

TAHOE OFFICE BUILDING
6939 SUNRISE BLVD
CITRUS HEIGHTS, CA
FOR LEASE
877 RSF - 5,553 RSF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

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 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Striking architectural design
- Secure, shaded parking below building
- Excellent visibility on Sunrise Blvd
- Dedicated cooling (HVAC) for IT rooms available in some suites
- Storage available for lease in covered parking area
- High speed internet access
- XO Fiber Optic data transmission available

PROPERTY DETAILS:

The property features striking design with mature landscaping. Across the street from Copperwood Square Shopping Center with dining and retail options.

Rent for this property is 20% less than rent for comparable buildings in Roseville 5-10 minutes away.



LEASE RATES:

Suite 104:	3,500 RSF	\$5,425.00 (\$1.55 PSF, FS)
Suite 109:	2,205 RSF	\$3,418.00 (\$1.55 PSF, FS)
Suite 111:	3,667 RSF	\$5,684.00 (\$1.55 PSF, FS)
Suite 201:	2,239 RSF	\$3,112.00 (\$1.39 PSF, FS)
Suite 210:	2,112 RSF	\$3,062.00 (\$1.45 PSF, FS)
Suite 220:	1,050 RSF	\$1,418.00 (\$1.35 PSF, FS)
Suite 240:	2,564 RSF	\$3,564.00 (\$1.39 PSF, FS)
Suite 250*:	3,088 RSF	\$4,292.00 (\$1.39 PSF, FS)
Suite 260:	1,368 RSF	\$2,038.00 (\$1.49 PSF, FS)
Suite 270:	877 RSF	\$1,359.00 (\$1.55 PSF, FS)

*Available 07/01/25.

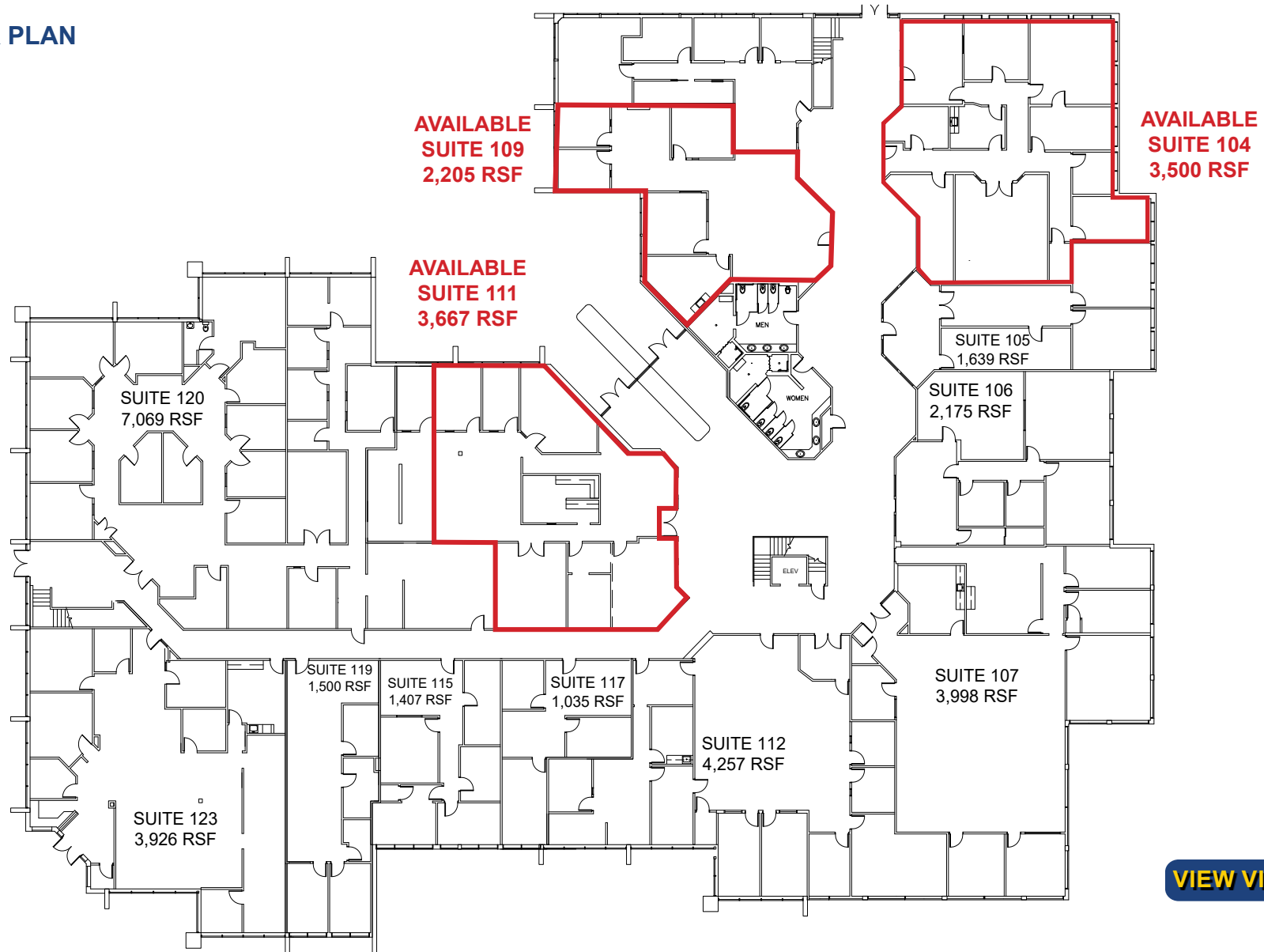
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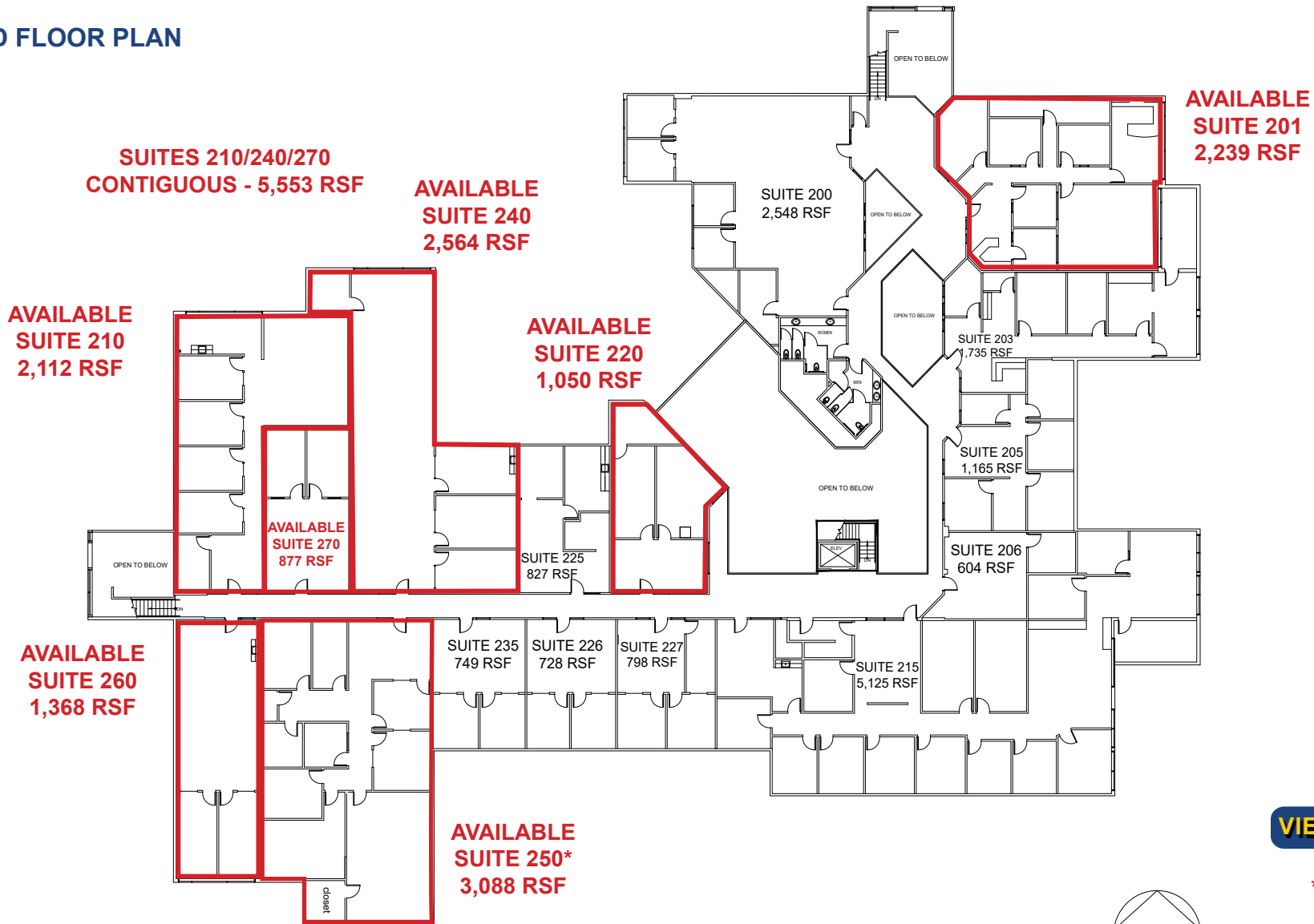
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

1ST FLOOR PLAN



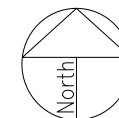
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2ND FLOOR PLAN



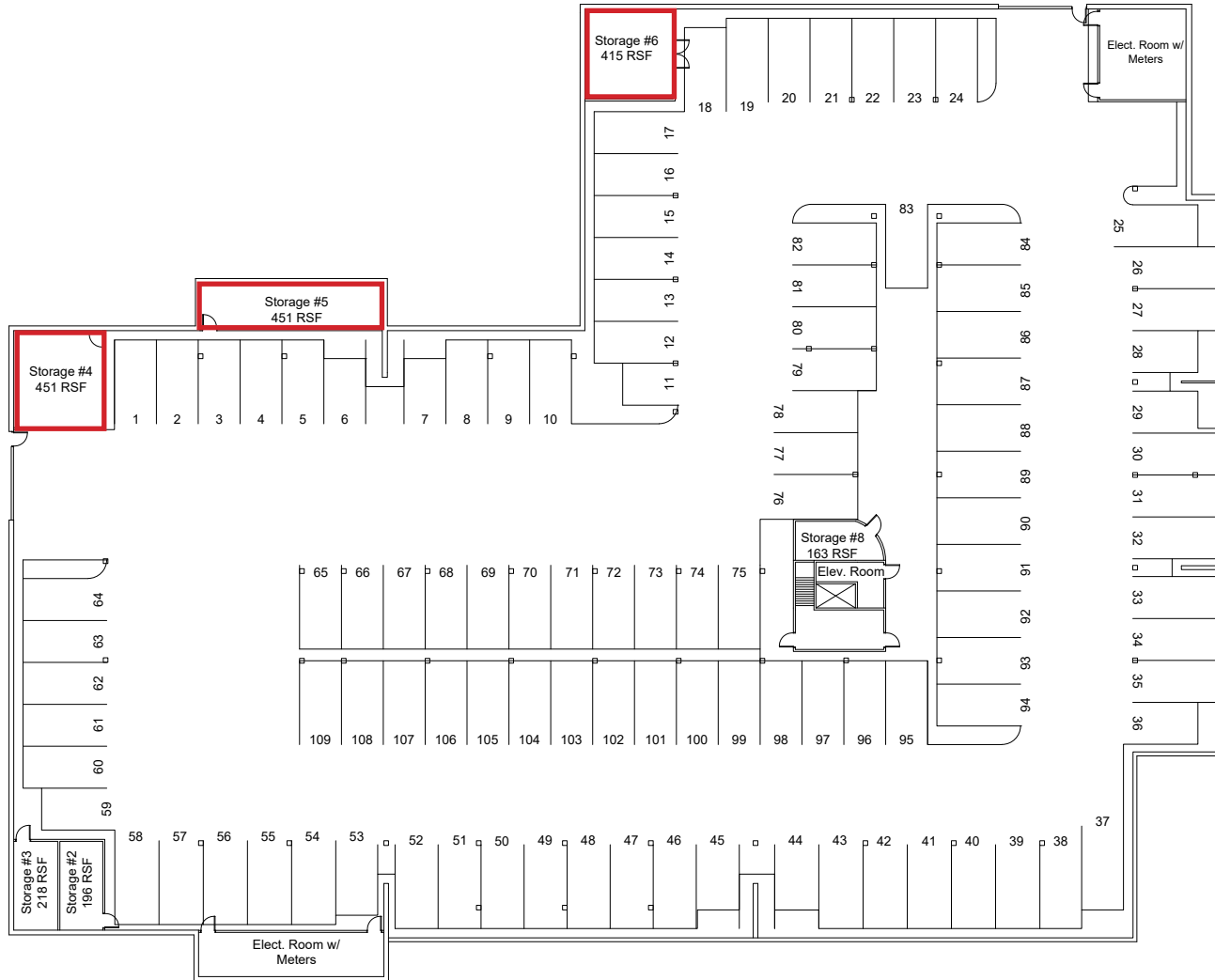
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PARKING GARAGE



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