

**3840 ROSIN COURT**  
**SACRAMENTO, CA**  
FOR LEASE  
4,285 RSF OFFICE SUITE

**ETHAN CONRAD**  
PROPERTIES INC.

**NOW REMODELED!**

FOR MORE INFORMATION CONTACT:

**Grant Keeney**  
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grant@ethanconradprop.com

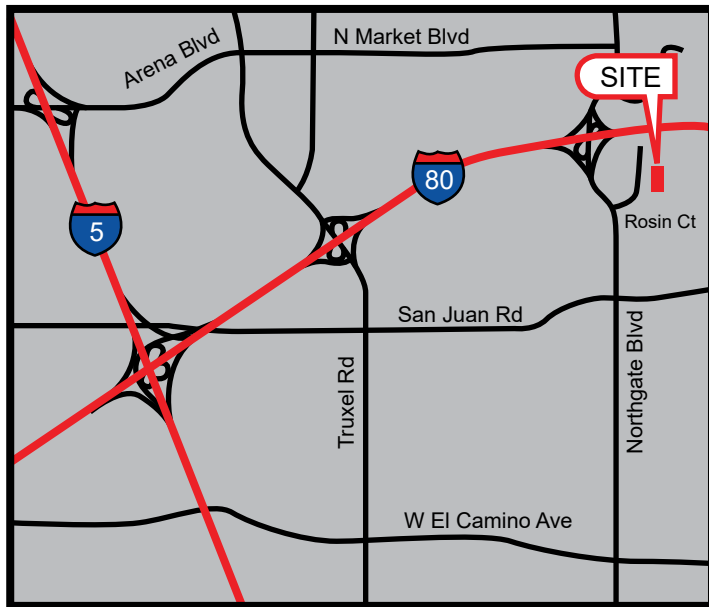
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**916.779.1000**

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

FEATURES:

- Conveniently located at the Northgate Blvd/I-80 exit
- Flexible availabilities with many improvements
- Professional Business Park setting
- Abundant parking with mature landscaping
- Surrounded by strong residential population



PROPERTY DETAILS:

A versatile ±47,344 RSF two-story office building that can accommodate a variety of business sizes and uses. Located at signalized intersection off the Northgate Blvd exit of I-80. Just minutes from I-5/I-80 interchange.

Only 10 minutes from Downtown or 15 minutes from Sacramento International Airport. Proximate retail and restaurant options.



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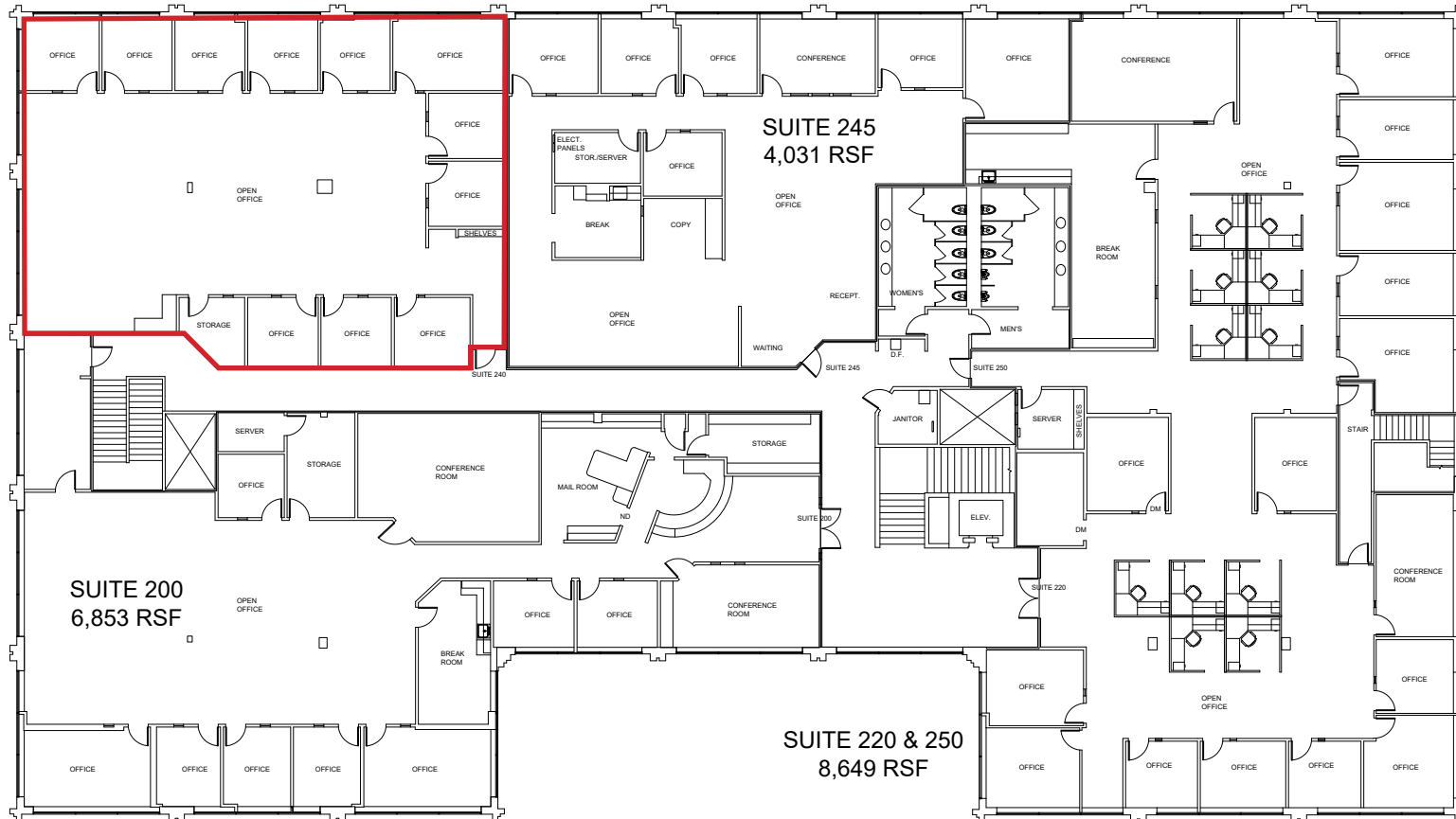
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

FLOOR PLAN

AVAILABLE  
SUITE 240  
4,285 RSF



Suite	RSF	Lease Rate	Monthly Rent
240	4,285	\$1.45 PSF	\$6,213.00, Full Service

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