

**3707 KINGS WAY
SACRAMENTO CA**

FOR SALE OR LEASE

14,000 - 57,368 RSF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

REMODEL NOW UNDERWAY

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

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RSF AVAILABLE:

Lease Rate: \$1.35 - \$1.45 PSF/MO Full Service
57,368 RSF*

*Divisible to approximately 14,000 RSF.

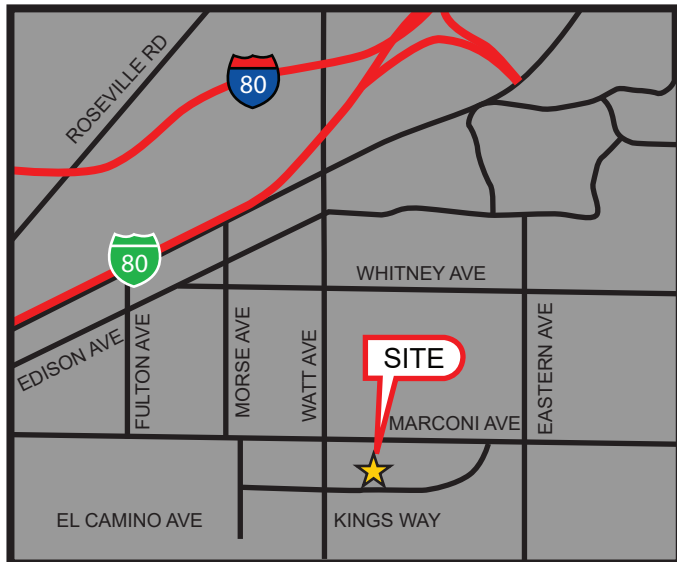
PROPERTY DETAILS:

Office building 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, I-80 and I-5.

PURCHASE PRICE: \$4,532,000 (\$79.00 PSF)

FEATURES:

- Year Built: 1986/1987
- Rentable SF: ±57,368 SF
- Parking: Parking ratio ±3.74 spaces/1,000 SF
- 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



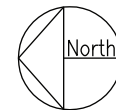
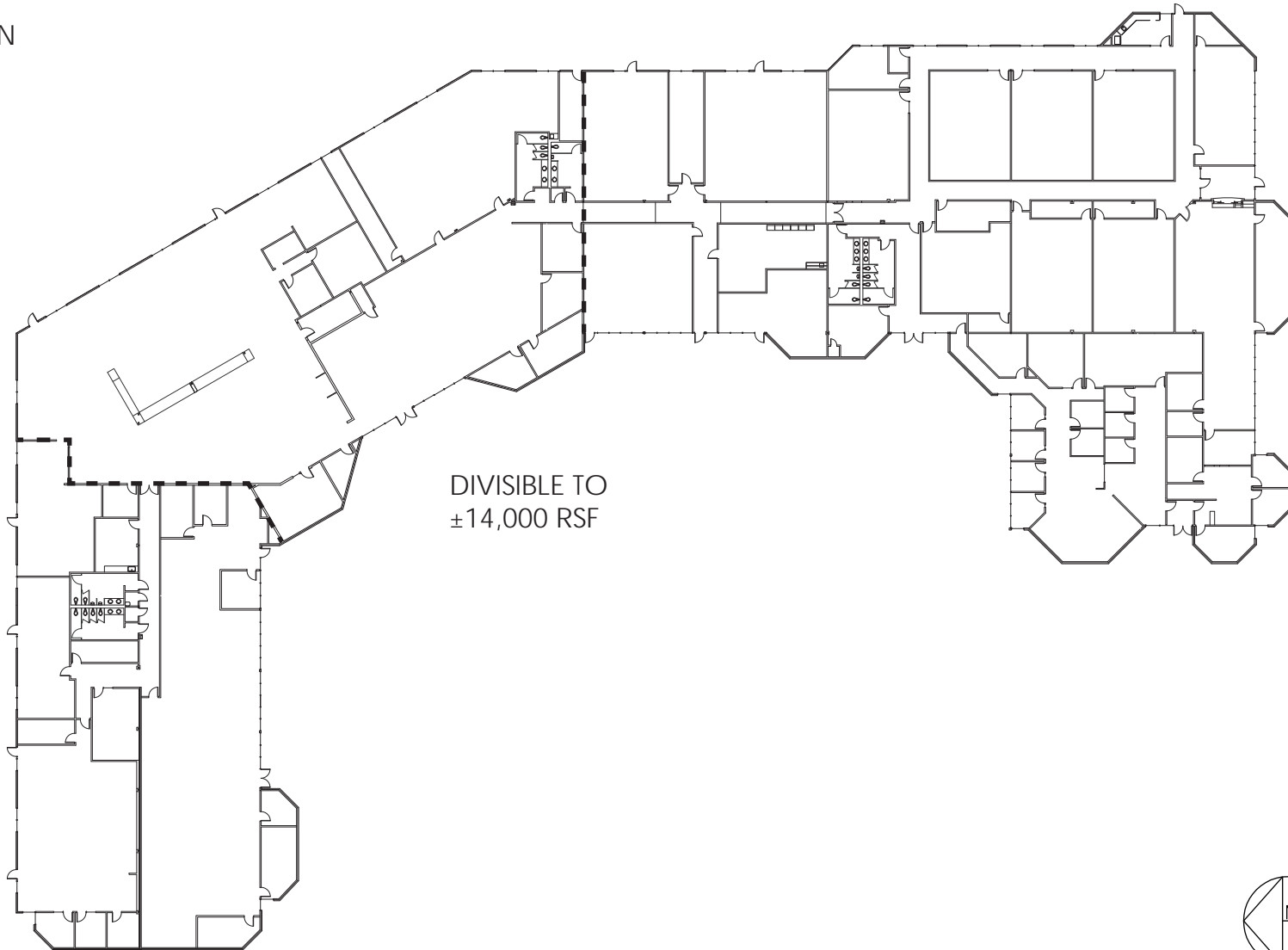
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FLOOR PLAN
57,368 RSF



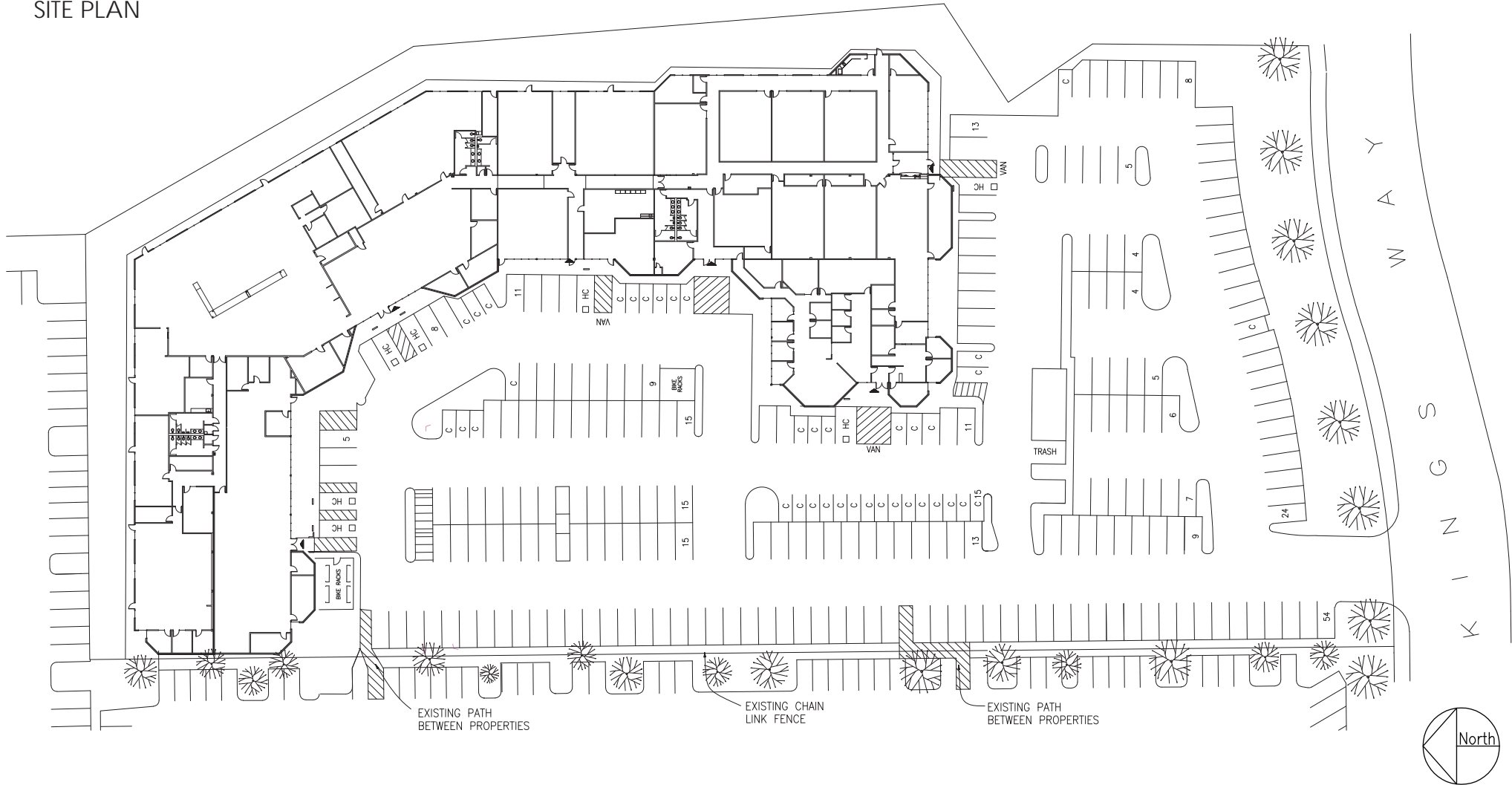
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SITE PLAN



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