

**3600 MARCONI AVE  
SACRAMENTO, CA**

**FOR SALE OR LEASE  
TWO-STORY OFFICE BUILDING  
32,945 RSF - 133,799 SF AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.



**MAJOR REMODEL COMPLETE**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

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



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## SPACES AVAILABLE:

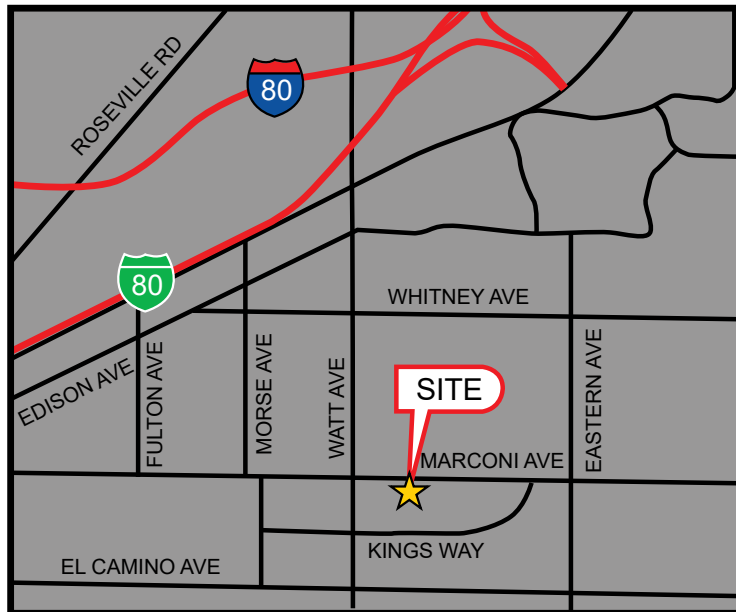
Lease Rate: \$1.39 - \$1.49 PSF/MO Full Service

1st Floor: 66,003 RSF\*

2nd Floor: 67,796 RSF\*

\*Divisible to approximately 32,945 RSF per floor, per building.

**SALE PRICE:** \$11,908,000.00 (\$89.00 PSF±)



## PROPERTY DETAILS:

2-story interconnected office building totaling ±133,799 RSF is centrally located in the California State Capital region. The convenient location is walking distance from the Country Club Plaza Mall, Del Paso Country Club and is just 5 miles northeast of Downtown Sacramento. Close proximity to Business 80 and I-80.

## FEATURES:

Year Build:	1986/1987
Year Renovated:	2020
Rentable SF:	±133,799 RSF
Parking:	±3.74/1,000 SF parking ratio
HVAC System:	Two, 200 ton Carrier chillers
Electrical Power:	Two main electrical switchboards at 1,600 amp, 480/277 volts, 3-phase, 4 wire
Elevators:	One Dover single hydraulic elevator with 3,500 lb capacity
Fire System:	Fully fire sprinklered with an automatic wet-pipe sprinkler system
Utilities:	Electricity: SMUD, Natural Gas: PG&E, Water: Del Paso Manor, Sanitary/Sewer: Sacramento County and Telephone: AT&T

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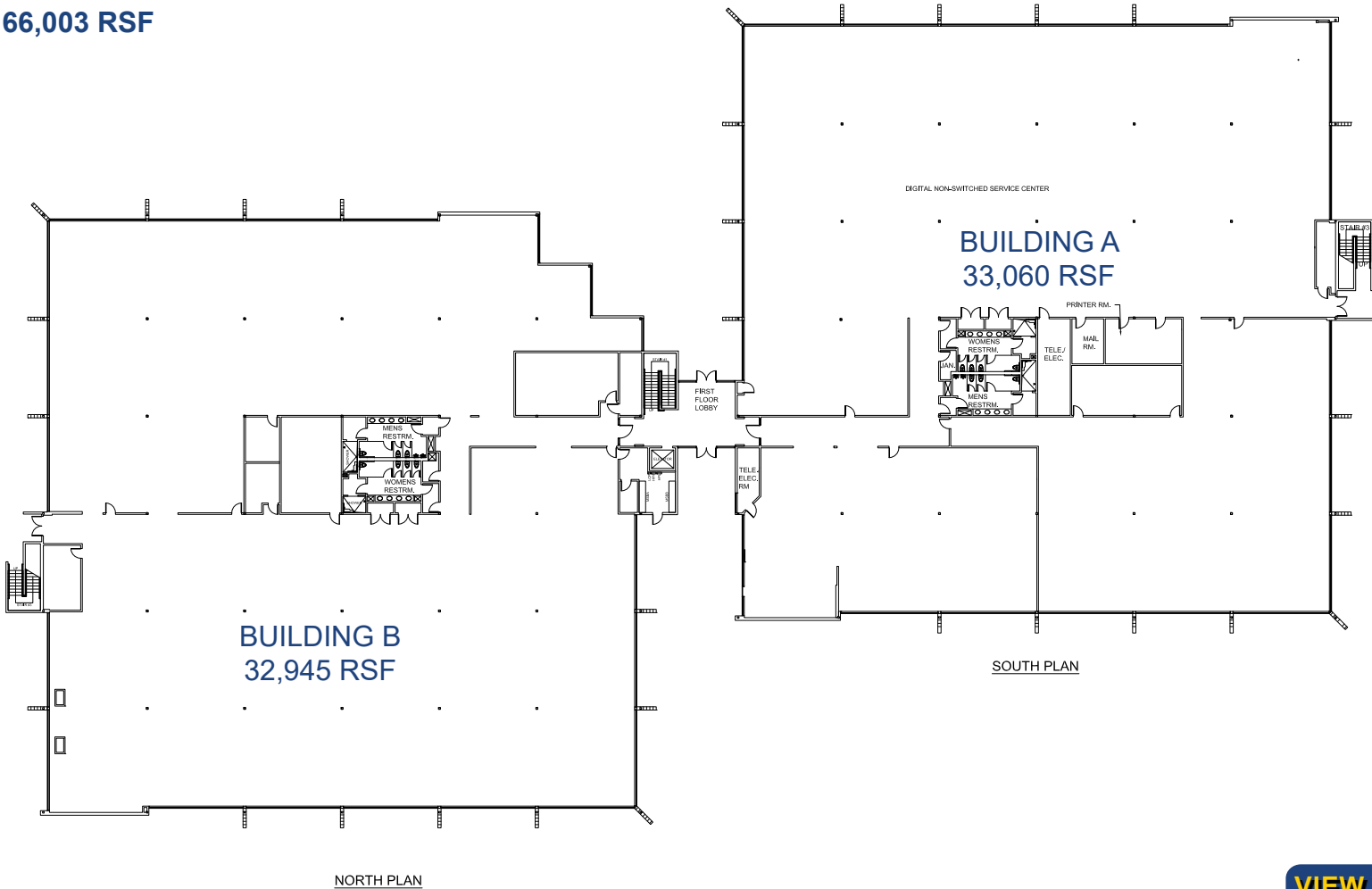
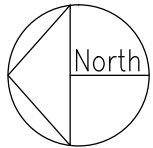
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their 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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1ST FLOOR - 66,003 RSF



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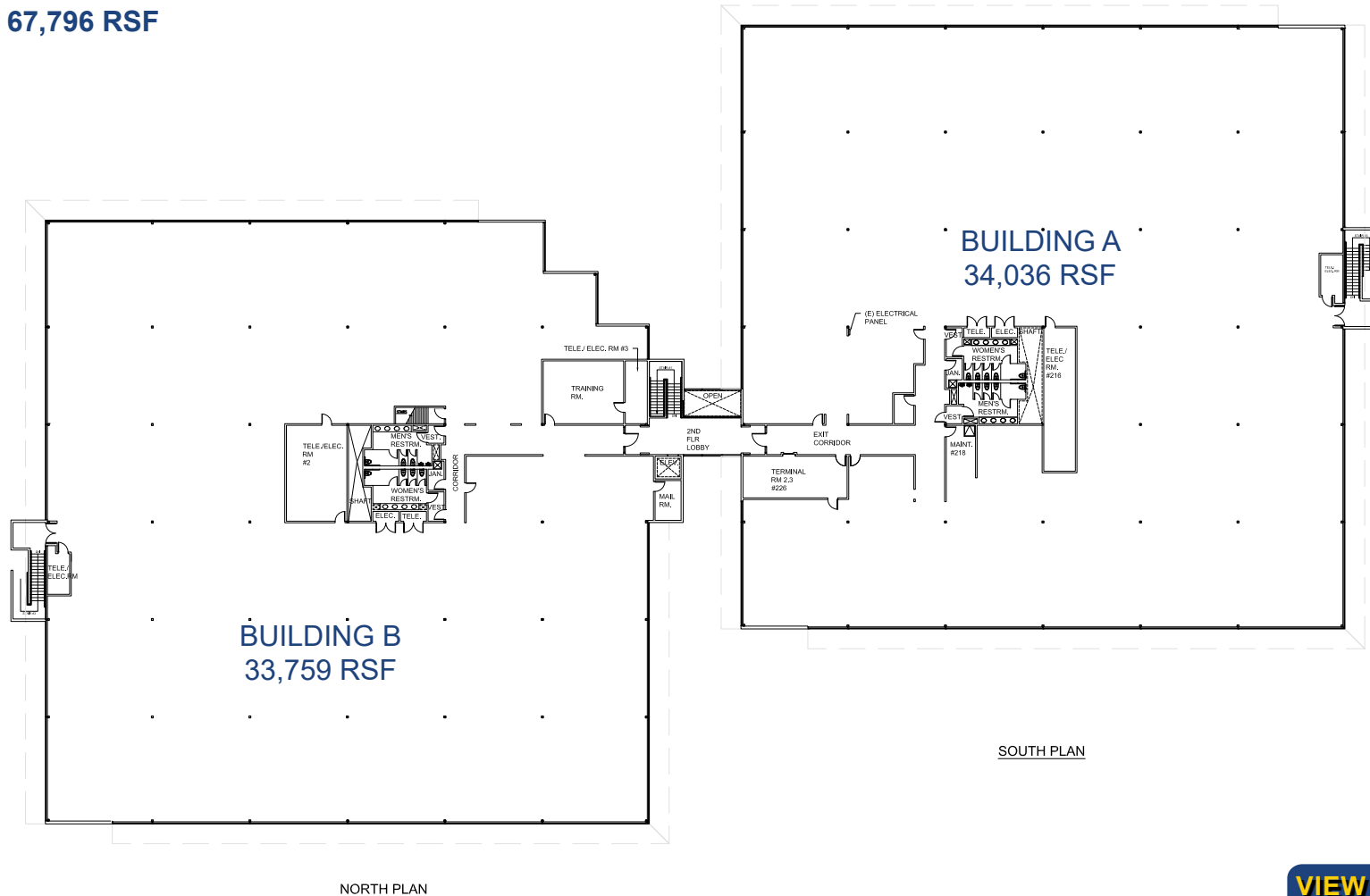
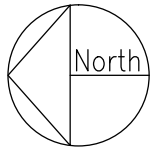
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2ND FLOOR - 67,796 RSF



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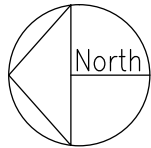
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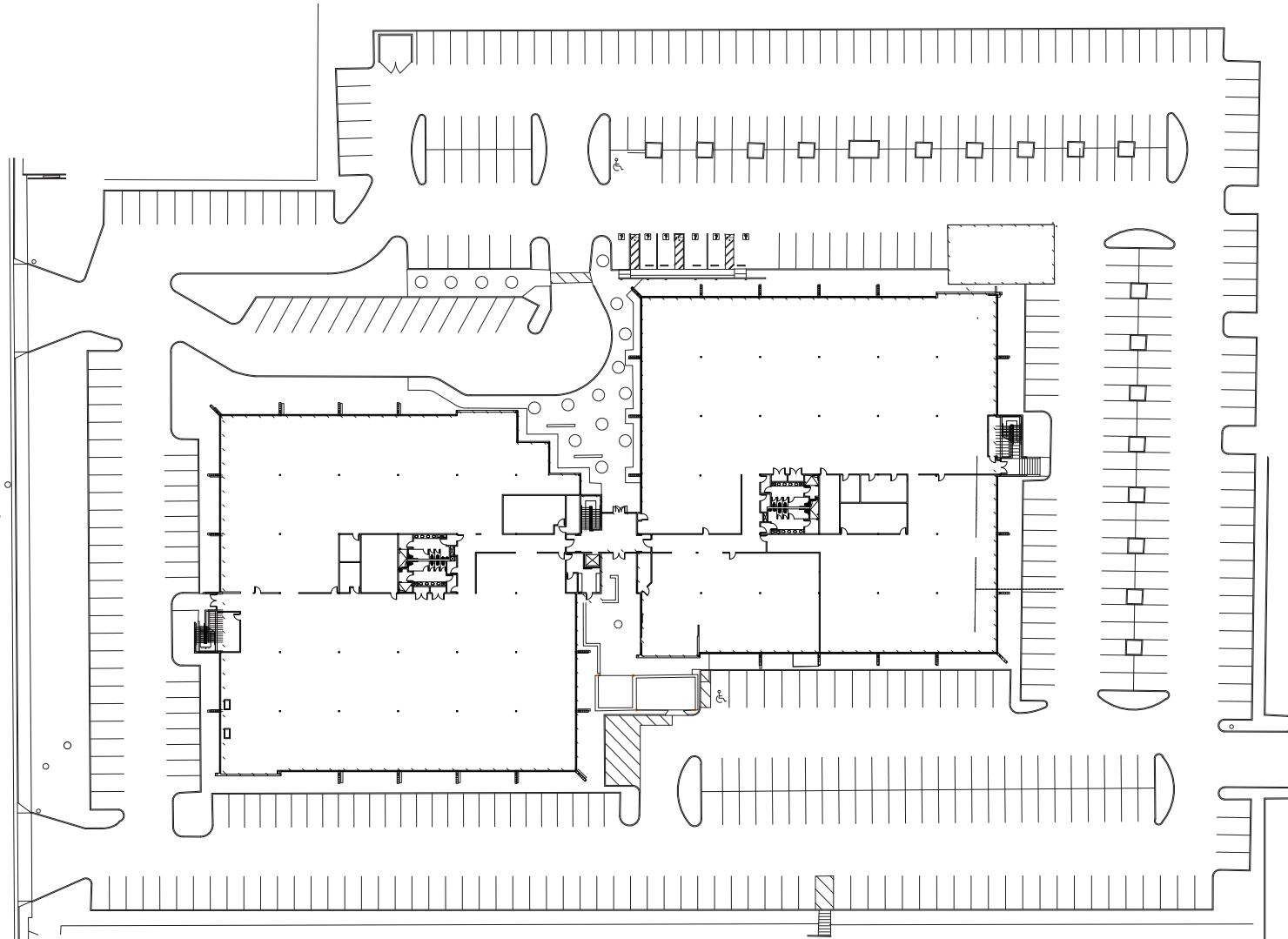
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**SITE PLAN**



**Marconi Ave**



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