

CALIFORNIA WORKSPACE
3050-3117 FITE CIRCLE
SACRAMENTO, CA

438 RSF - 6,397 RSF OFFICE AND
WAREHOUSE SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED



FOR MORE INFORMATION CONTACT:

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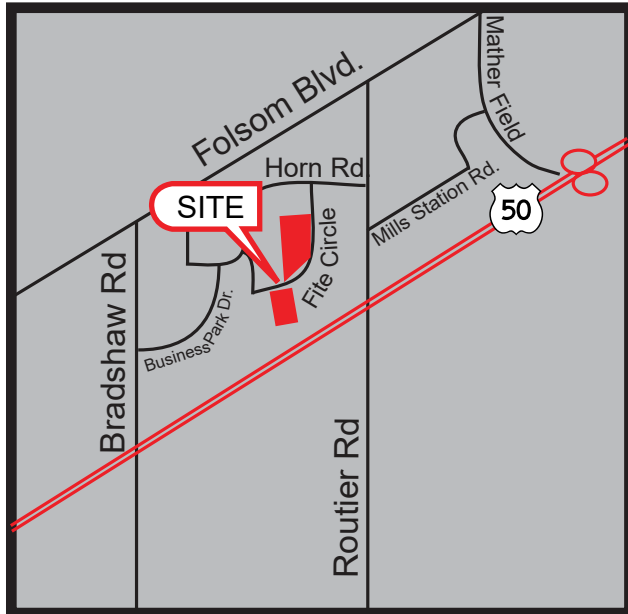
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VIEW VIRTUAL TOUR

916.779.1000

FEATURES:

- Flexible Office/Warehouse layouts
- Visibility from well traveled Hwy 50
- Common area conference room available
- 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.

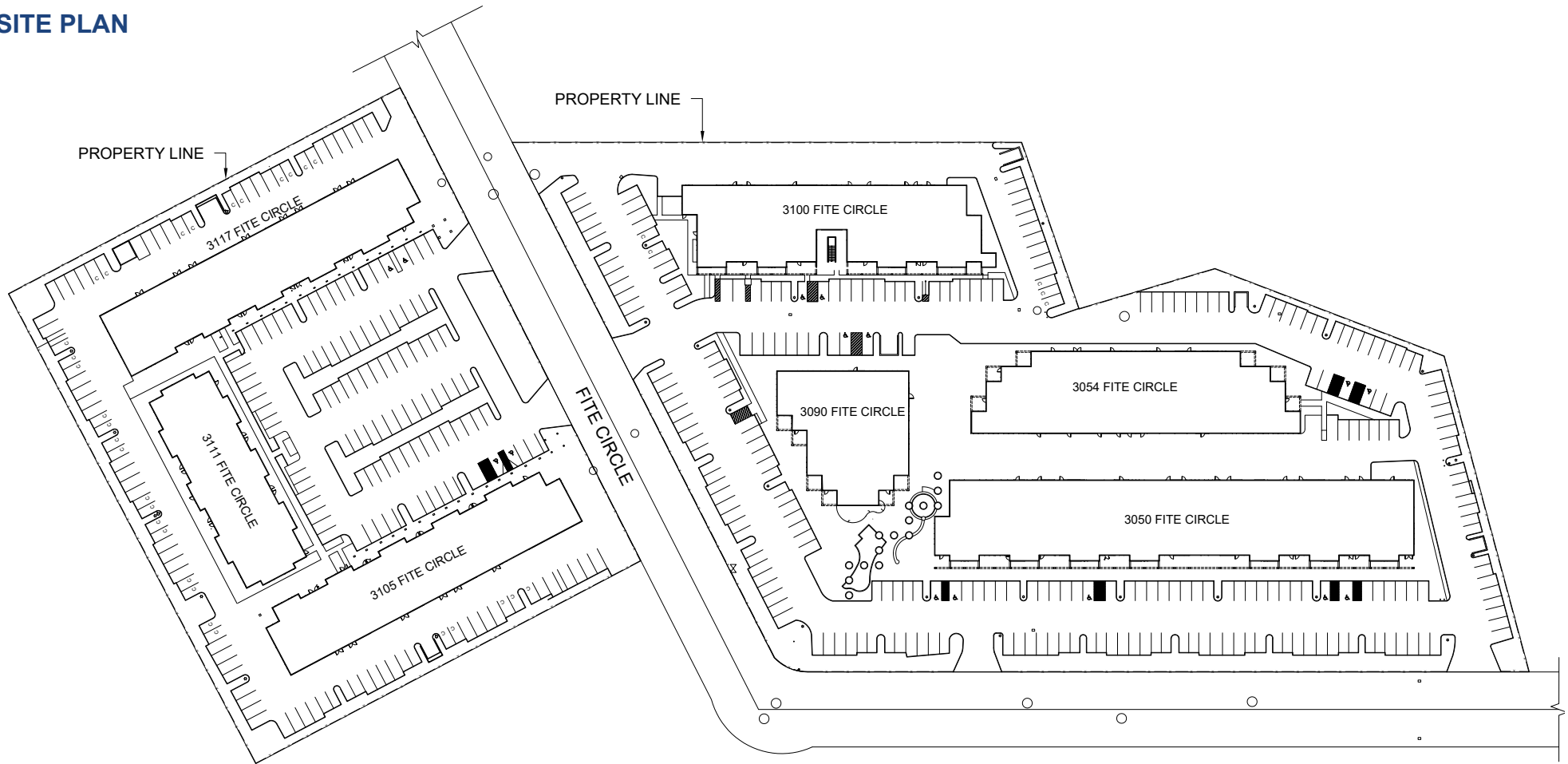
The campus caters to a wide range of flexible uses by offering warehouse and office spaces, abundant parking, direct access to amenities and light rail, all in a centrally located and mature submarket.

LEASE RATES:

Please see additional pages.



SITE PLAN



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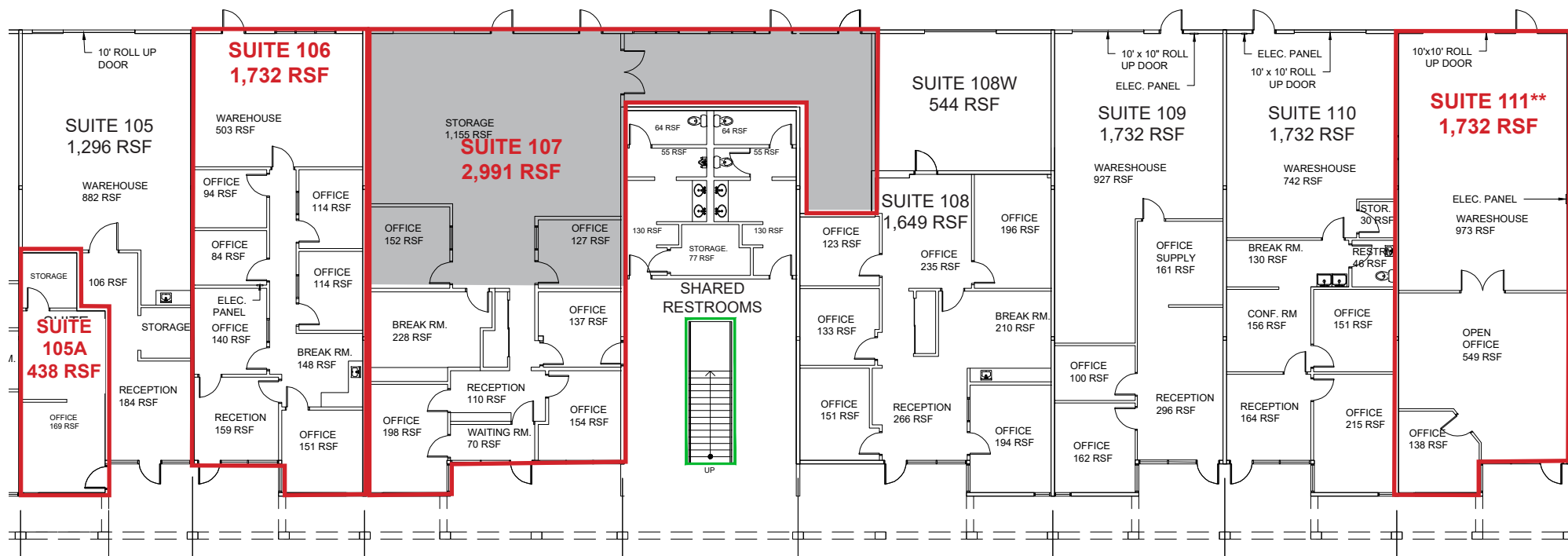
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3050 FITE CIR - 1ST FLOOR

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



Suite	RSF	Office	Monthly Rent
105A	438	\$1.45 PSF	\$ 635.00, MG
106	1,732	\$1.20 PSF	\$2,078.00, MG
107	2,991	\$1.11 PSF	\$3,320.00, MG
111**	1,732	\$1.20 PSF	\$2,078.00, MG

**Available 07/01/25.

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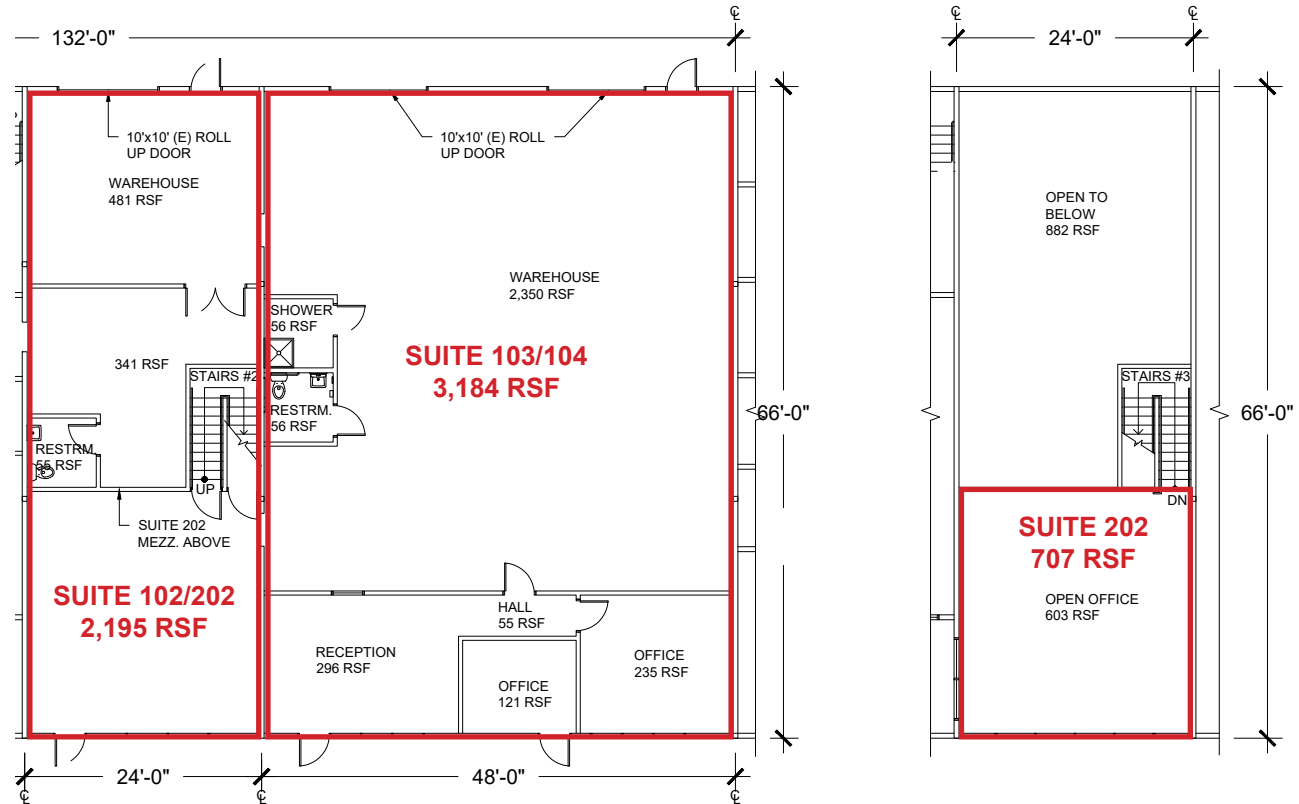
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3054 FITE CIR - 1ST & 2ND FLOOR

FEATURES:

- Three (3) roll-up doors
- Two (2) private restrooms
- Private shower
- 18' clear height



**SUITE
102/103/104/202
5,379 RSF**

Suite	RSF	Office	Monthly Rent
102/202	2,195	\$1.15 PSF	\$2,524.00, MG
103/104	3,184	\$1.15 PSF	\$3,662.00, MG
102/103/104/202	5,379	\$1.12 PSF	\$6,024.00, MG

Available with 30 days' notice.

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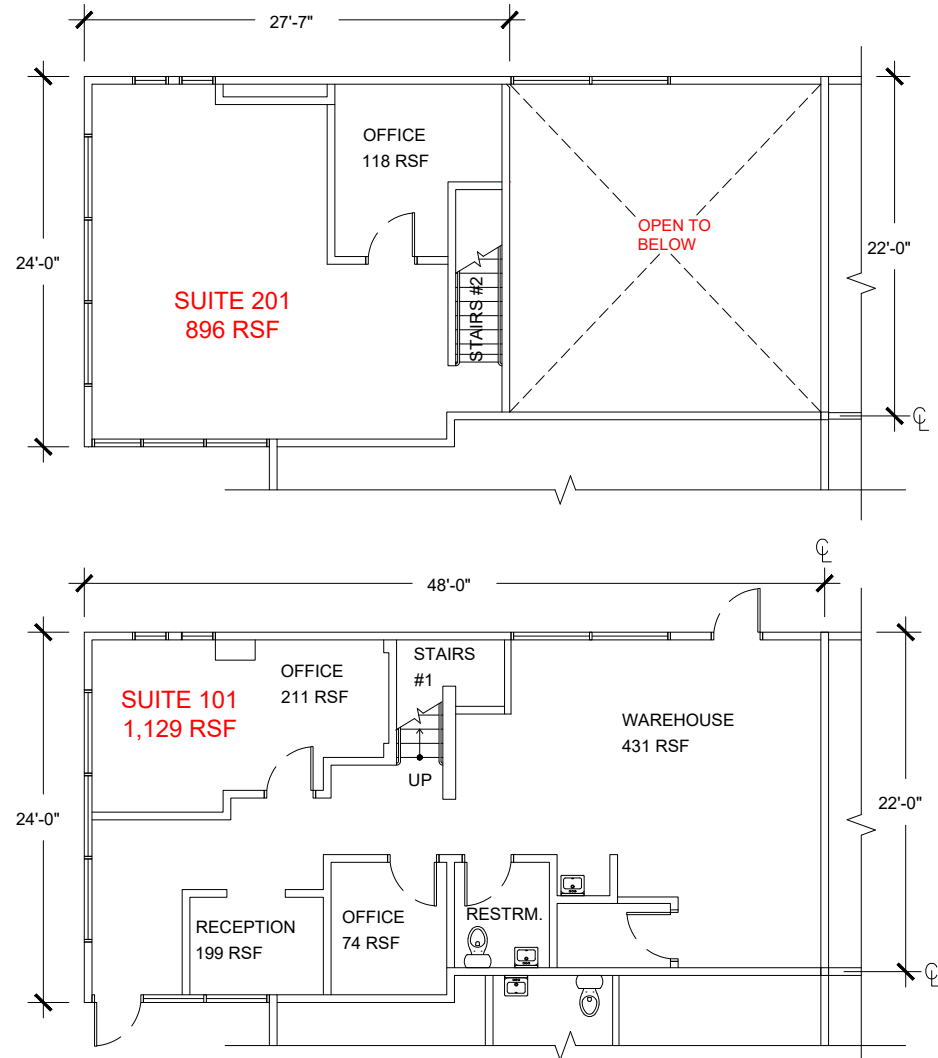
3100 FITE CIR - 1ST & 2ND FLOOR

FEATURES:

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

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



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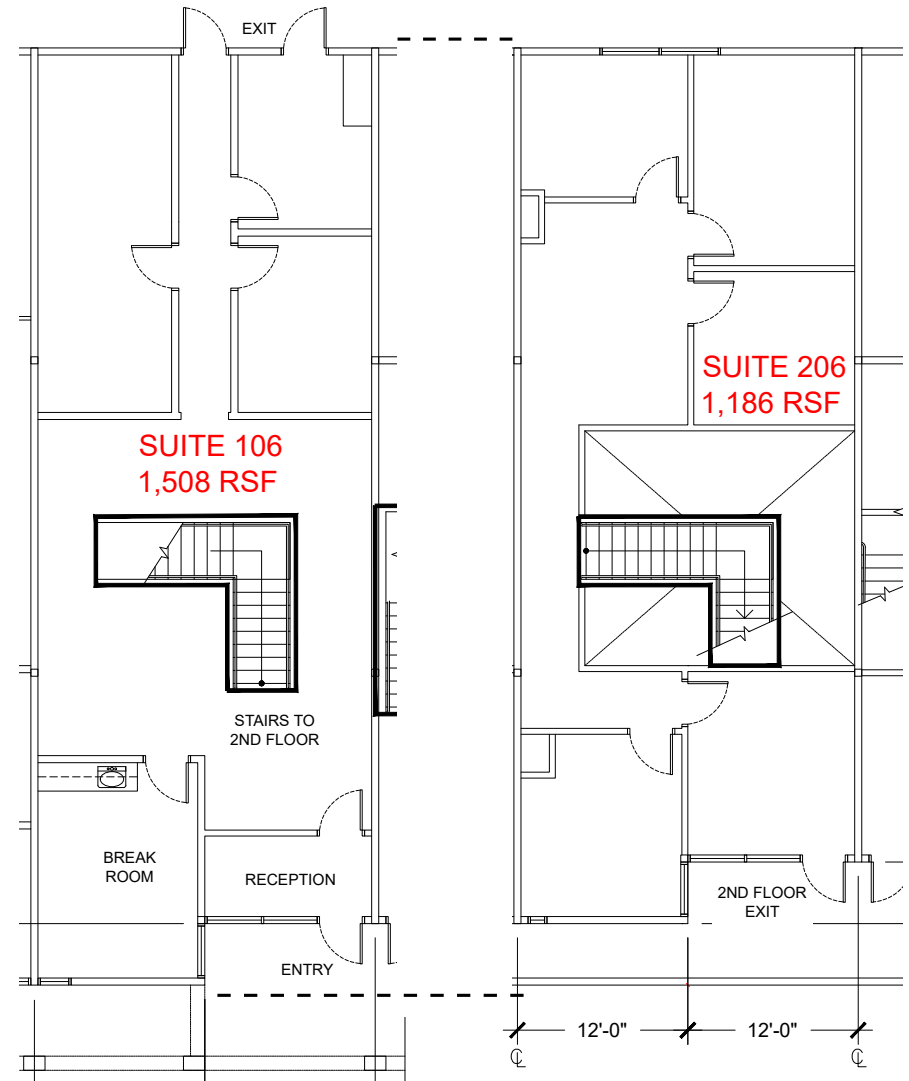
3100 FITE CIR - 1ST & 2ND FLOOR

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

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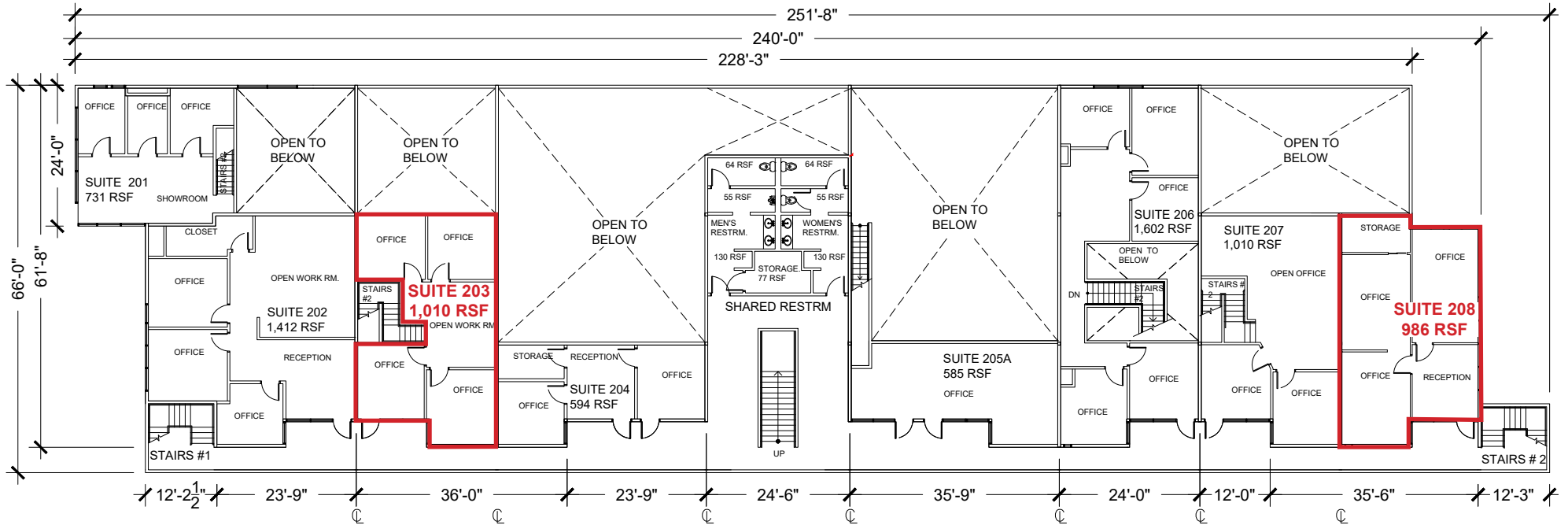
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3100 FITE CIR - 2ND FLOOR



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Suite	RSF	Office	Monthly Rent	Suite	RSF	Office	Monthly Rent
203	1,010	\$1.05 PSF	\$1,061.00, MG	208	986	\$1.05 PSF	\$1,035.00, MG

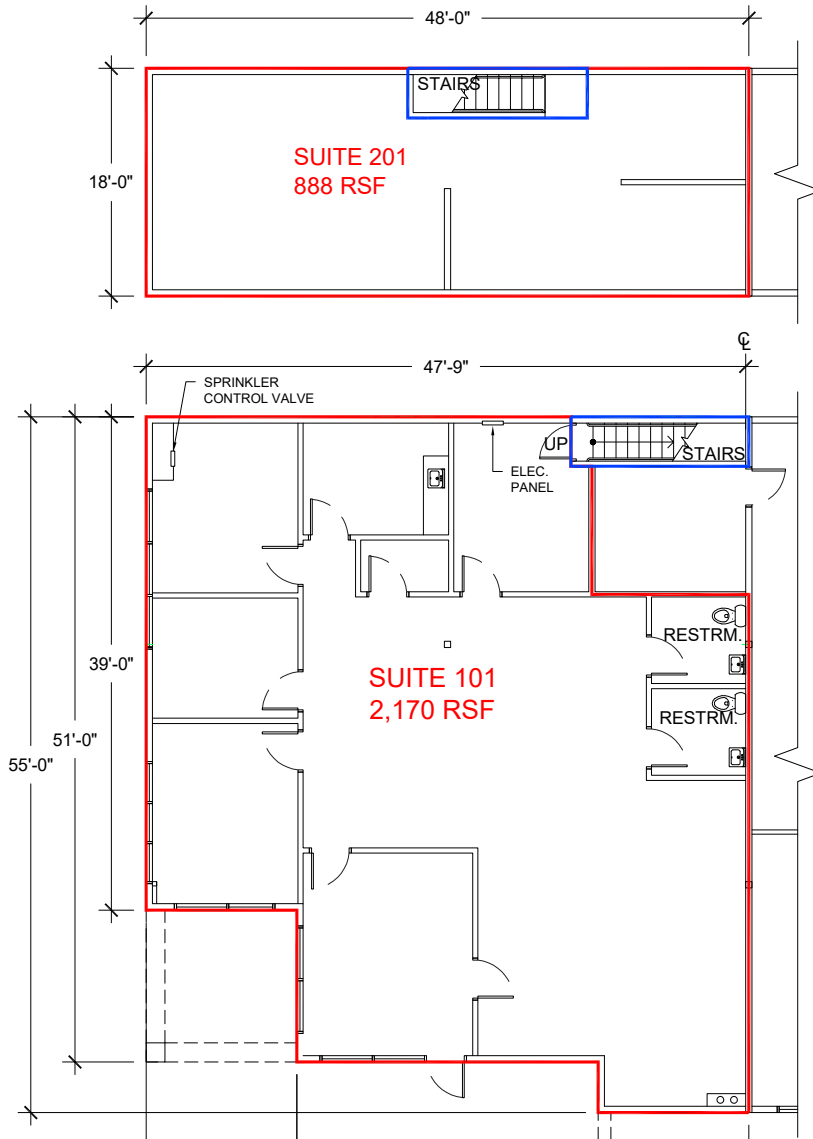
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3105 FITE CIR - 1ST & 2ND FLOOR

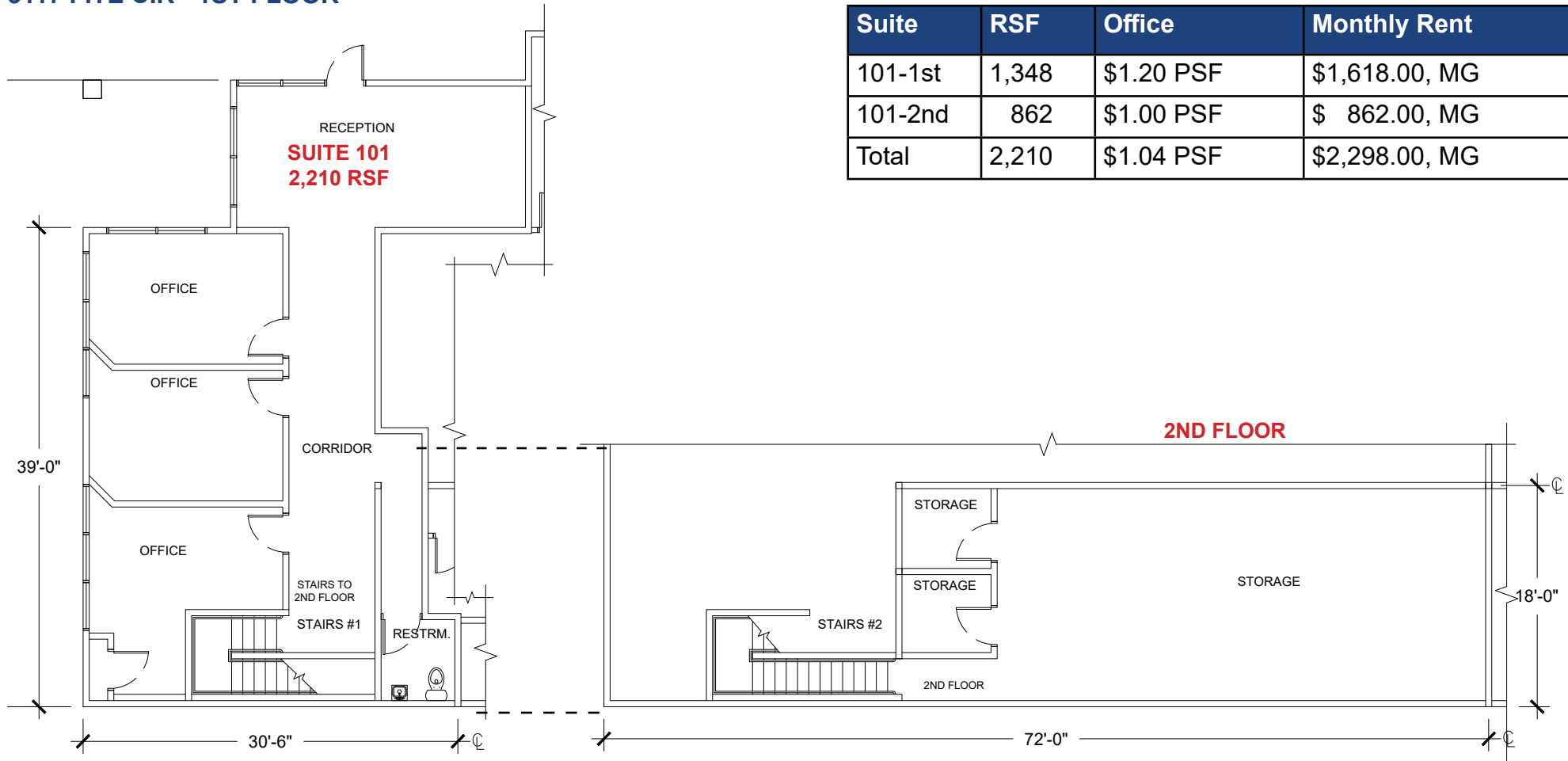


Suite	RSF	Office	Monthly Rent
101	2,170	\$1.20 PSF	\$2,604.00, MG
201	888	\$0.90 PSF	\$ 799.00, MG
101/201	3,058	\$1.11 PSF	\$3,403.00, MG

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3117 FITE CIR - 1ST FLOOR



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
Total	2,210	\$1.04 PSF	\$2,298.00, MG

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FOR LEASE

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