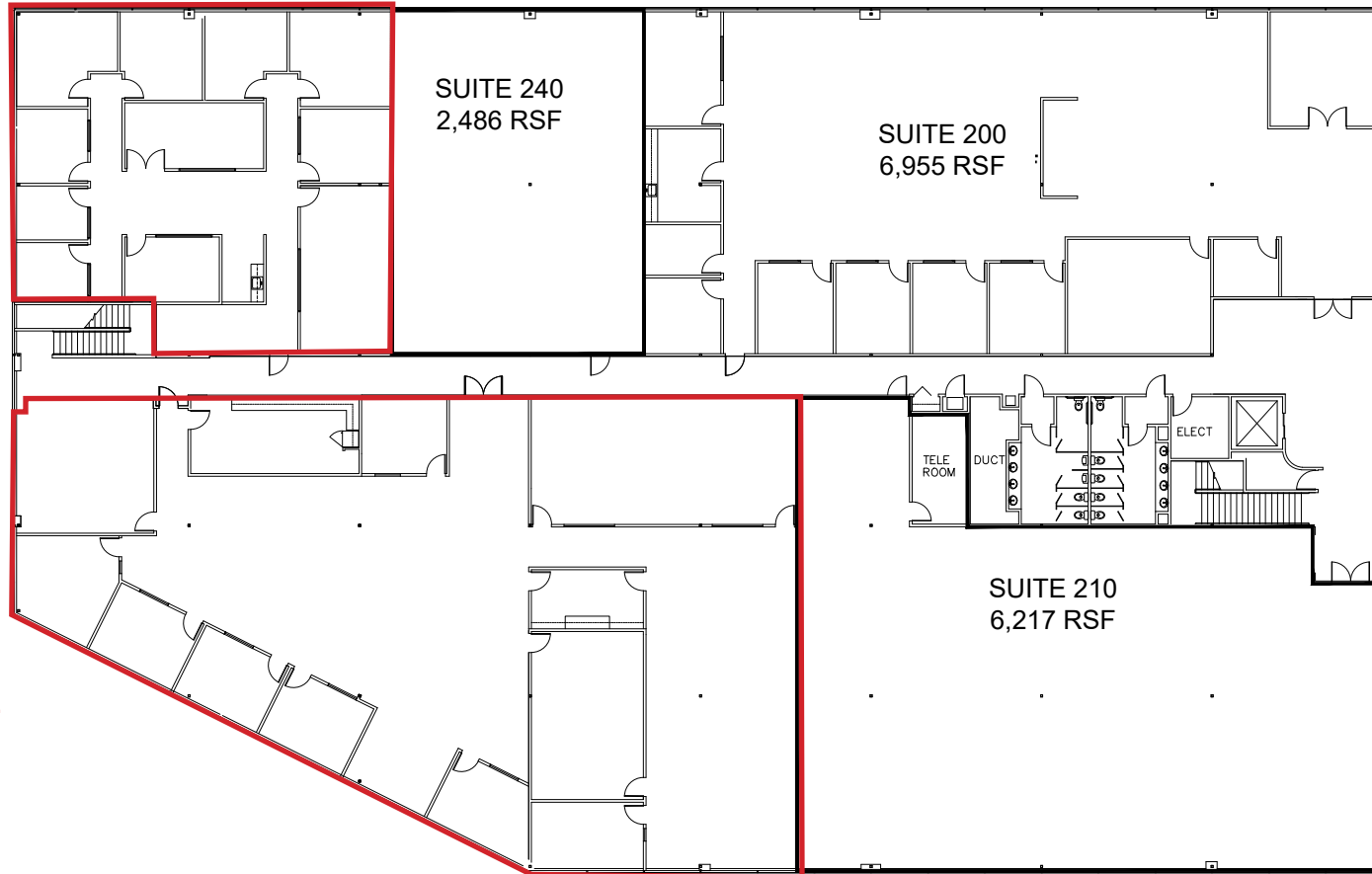
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**AVAILABLE
SUITE 250
3,444 RSF**



**AVAILABLE
SUITE 270
8,549 RSF**

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