

2208 PLAZA DRIVE

ROCKLIN, CA

FOR LEASE

1,062 RSF - 4,314 RSF OFFICE SUITE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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Todd Newburn

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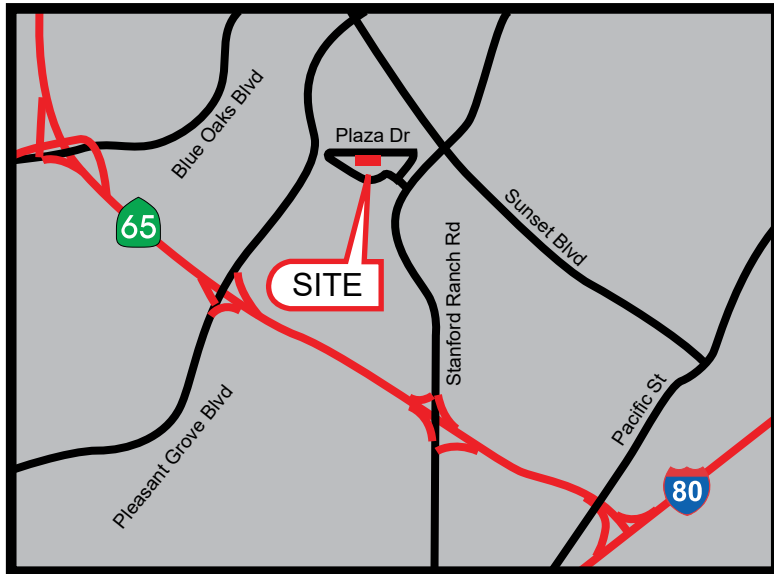
tnewburn@ethanconradprop.com

916.779.1000

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

FEATURES:

- Building has been remodeled on both the interior and exterior
- Immediate access to Stanford Ranch Rd
- 5 minutes from Hwy 65
- Lobby entrance
- Breakroom
- Ample parking with 5/1,000 SF ratio
- Class-B suburban office park

**PROPERTY DETAILS:**

Attractive business park setting in the Stanford Ranch Office Plaza. Building signage is available. Convenient location with many dining and retail options in walking distance. Tenant improvements are attractive and in good condition.

LEASE RATES:

Suite 100:	4,314 RSF	\$6,859.00 (\$1.59 PSF, MG)
Suite 115*:	1,062 RSF	\$1,795.00 (\$1.69 PSF, MG)

Tenant pays utilities and janitorial. *Available 06/01/25.

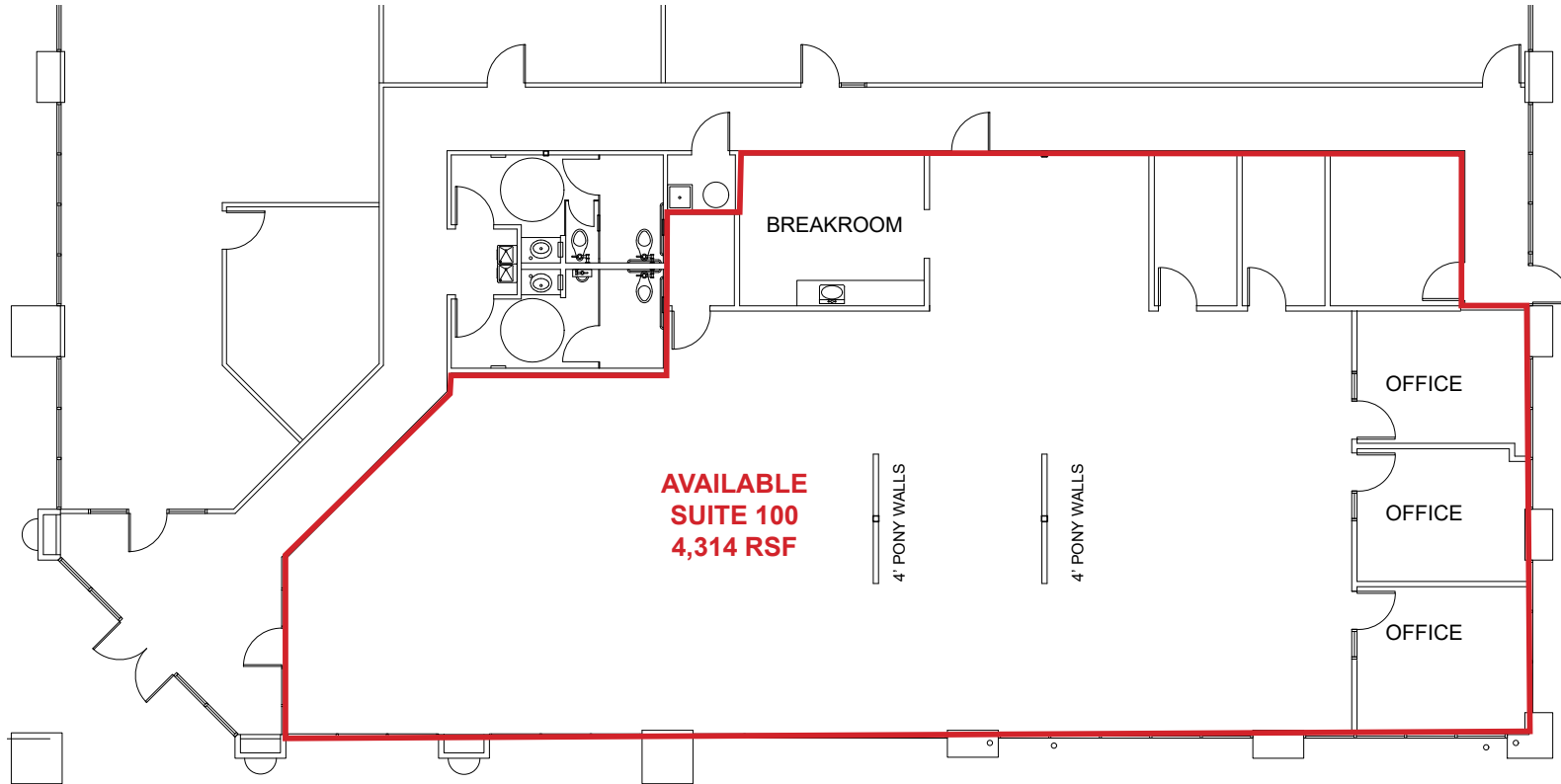
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FLOOR PLAN



Suite	RSF	Lease Rate	Monthly Rent
100	4,314	\$1.59 PSF, MG	\$6,859.00

Tenant pays utilities and janitorial.

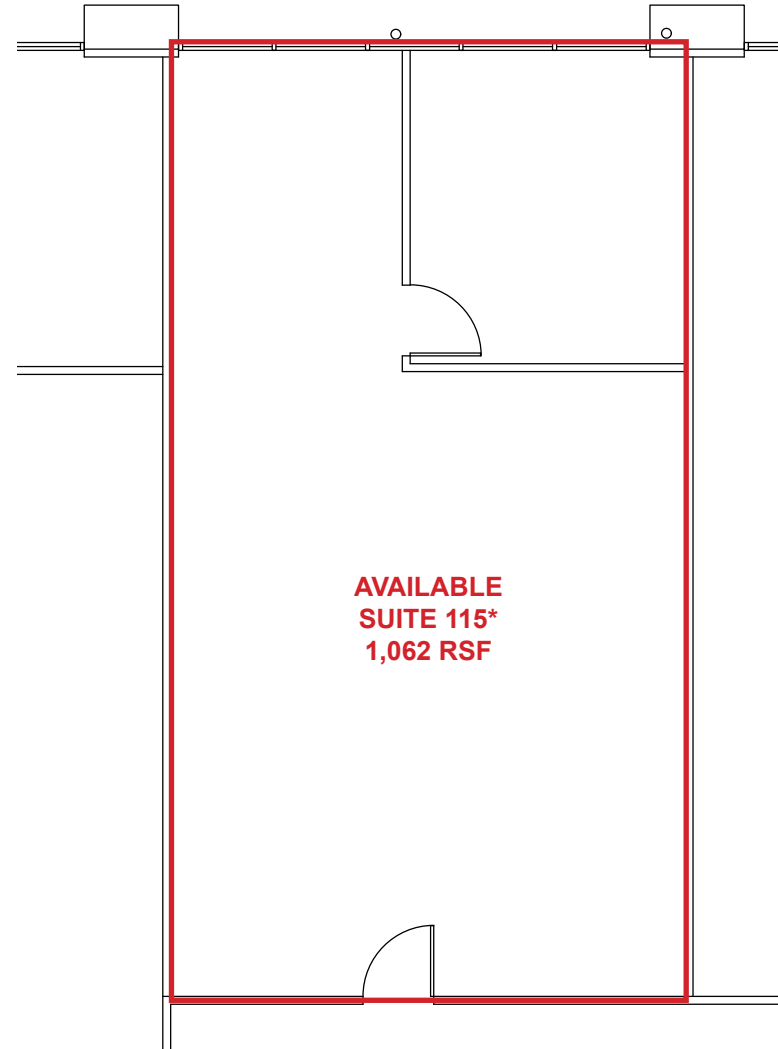
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FLOOR PLAN



Suite	RSF	Lease Rate	Monthly Rent
115*	1,062	\$1.69 PSF, MG	\$1,795.00

Tenant pays utilities and janitorial. *Available 06/01/25.

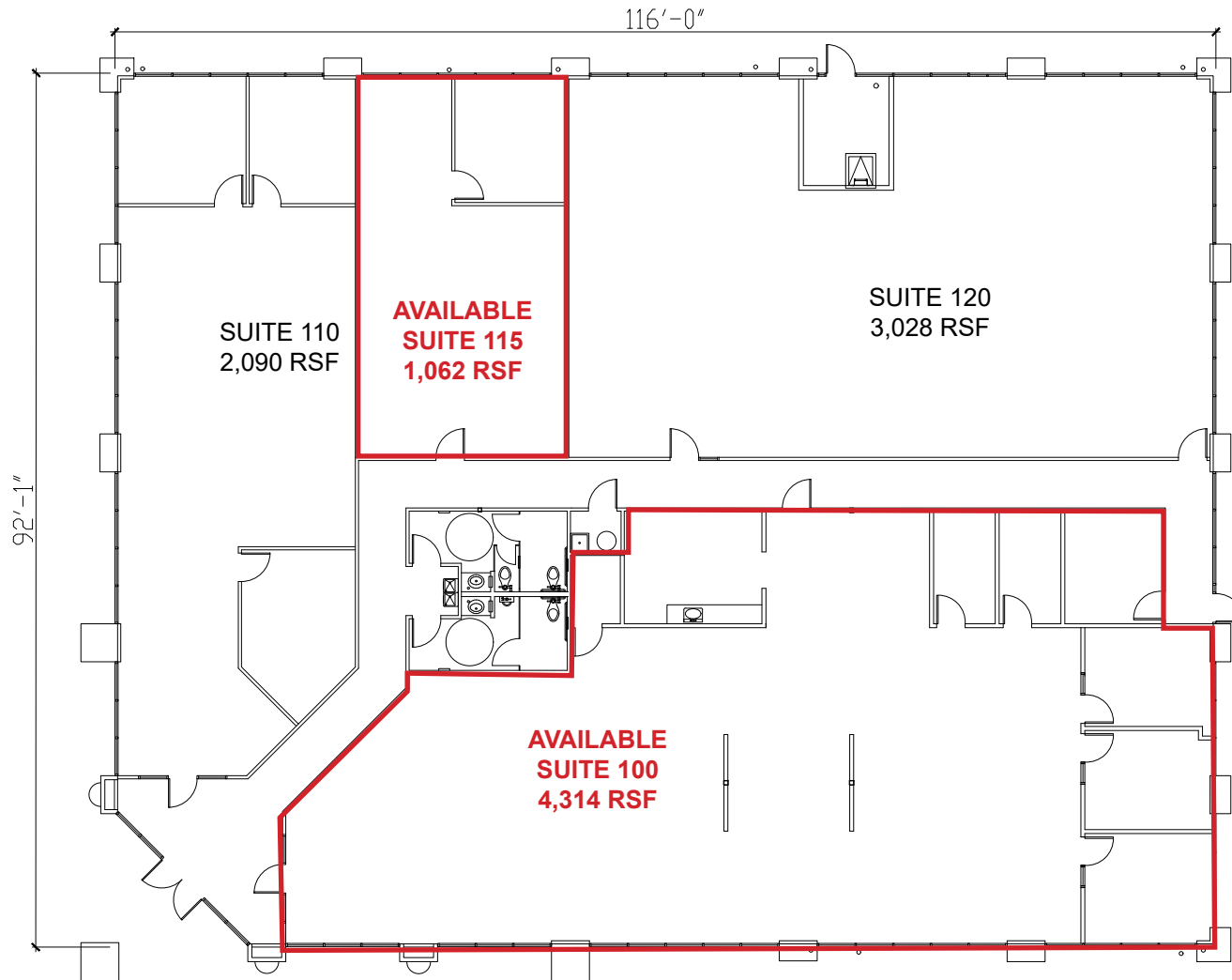
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SITE PLAN



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