

8109 FRUITRIDGE RD
SACRAMENTO, CA

FOR LEASE
4,988 SF OFFICE SPACE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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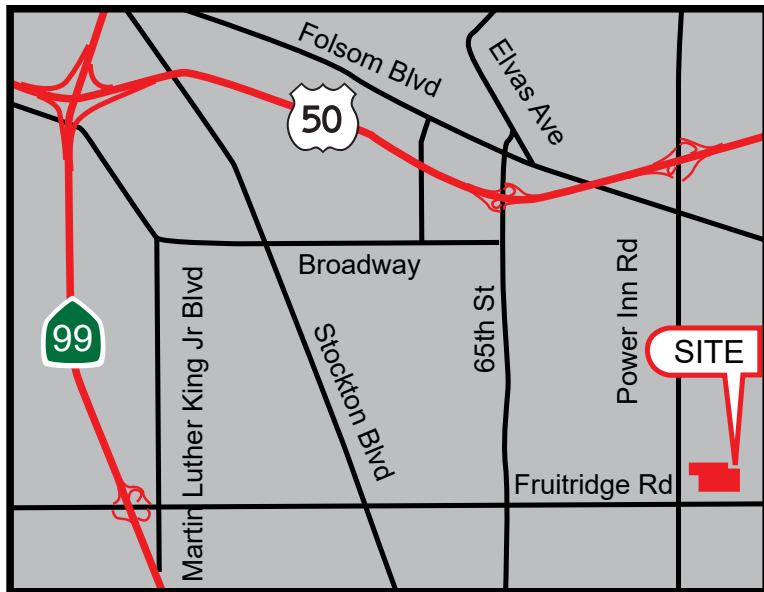
FEATURES:

- 4,988 SF of office space with nine (9) private offices and breakroom
- Two (2) restrooms
- Abundant natural light
- Building signage available
- Strong traffic counts

PROPERTY DETAILS:

Standalone building with Office space in close proximity to many business and food services.

Located at the intersection of Fruitridge Rd and Power Inn Rd with strong daily traffic. Excellent visibility and signage on both Fruitridge Rd and Power Inn Rd.



LEASE RATES:

Suite D 4,988 SF \$5,936.00 (\$1.19 PSF, MG)

Additional \$0.10 PSF with installation of wheelchair lift.

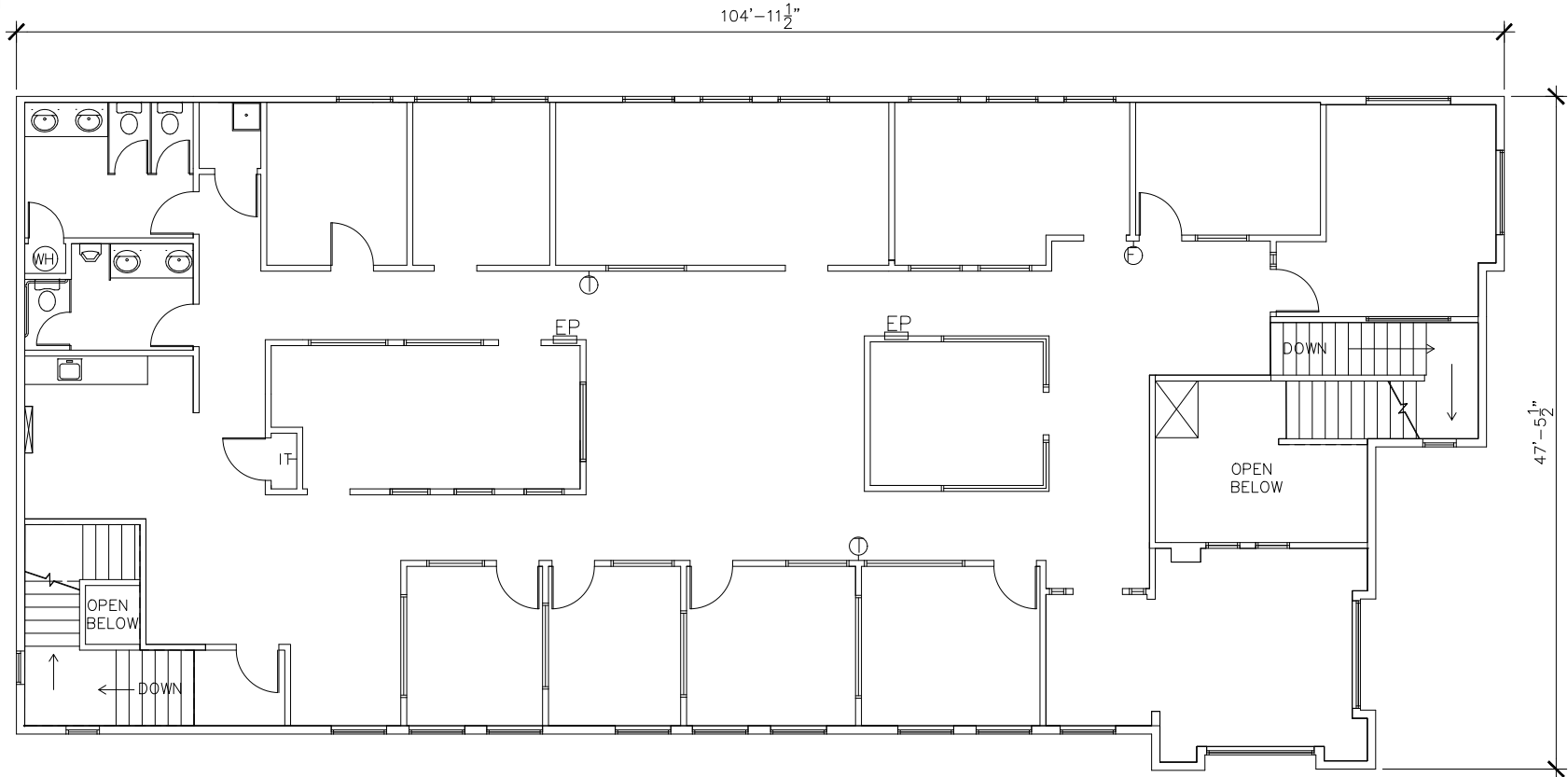
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FLOOR PLAN



SF	Lease Rate	Monthly Rent
4,988	\$1.19 PSF, MG	\$5,936.00
Additional \$0.10 PSF with installation of wheelchair lift		



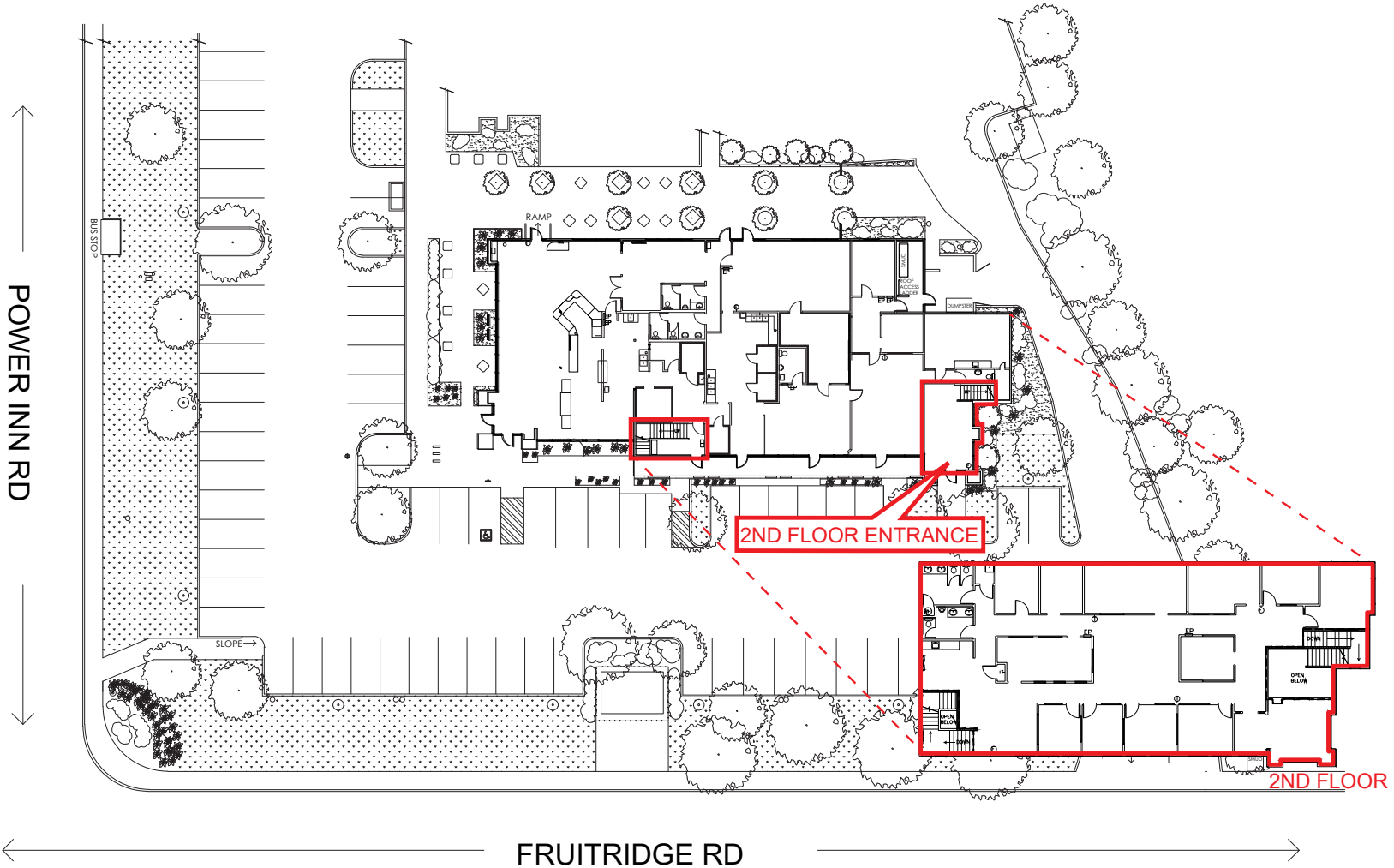
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SITE PLAN



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