

**3540 KINGS WAY  
SACRAMENTO CA**

**FOR SALE OR LEASE**

**13,631 RSF - 42,241 RSF AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.

**COMPLETE REMODEL**



FOR MORE INFORMATION CONTACT:

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**VIEW VIRTUAL TOUR**

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC.  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200  
www.ethanconradprop.com

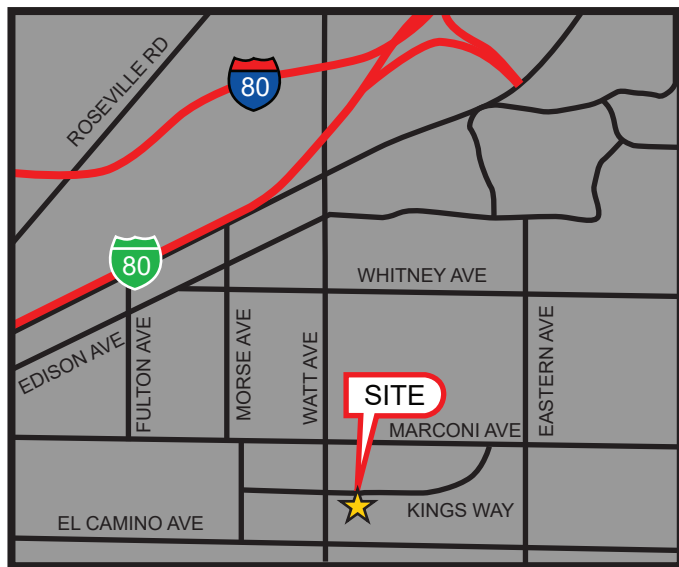


**SPACES AVAILABLE:**

Lease Rate: \$1.55 - \$1.65 PSF/MO Full Service

1st Floor: 13,631 RSF  
2nd Floor: 14,305 RSF  
3rd Floor: 14,305 RSF

**PURCHASE PRICE:** \$4,013,000 (\$95.00 PSF)



**PROPERTY DETAILS:**

3-story office building containing  $\pm 42,241$  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.

**REMODELING OF PROPERTY:**

The property has been nicely remodeled including the following:

- First floor lobby completely remodeled with new entry doors at both entrances, new floors, new lighting and new finishes.
- Remodeled and ADA compliant restrooms on all three floors.
- Remodeled exterior including new landscaping, ADA “path of travel” for both entrances, new exterior building and parking lot lighting and parking lot renovation.

Based on the remodeling of this property, it looks beautiful!

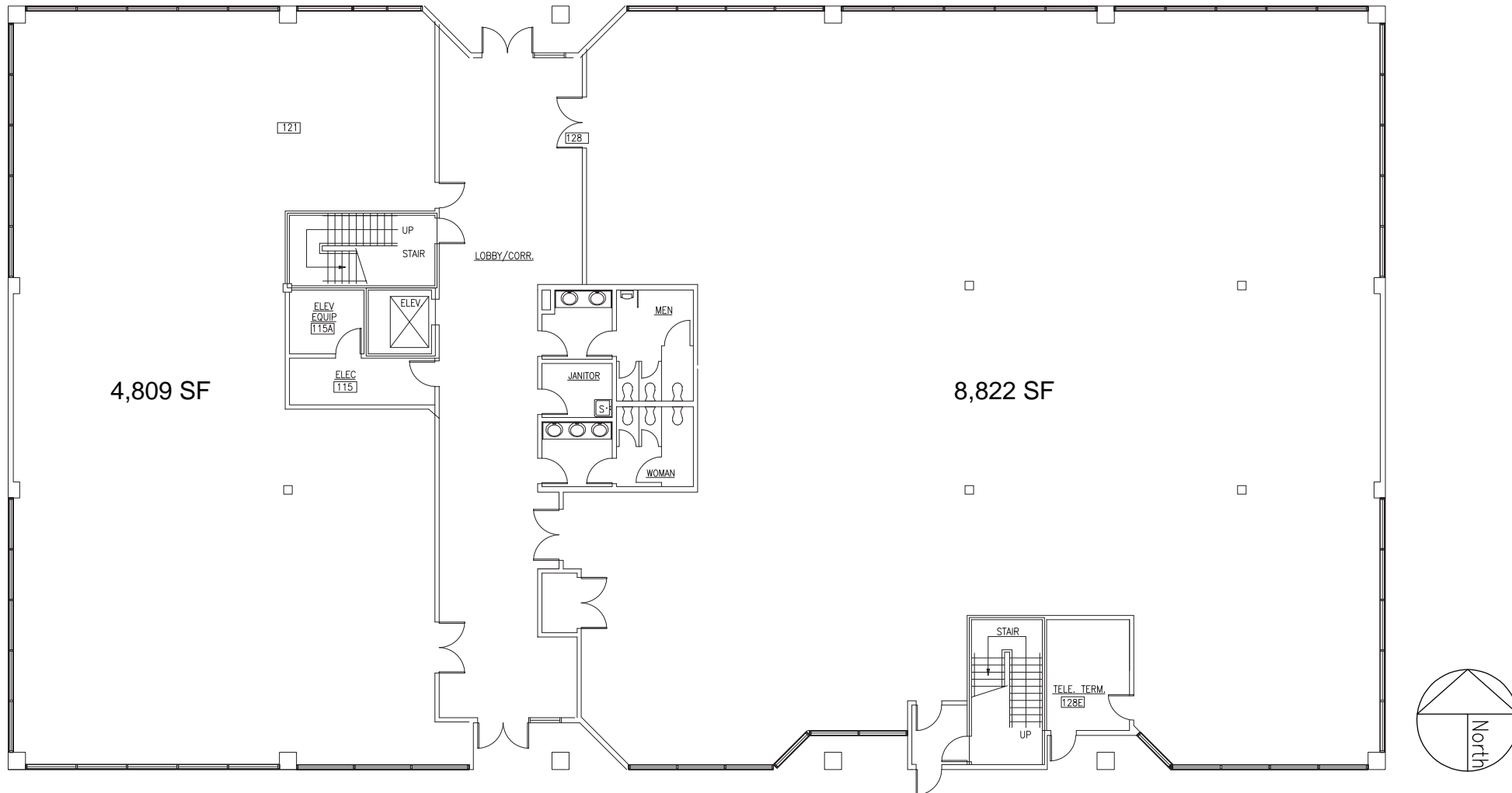
**FEATURES:**

Year Built: 1988 - Remodeled in 2021  
Rentable SF:  $\pm 42,241$  RSF  
Parking: Parking ratio  $\pm 3.9$  spaces/1,000 SF  
HVAC System: Two, 75 ton Trane rooftop package units  
Pennant gas fired rooftop boiler rated at 750MBH  
Electrical Power: 1,000 amp, 277/480 volt, 3-phase, 4 wire main switchboard; 120/208 volt transformers  
Elevators: One Dover single hydraulic elevator with 2,100 lb capacity  
Utilities: Electricity: SMUD, Natural Gas: PG&E, Water: Del Paso Manor, Sanitary/Sewer: Sacramento County and Telephone: AT&T

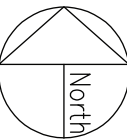
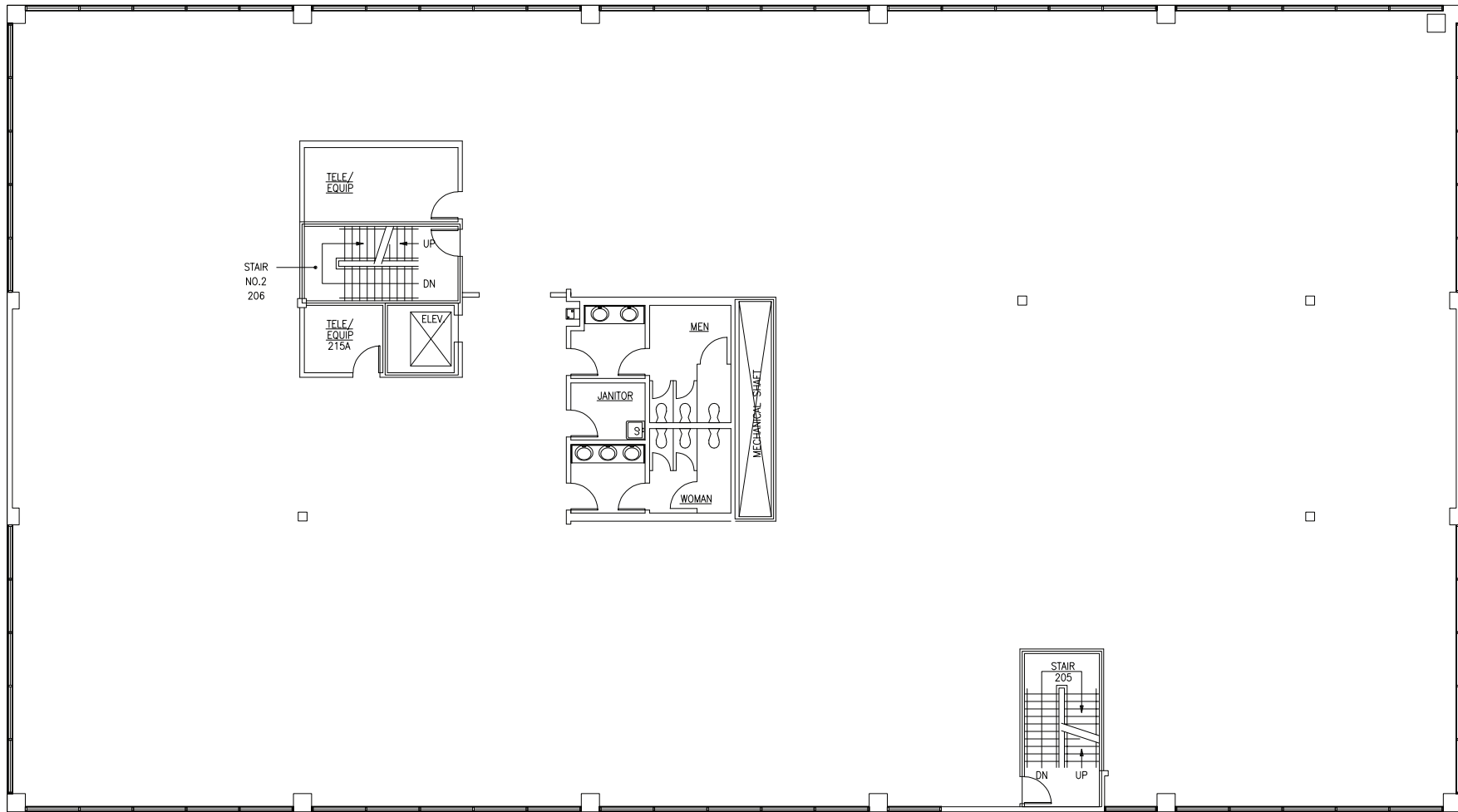
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1ST FLOOR - 13,631 RSF



2ND FLOOR - 14,305 RSF



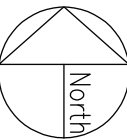
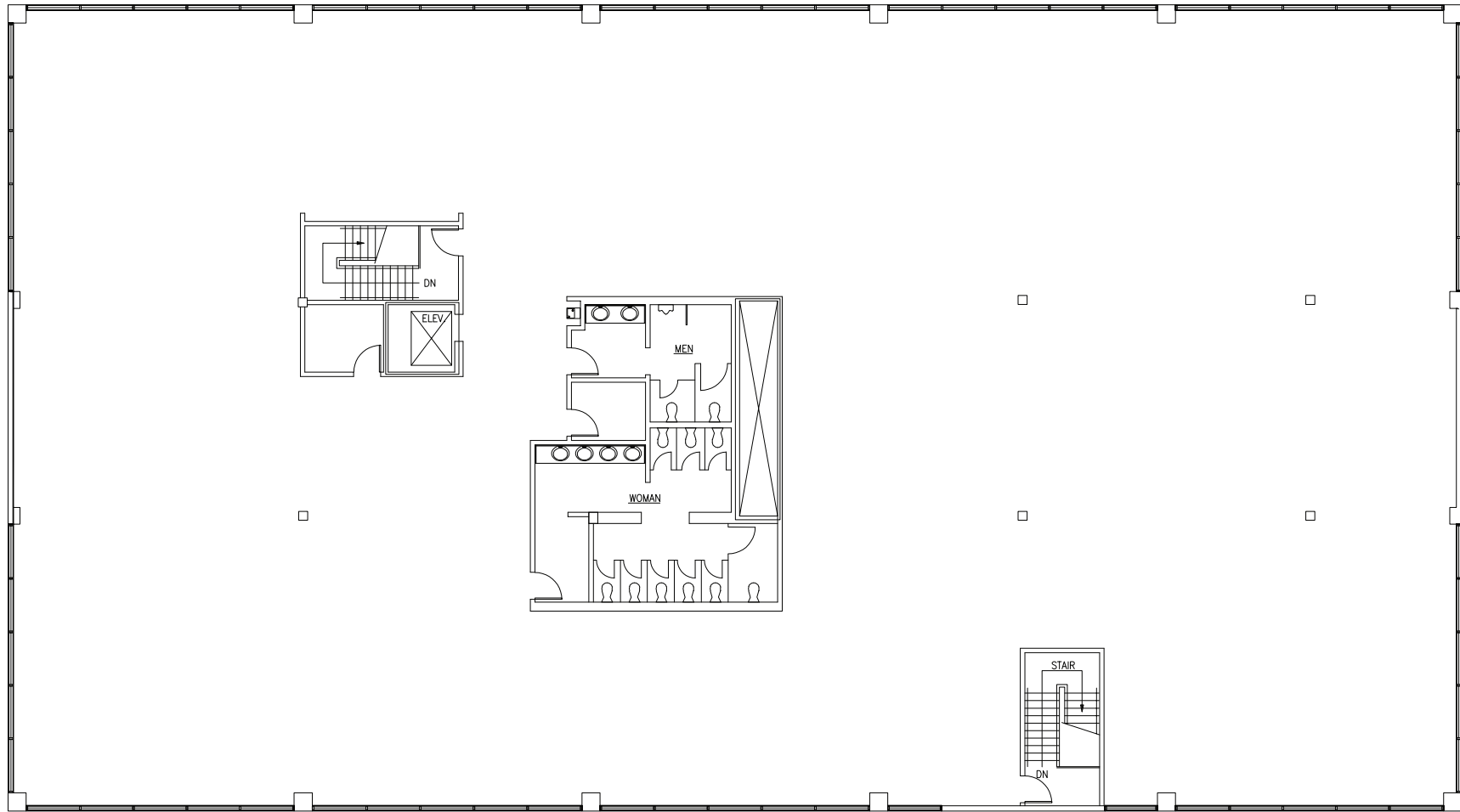
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3RD FLOOR - 14,305 RSF



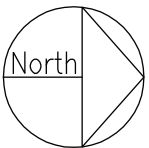
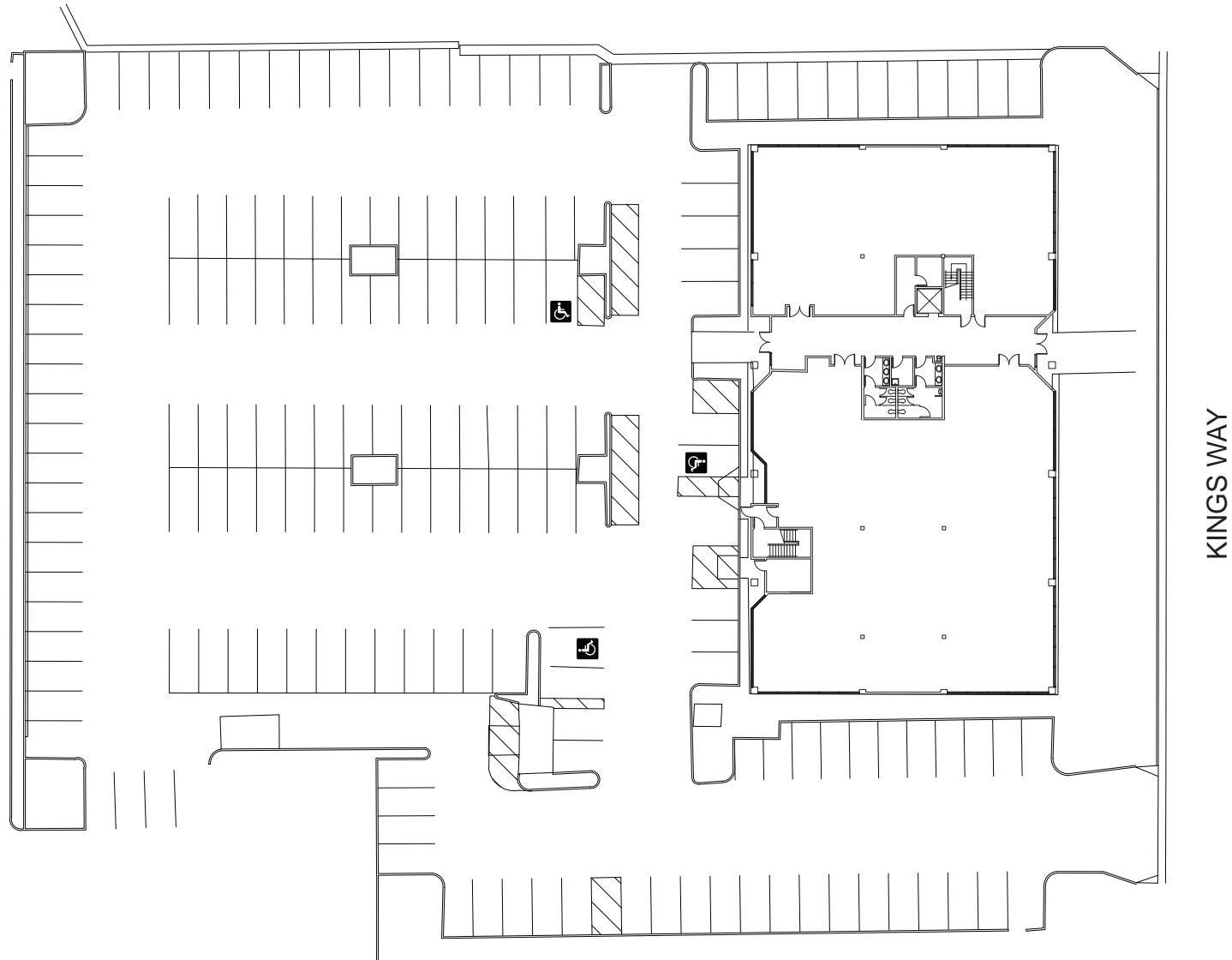
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SITE PLAN



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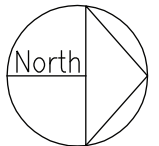
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