

TECH CENTER 50
9310 TECH CENTER DRIVE
SACRAMENTO CA
FOR SALE OR LEASE
13,613 SF - 55,868 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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916.779.1000

FOR SALE OR LEASE

OFFICE BUILDING SUITES AVAILABLE

9310 TECH CENTER DRIVE
SACRAMENTO, CA

PROPERTY DETAILS:

Excellent Highway 50 visibility and signage (170,000 cars/day)

Excellent value rent given the attributes of the building.

FEATURES:

- Easy access to Highway 50
 - 1 mile from Bradshaw exit via Micron Ave (1-2 minutes)
 - 1.5 miles from Watt Ave via Folsom Blvd (3-4 minutes)
- Served by Tiber Light Rail Station
- Ample Parking, 4/1,000 SF
- Fiber Available
- Showers and lockers onsite

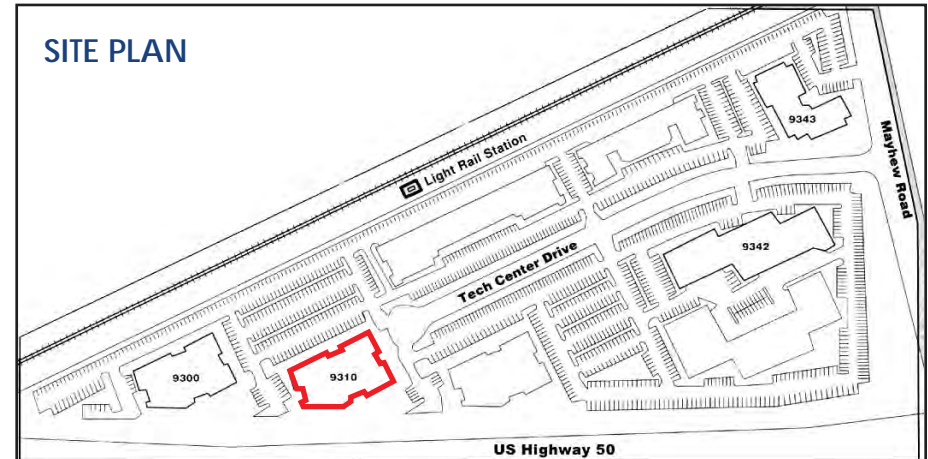
LEASE RATES:

\$1.49 - 1.59 PSF, FSG

\$1.35 PSF for entire building

SALE PRICE:

\$5,531,000.00 (\$99.00 PSF)



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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.

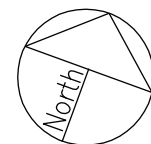
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FIRST FLOOR - 27,637 SF

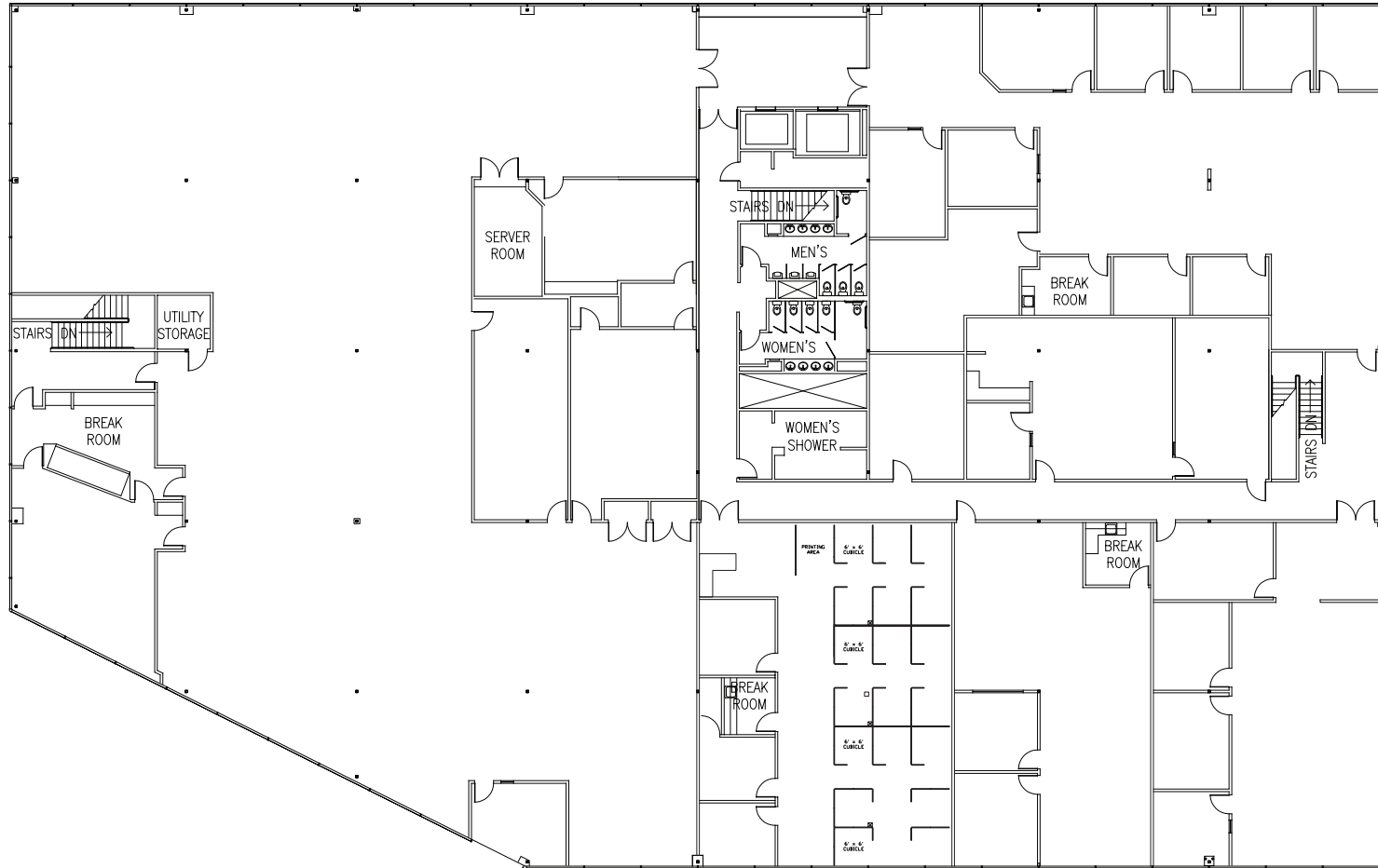


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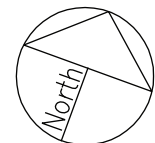
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SECOND FLOOR - 28,231 SF



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