

**TECH CENTER 50**  
**9343 TECH CENTER DR**  
**SACRAMENTO, CA**  
FOR LEASE  
1,872 RSF - 8,946 RSF

**ETHAN CONRAD**  
PROPERTIES INC.

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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



**FEATURES:**

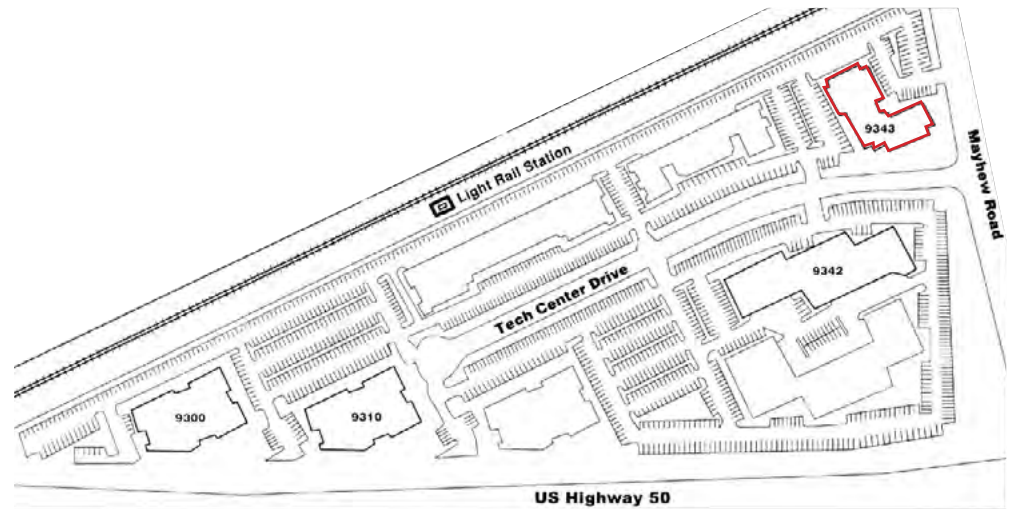
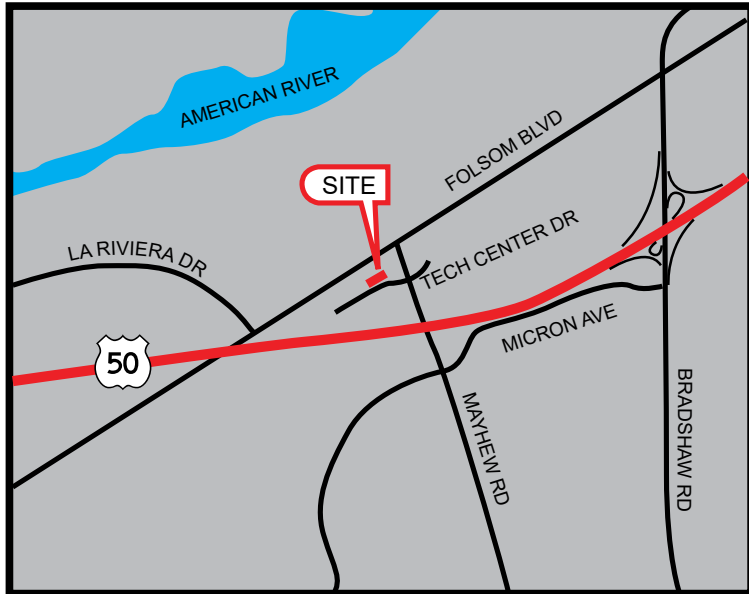
- Easy access to Hwy 50; 1 mile from Bradshaw Rd exit via Micron Ave (1-2 minutes), 1.5 miles from Watt Ave via Folsom Blvd (3-4 minutes)
- Served by Tiber light rail station
- Ample parking, 4/1,000 SF parking ratio
- Variety of attractive suites
- Fiber available

**PROPERTY DETAILS:**

- Excellent Hwy 50 visibility and signage (170,000 cars per day)
- Excellent value rent given the attributes of the building

**LEASE RATES:**

\$1.39 - \$1.49 PSF, Full Service



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1ST FLOOR  
FLOOR PLAN

Suite	RSF	Lease Rate	Monthly Rent
130	1,997	\$1.49 PSF	\$2,976.00
160	1,872	\$1.49 PSF	\$2,789.00
195	2,797	\$1.49 PSF	\$4,168.00
160/195	4,669	\$1.49 PSF	\$6,957.00

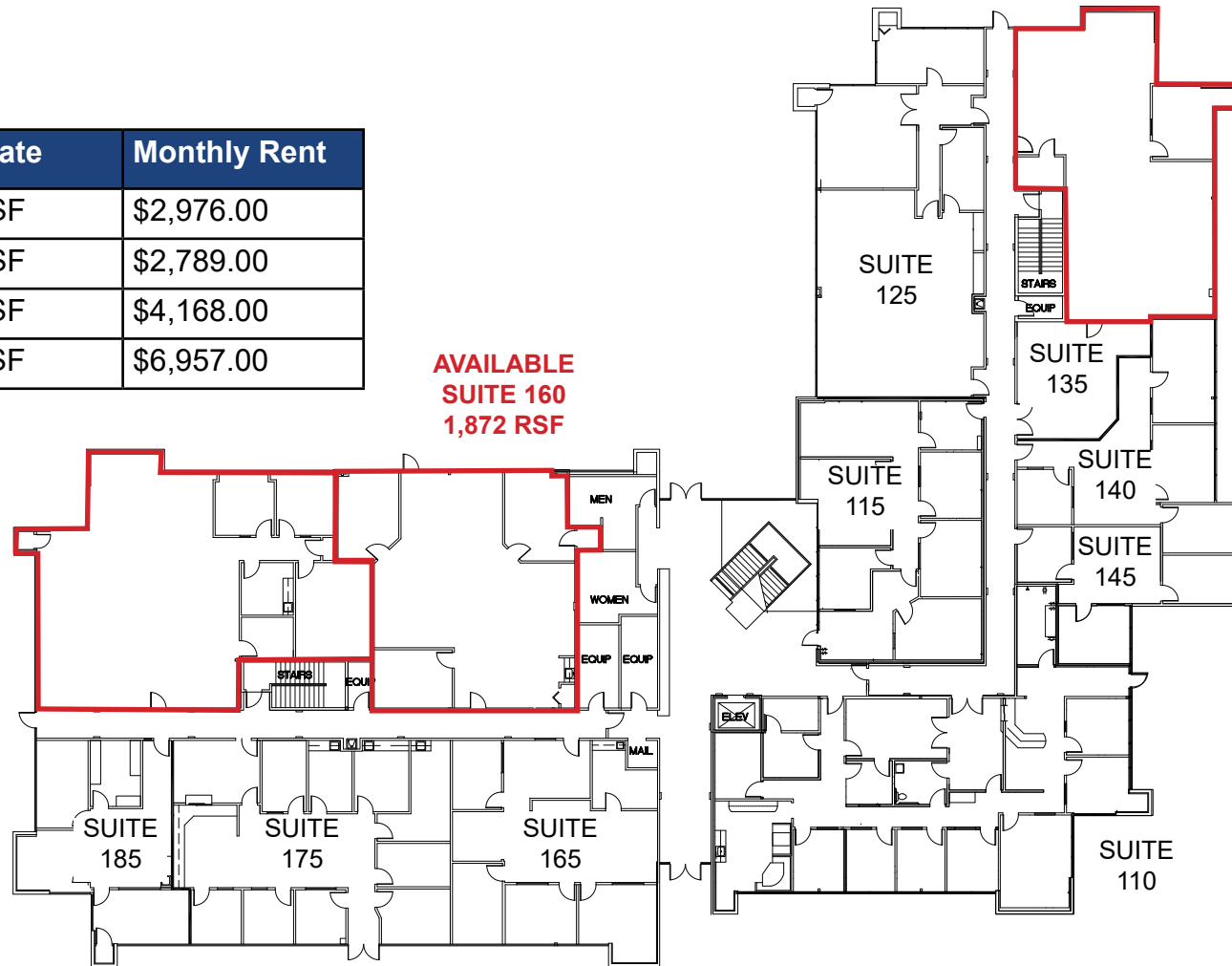
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AVAILABLE  
SUITE 195  
2,797 RSF

AVAILABLE  
SUITE 160/195  
4,669 RSF

AVAILABLE  
SUITE 160  
1,872 RSF

AVAILABLE  
SUITE 130  
1,997 RSF



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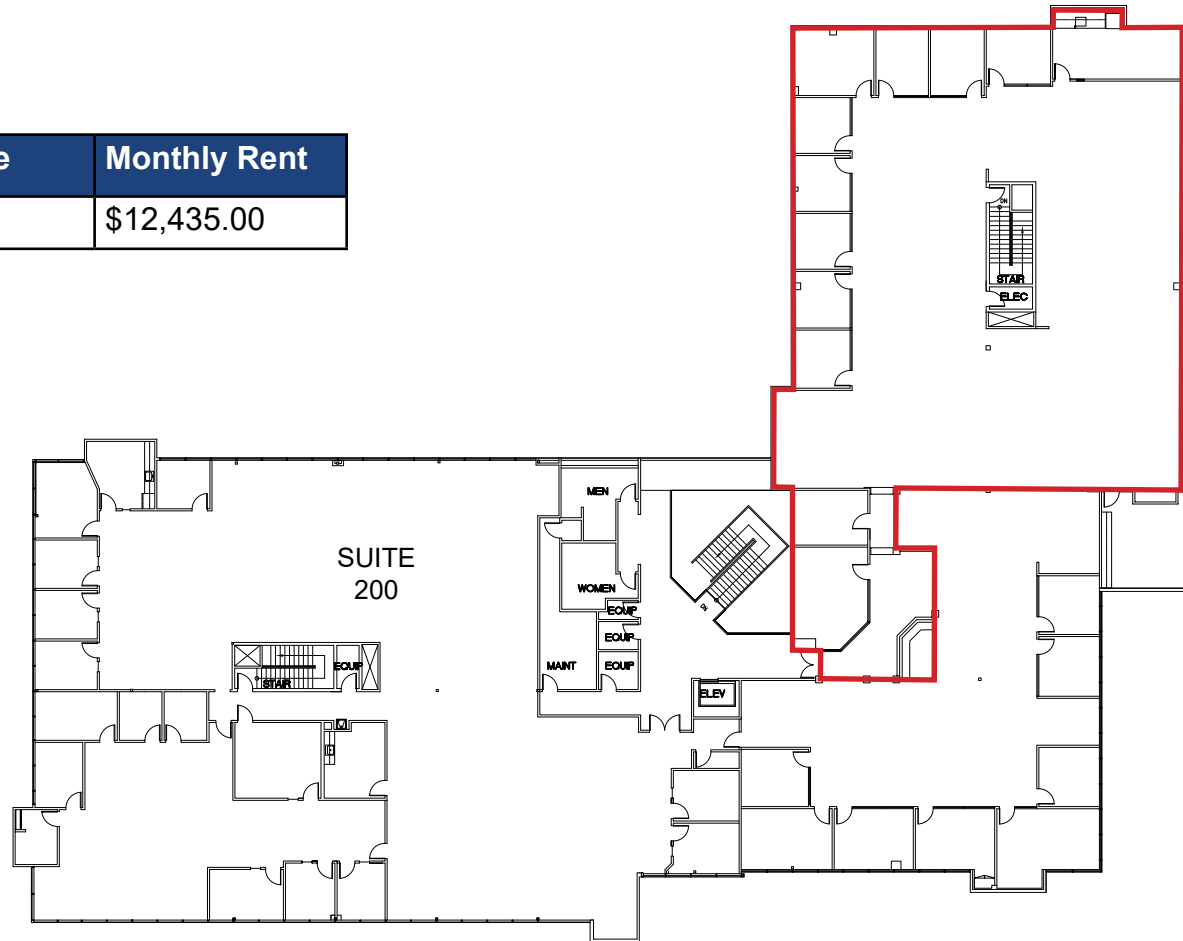
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2ND FLOOR  
FLOOR PLAN

Suite	RSF	Lease Rate	Monthly Rent
250	8,946	\$1.39 PSF	\$12,435.00

[VIEW VIRTUAL TOUR](#)



AVAILABLE  
SUITE 250  
8,946 RSF

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