

**CALIFORNIA WORKSPACE**  
**3050-3117 FITE CIRCLE**  
**SACRAMENTO, CA**

**131 RSF - 6,397 RSF OFFICE AND  
WAREHOUSE SUITES AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.

**NOW REMODELED**



FOR MORE INFORMATION CONTACT:

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**VIEW VIRTUAL TOUR**

**916.779.1000**

**FEATURES:**

- Flexible Office/Warehouse layouts
- Visibility from well traveled Hwy 50
- Professional business park setting
- Abundant parking with mature landscaping
- 4.5/1,000 SF parking ratio

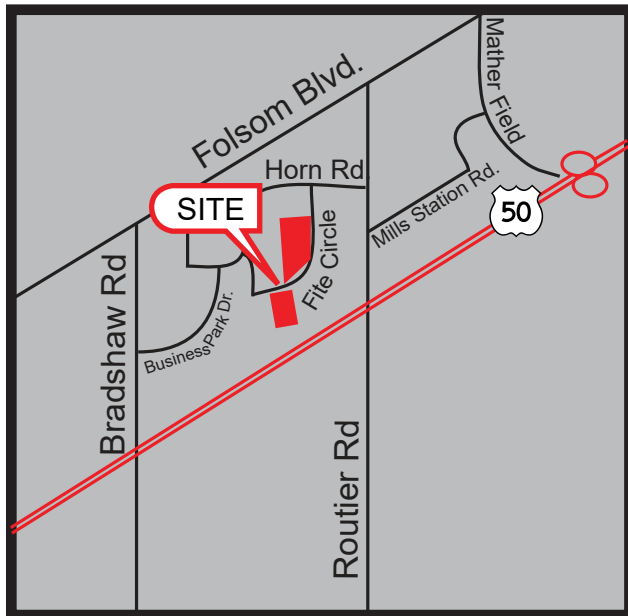
**PROPERTY DETAILS:**

California Workspace is a ±141,000 SF, seven-building business park located in Sacramento with frontage along Hwy 50 and visible to ±185,000 daily traffic.

The campus caters to a wide range of flexible uses by offering warehouse and office spaces, abundant parking, direct access to amenities and light rail, all in a centrally located and mature submarket.

**LEASE RATES:**

Please see additional pages.



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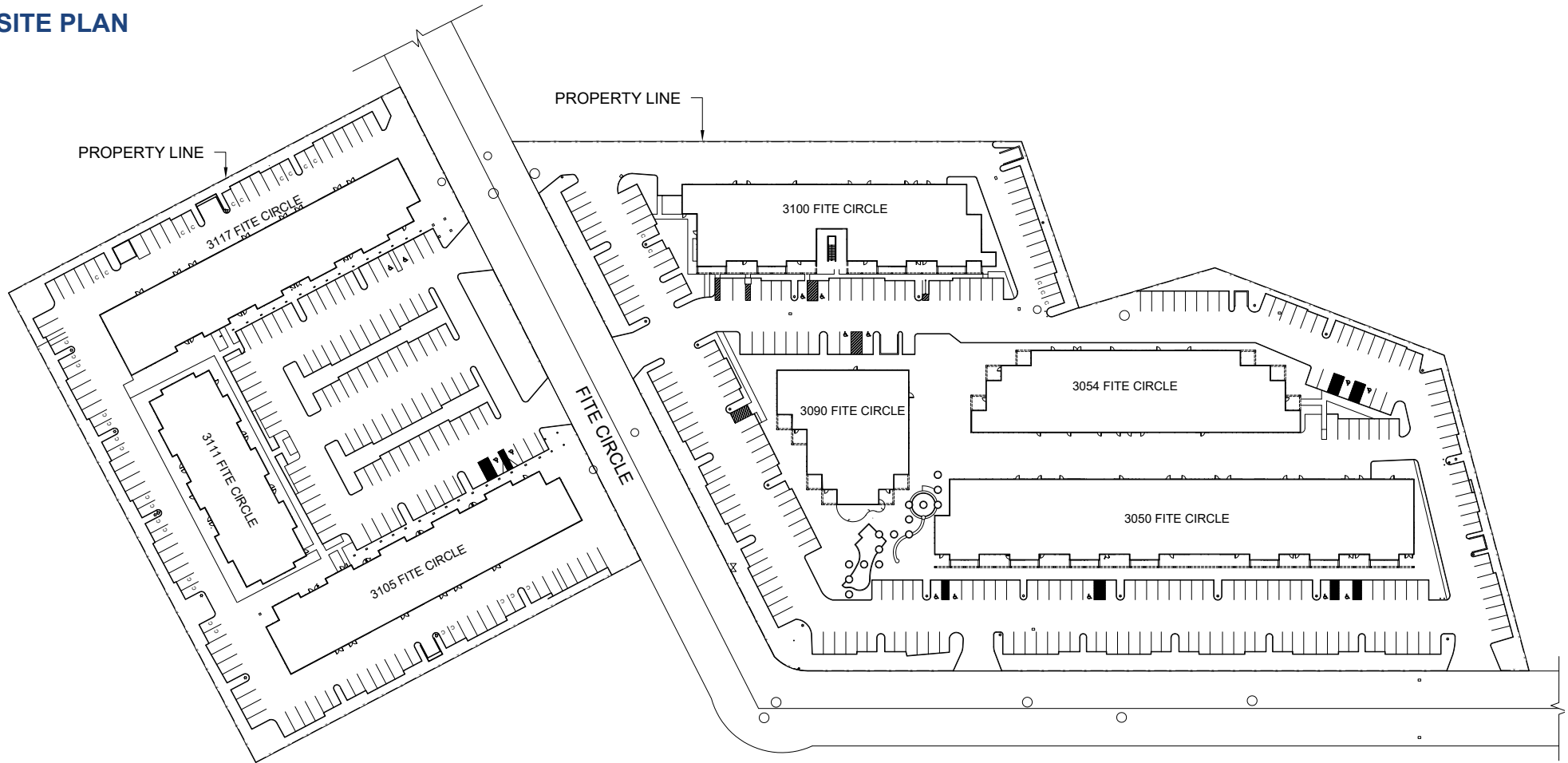
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SITE PLAN



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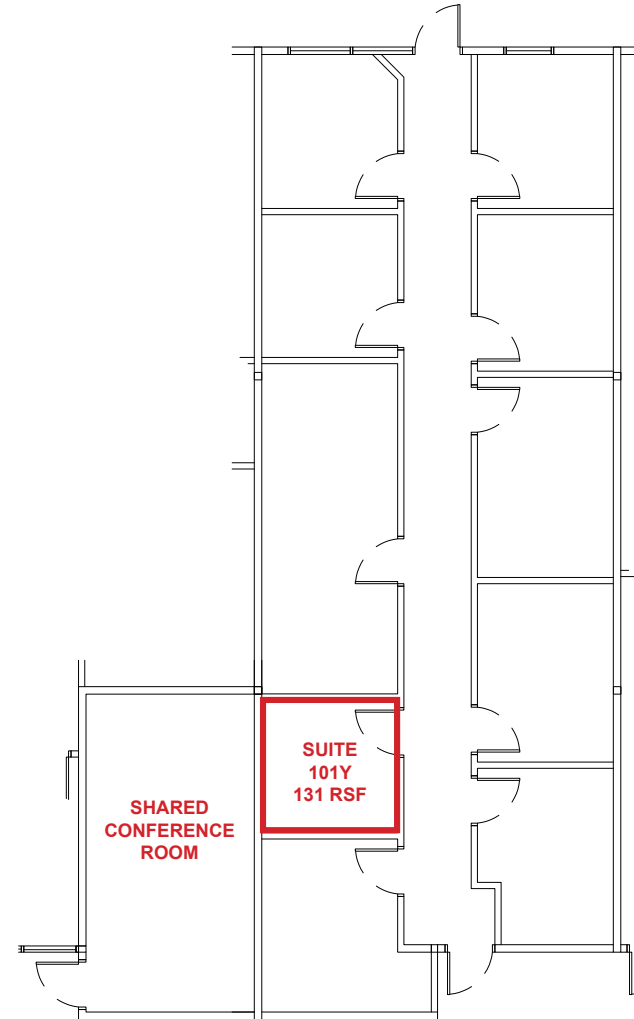
3050 FITE CIR - 1ST FLOOR

EXECUTIVE OFFICE SUITES  
FEATURES:

- Shared conference room
- Secure common hallway
- Common restrooms
- Abundant parking

Suite	RSF	Office	Monthly Rent
101Y	131	\$2.44 PSF	\$320.00, FS

Full Service, less janitorial.



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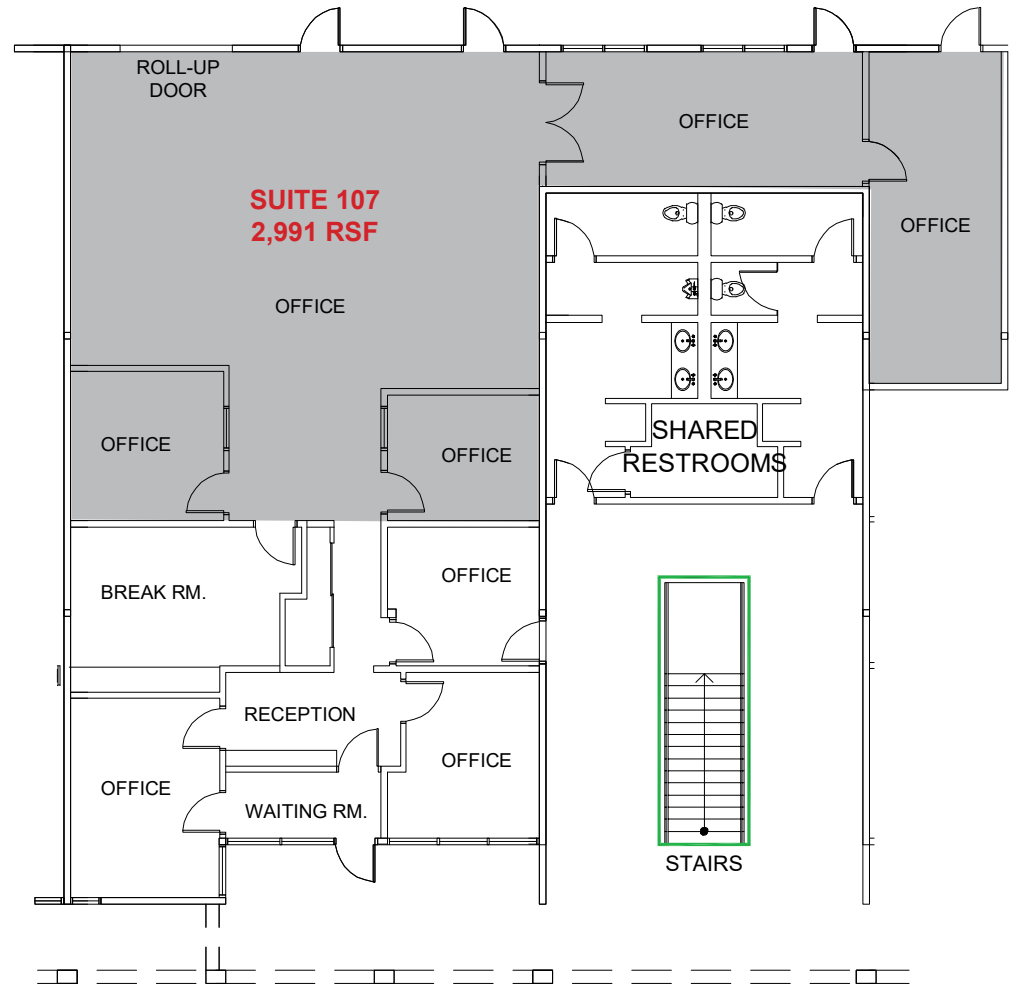
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**3050 FITE CIR - 1ST FLOOR**

Potential for 1,907 SF warehouse and 1,083 SF office.



Suite	RSF	Office	Monthly Rent
107	2,991	\$1.11 PSF	\$3,320.00, MG

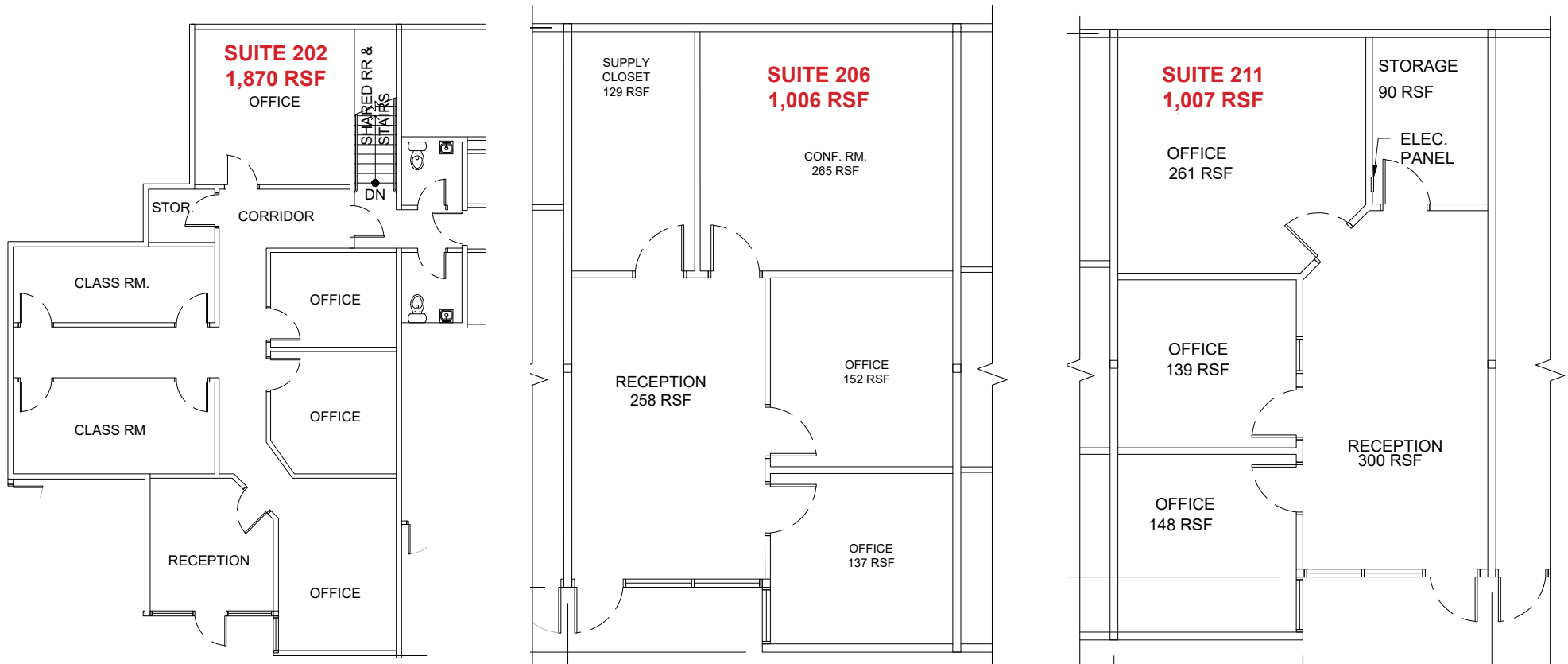
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**3050 FITE CIR - 2ND FLOOR**



Suite	RSF	Office	Monthly Rent
202	1,870	\$1.04 PSF	\$1,945.00, MG
206	1,006	\$1.04 PSF	\$1,046.00, MG
211	1,007	\$1.04 PSF	\$1,047.00, MG

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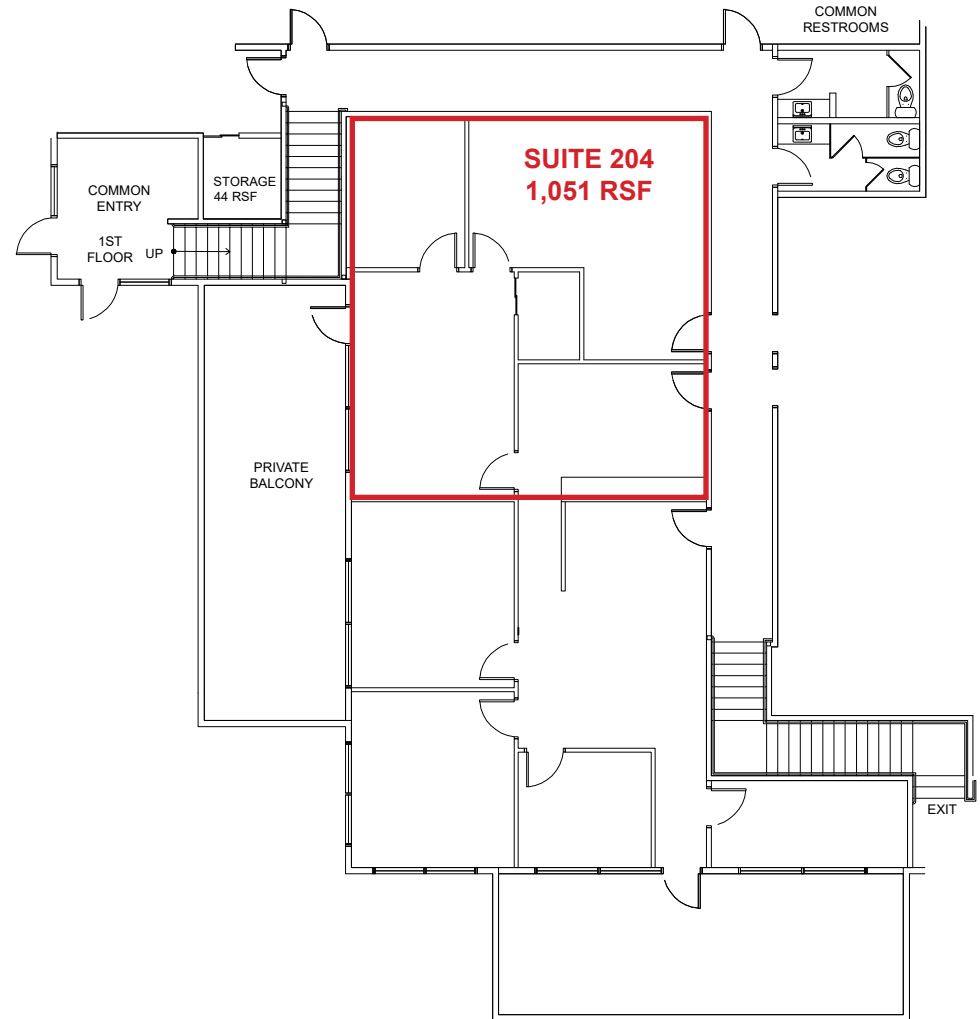
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**3090 FITE CIR - 2ND FLOOR**

**FEATURES:**

- Private balcony
- Two (2) entry doors



Suite	RSF	Office	Monthly Rent
204	1,051	\$1.04 PSF	\$1,093.00, MG

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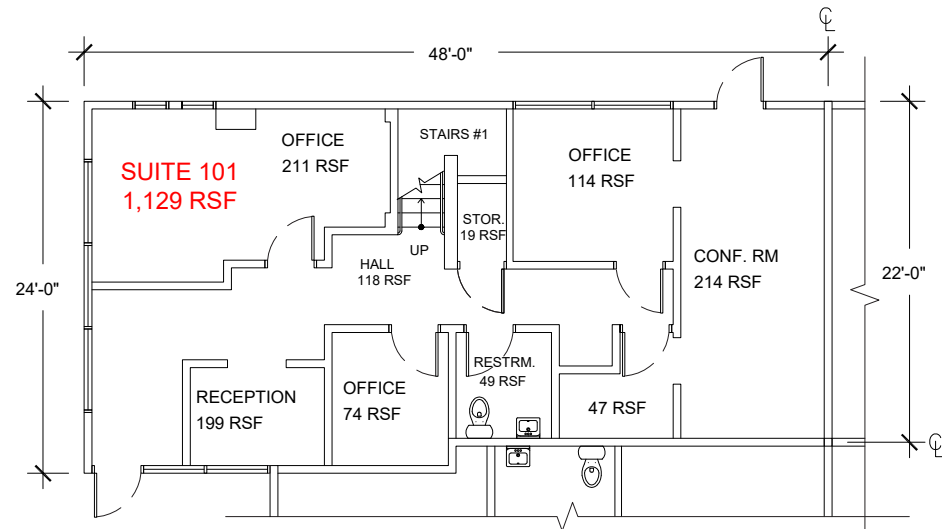
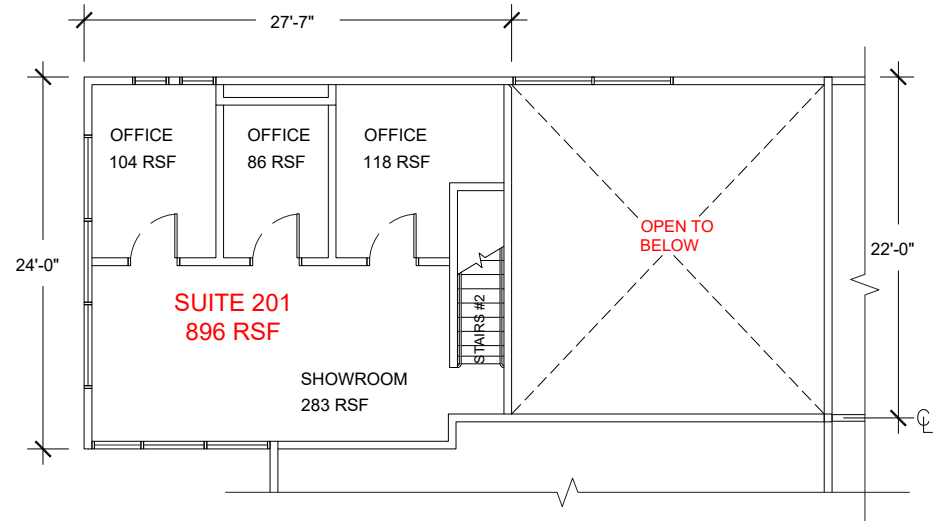
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**3100 FITE CIR - 1ST & 2ND FLOOR**

**FEATURES:**

- Private restroom
- Break-bar with sink
- Two (2) entry doors
- Insulated storage area
- 2nd floor private suite with great window line



Suite	RSF	Lease rate	Monthly Rent
101/201	1,860	\$1.08 PSF	\$2,009.00, MG

Available 5/15/24.

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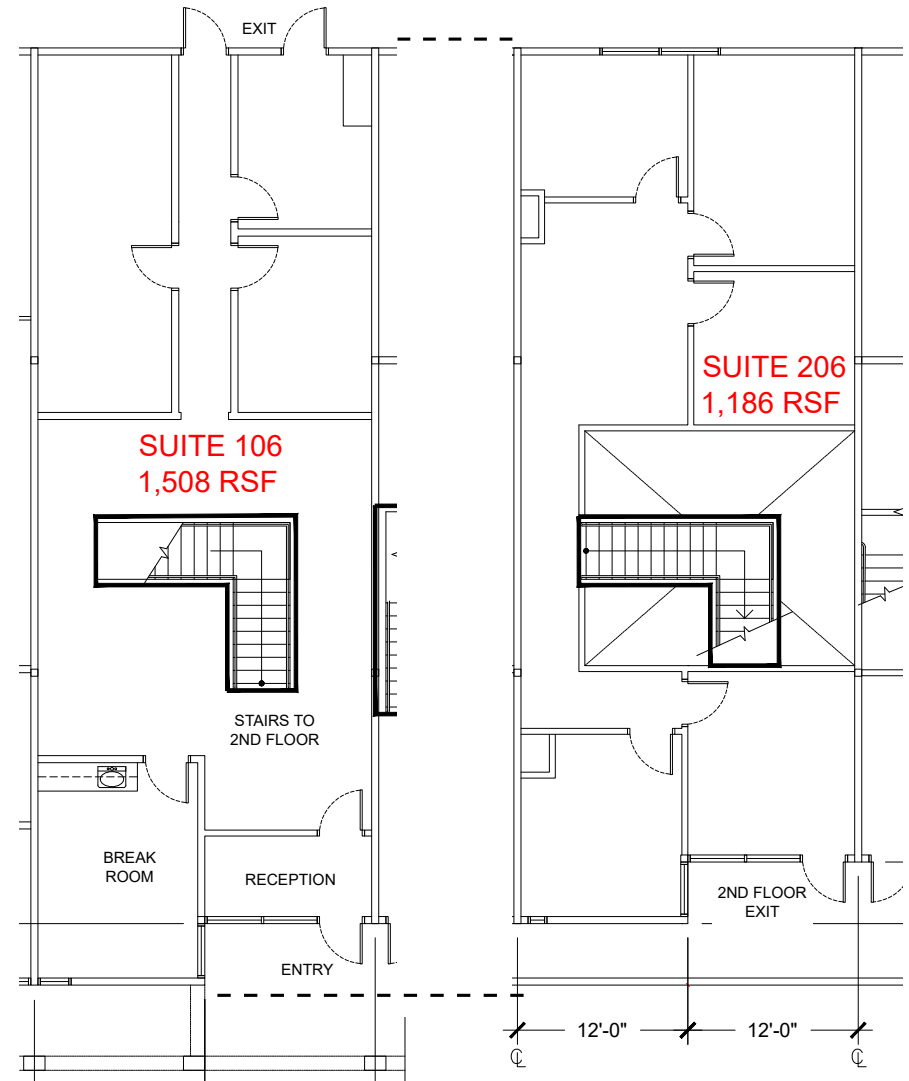
**3100 FITE CIR - 1ST & 2ND FLOOR**

**FEATURES:**

- Dedicated reception area
- Full breakroom
- Interior staircase
- Large skylights creating tons of natural light
- 7-8 private offices, One (1) conference room
- Four (4) entry doors

Suite	RSF	Office	Monthly Rent
106	1,508	\$1.20 PSF	\$1,810.00, MG
206	1,186	\$1.05 PSF	\$1,245.00, MG
106/206	2,694	\$1.13 PSF	\$3,044.00, MG

**VIEW VIRTUAL TOUR**



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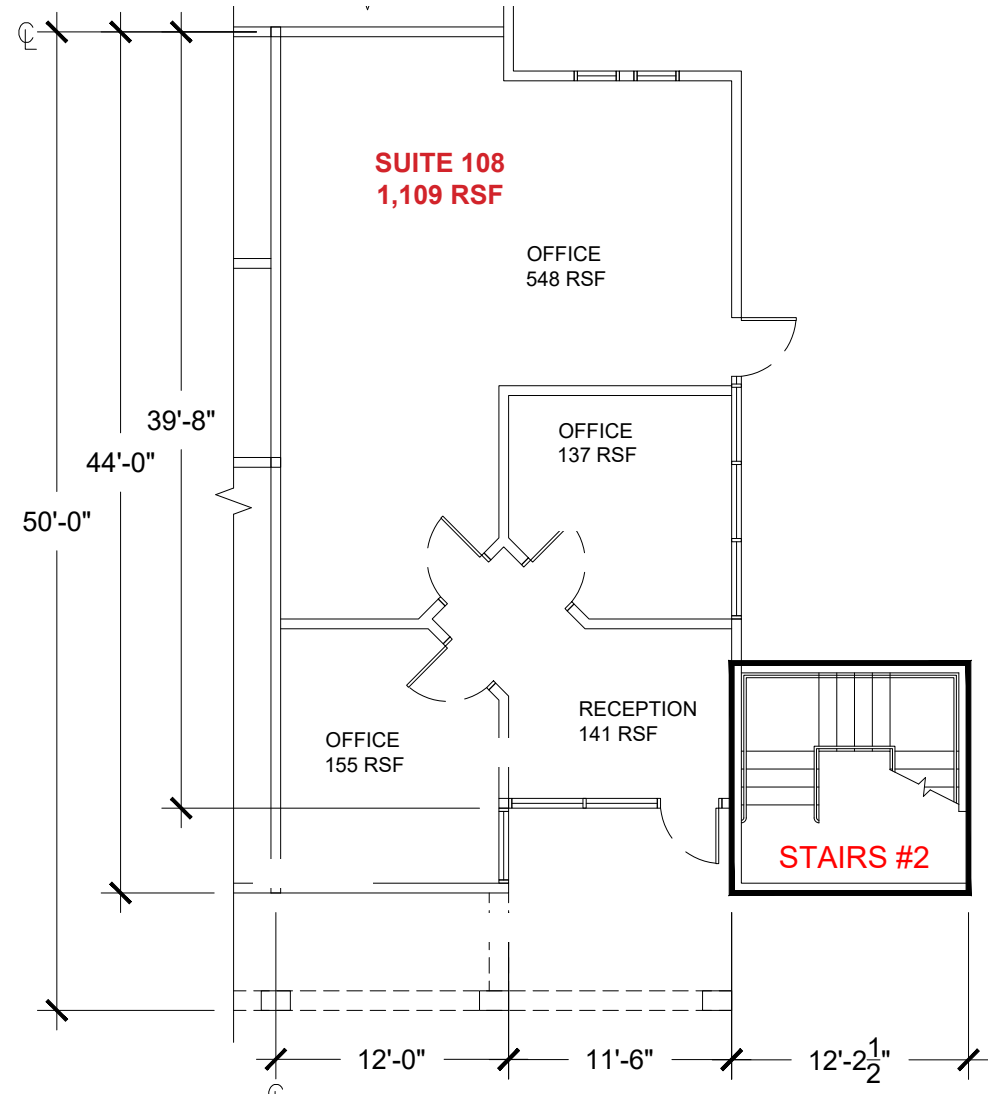
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**3100 FITE CIR - 1ST FLOOR**

**FEATURES:**

- Reception area
- Two (2) private offices
- Open area in back
- Two (2) entry doors



Suite	RSF	Office	Monthly Rent
108	1,109	\$1.12 PSF	\$1,242.00, MG

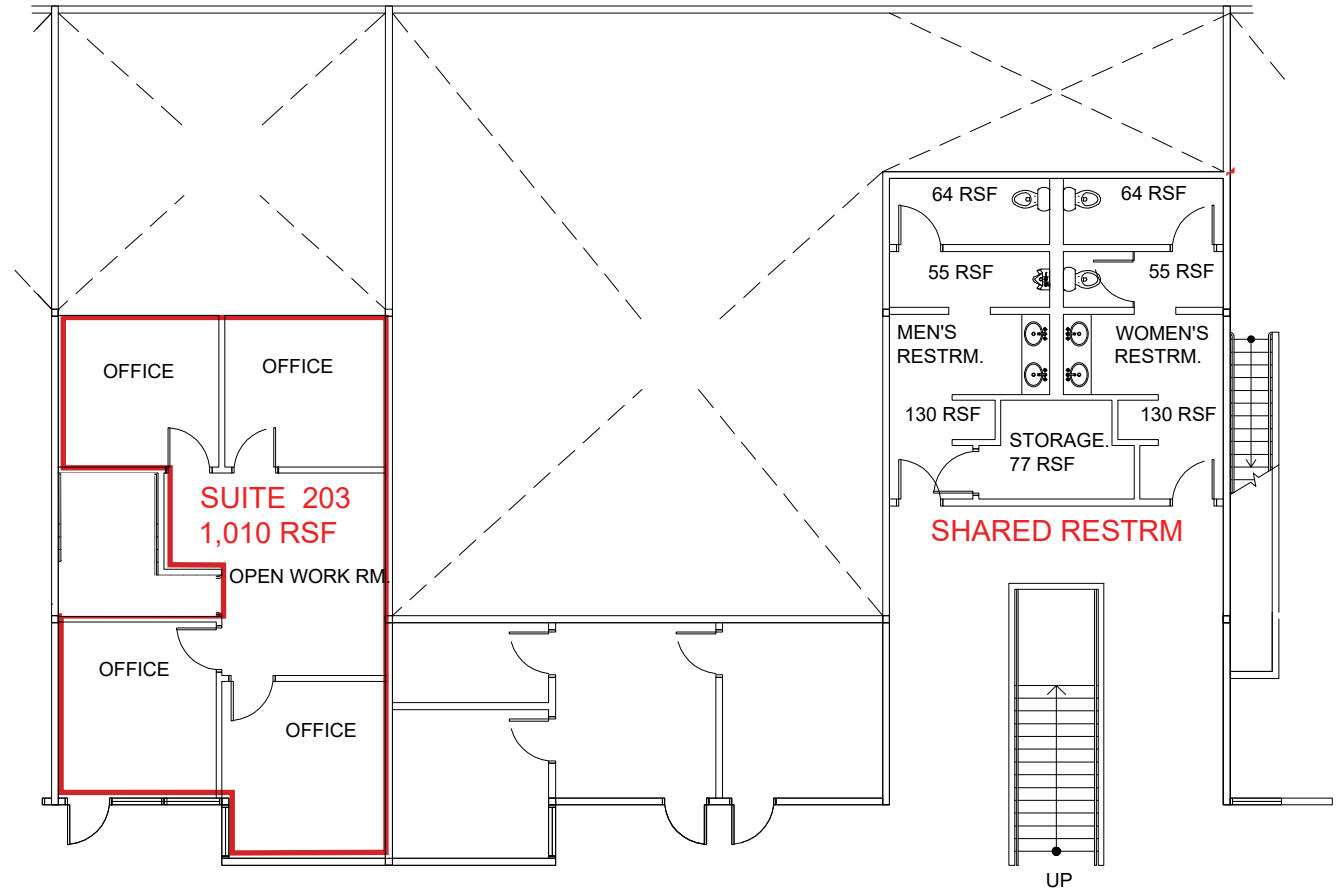
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Suite	RSF	Office	Monthly Rent
203	1,010	\$1.05 PSF	\$1,061.00, MG

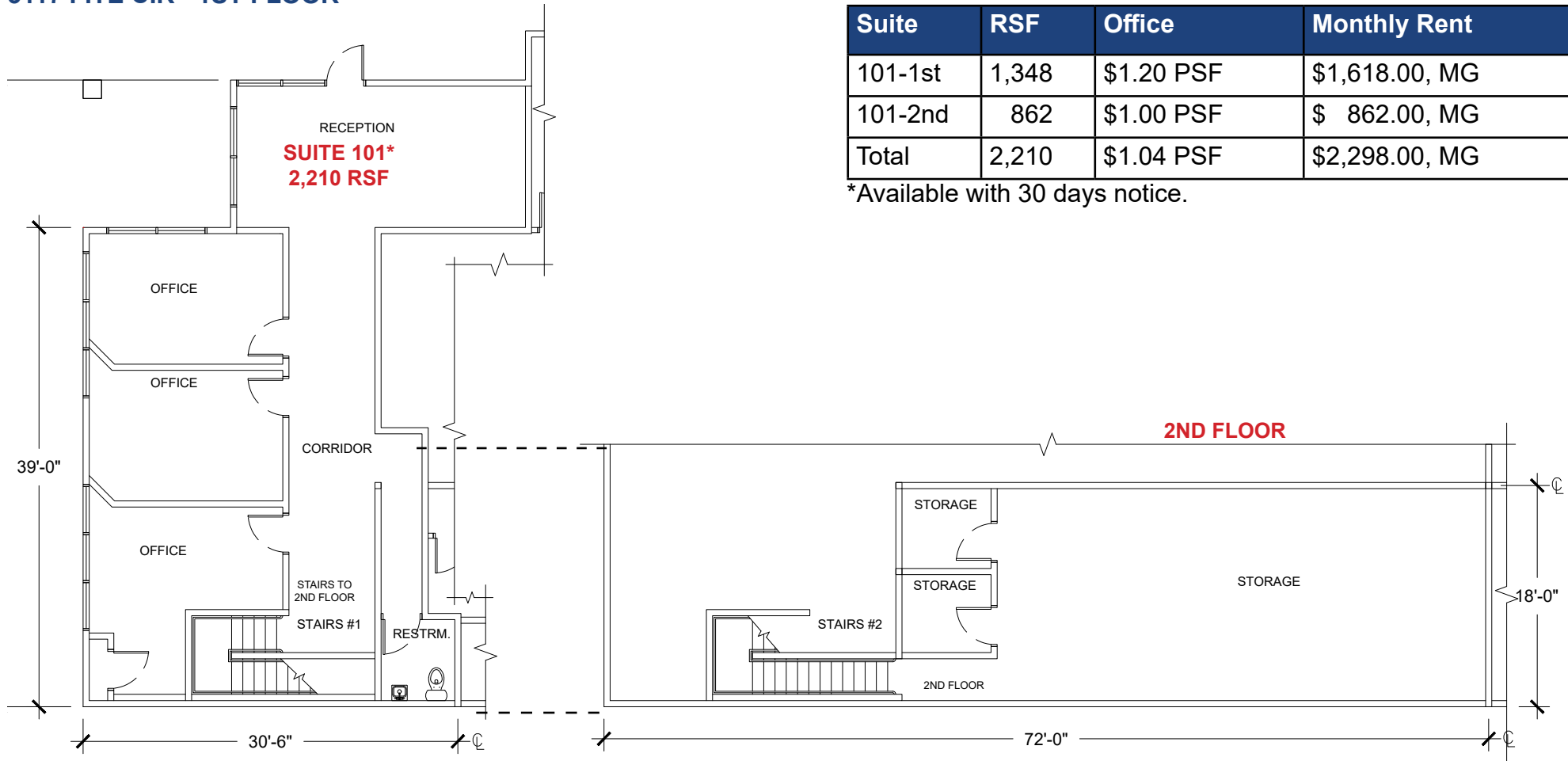
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Suite	RSF	Office	Monthly Rent
101-1st	1,348	\$1.20 PSF	\$1,618.00, MG
101-2nd	862	\$1.00 PSF	\$ 862.00, MG
<b>Total</b>	<b>2,210</b>	<b>\$1.04 PSF</b>	<b>\$2,298.00, MG</b>

\*Available with 30 days notice.

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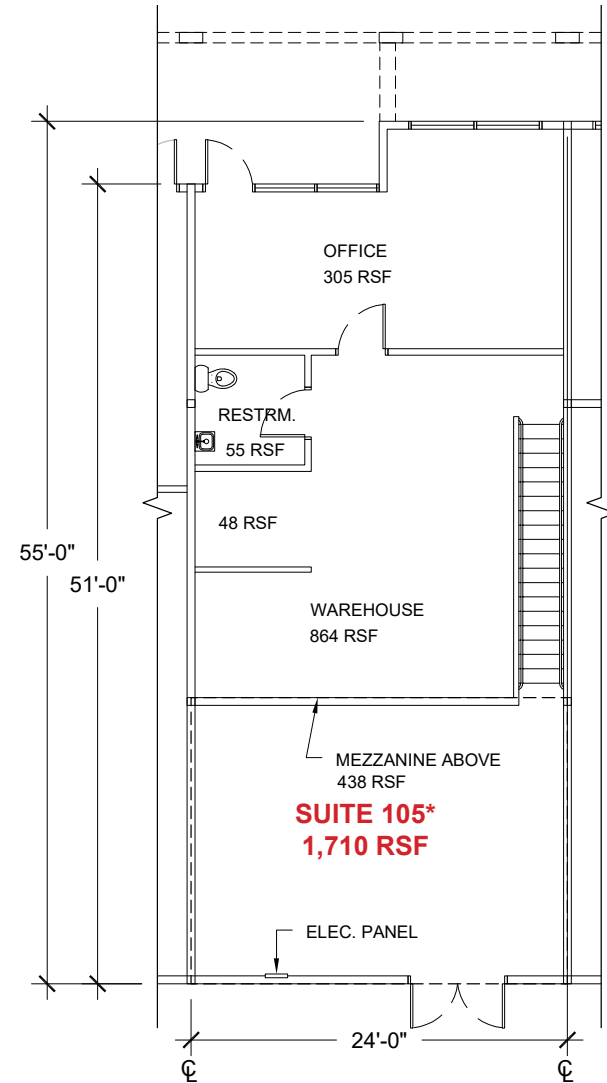
**3117 FITE CIR - 1ST FLOOR**

Suite 105*	RSF	Lease Rates	Monthly Rent
Office	305	\$1.15 PSF	\$ 351.00, MG
Warehouse	1,405	\$0.97 PSF	\$1,363.00, MG
<b>Total</b>	<b>1,710</b>	<b>\$1.00 PSF</b>	<b>\$1,710.00, MG</b>

\*Available 7/1/24.

**FEATURES:**

- Open office in front
- Warehouse with double-doors
- Private restroom
- Stairs to mezzanine storage area



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FOR LEASE

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