

**1300 NATIONAL DRIVE
SACRAMENTO, CA**

FOR LEASE

**±1,443 RSF - ±35,742 RSF OFFICE
SUITES AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.

FOR MORE INFORMATION CONTACT:

Grant Keeney
DRE: #00891996
grant@ethanconradprop.com

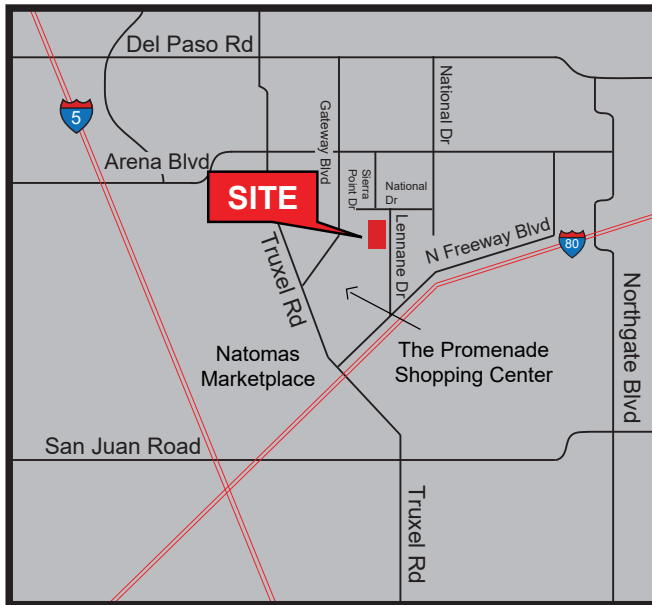
Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

916.779.1000

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

FEATURES:

- Easy access to I-5 and I-80 freeways
- Multiple retail and dining amenities located 2 blocks away in the Promenade Shopping Center
- 4.5/1,000 SF parking ratio
- On-site management
- FedEx drop-off located on sidewalk



PROPERTY DETAILS:

Attractive, well-maintained Office Building in North Natomas with outstanding access to freeways I-80 and I-5. The property features mature landscaping. Numerous retail and dining options in close proximity.

North Natomas is one of the fastest growing communities in Sacramento. Only minutes from Downtown and Sacramento International Airport.

LEASE RATES:

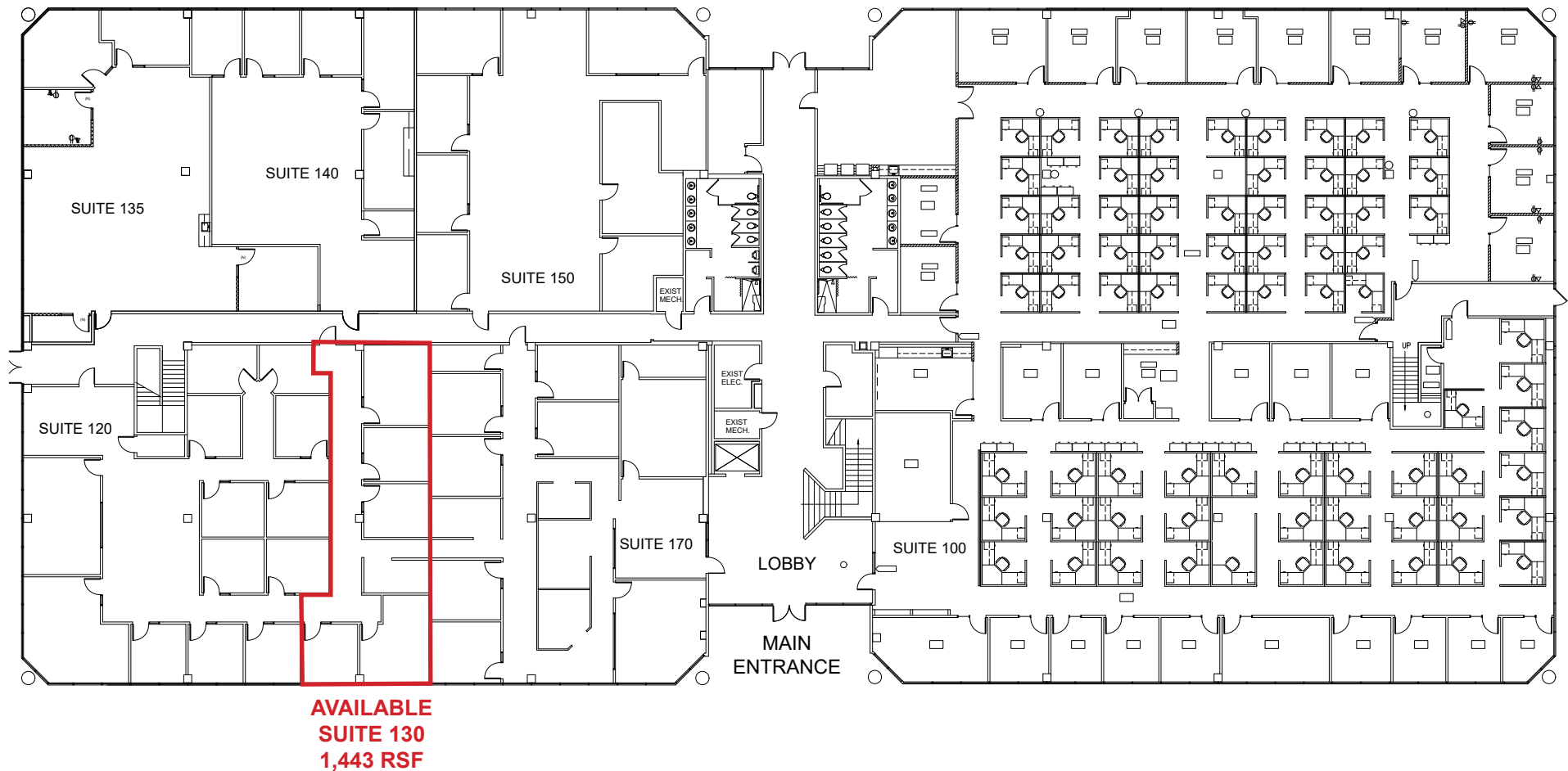
Suite 100:	±1,443 RSF - \$ 2,439.00 (\$1.69 RSF/MO, Full Service)
Suite 200:	±35,742 RSF - \$56,830.00 (\$1.59 RSF/MO, Full Service)
(Demised)	±17,564 RSF - \$28,980.00 (\$1.65 RSF/MO, Full Service)
(Demised)	±18,178 RSF - \$29,994.00 (\$1.65 RSF/MO, Full Service)

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.

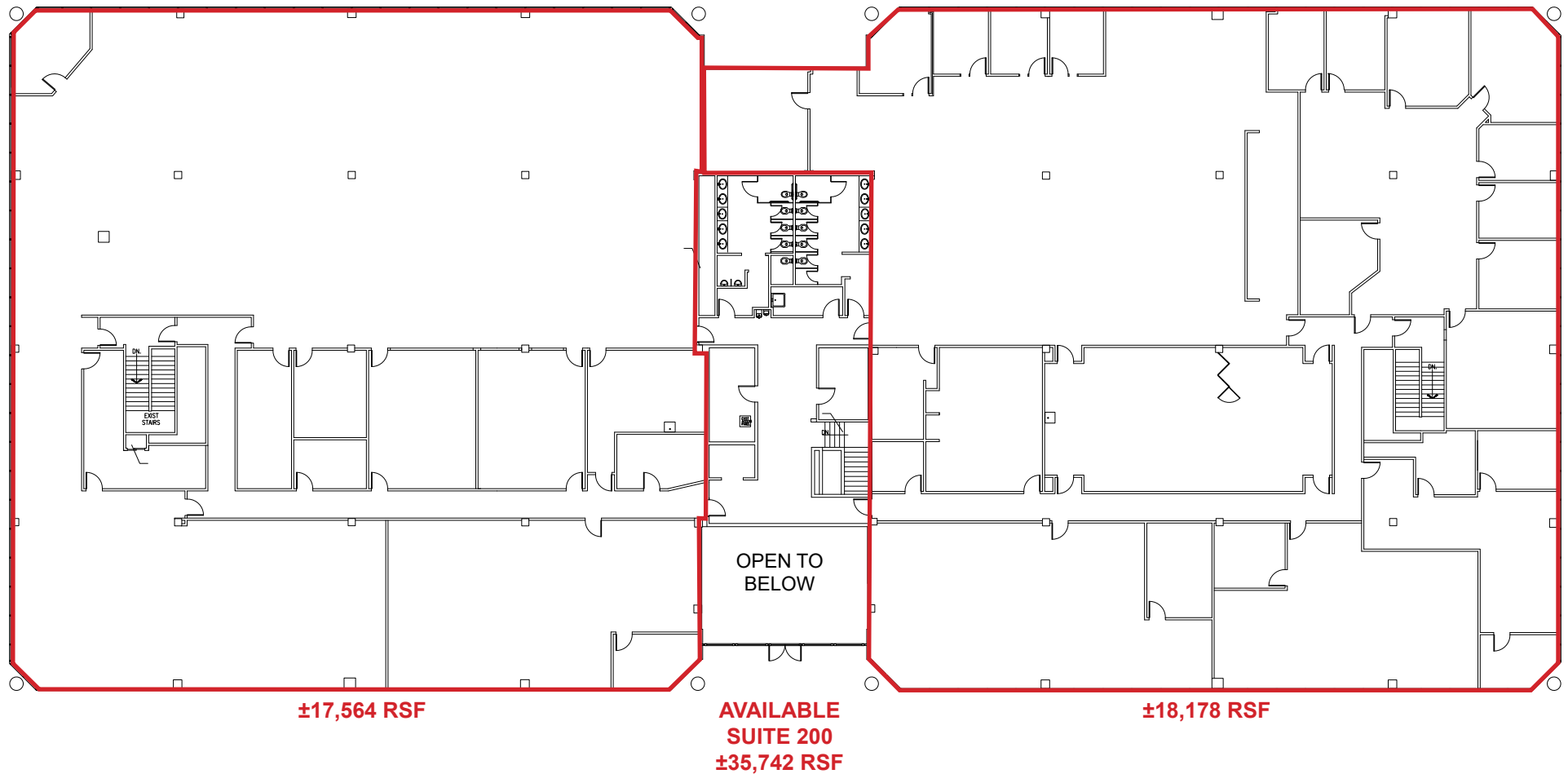
FLOOR PLAN
1ST FLOOR

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

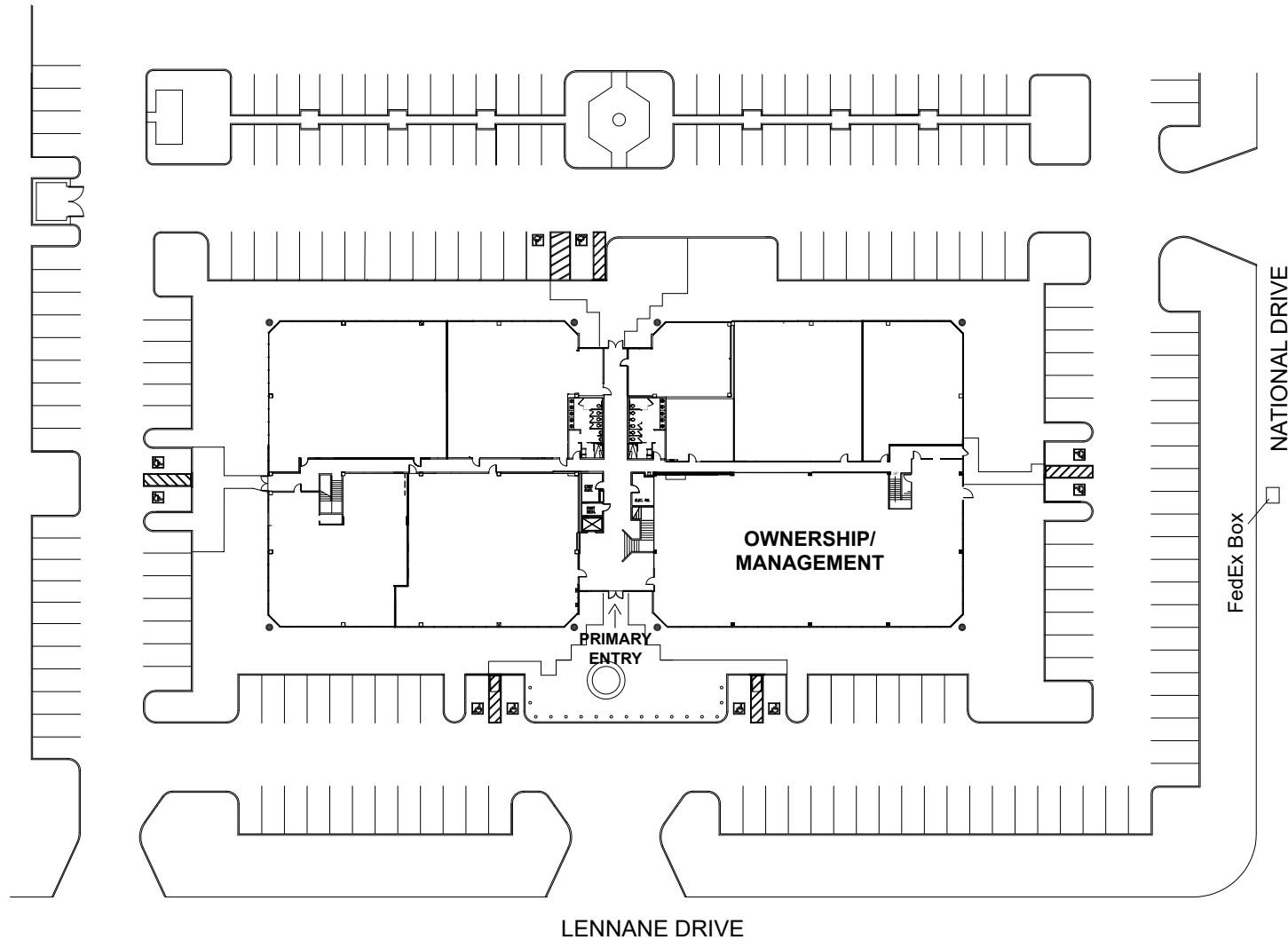
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

FLOOR PLAN
2ND FLOOR

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

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.

SITE PLAN

**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.

FOR LEASE

1300 NATIONAL DRIVE
SACRAMENTO, CA



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.

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