

3301-3307 BROADWAY
SACRAMENTO, CA
FOR LEASE
5,582 SF OFFICE/RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.

COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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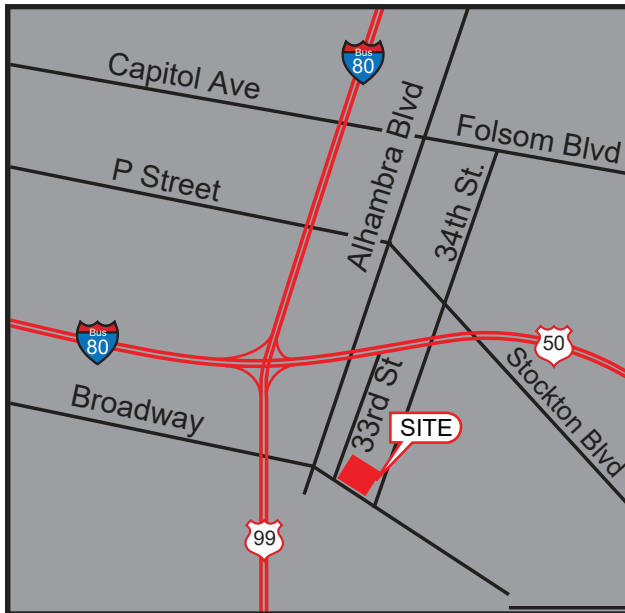
Ethan Conrad
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916.779.1000

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

FEATURES:

- High visibility building on the corner of 33rd Street and Broadway
- Excellent walk-ability to local restaurants, retailers, coffee shops, and breweries
- Convenient access to light rail and bus lines
- Abundant un-metered street parking
- 20' ceilings throughout half the premises



PROPERTY DETAILS:

Attractive, retro building centrally located with excellent freeway access to Hwy 50, Hwy 99, and Business 80. Significant redevelopment on Broadway of the surrounding residential and retail buildings. Adjacent to future development of 120 multi-family units. Building has ±100' of glass-lined frontage on Broadway.

Excellent for most office or retail uses. Creative office space layout.

LEASE RATES:

3307*: 5,582 SF \$6,084.00 (\$1.09 PSF, MG)

*Available with 45 days' notice.



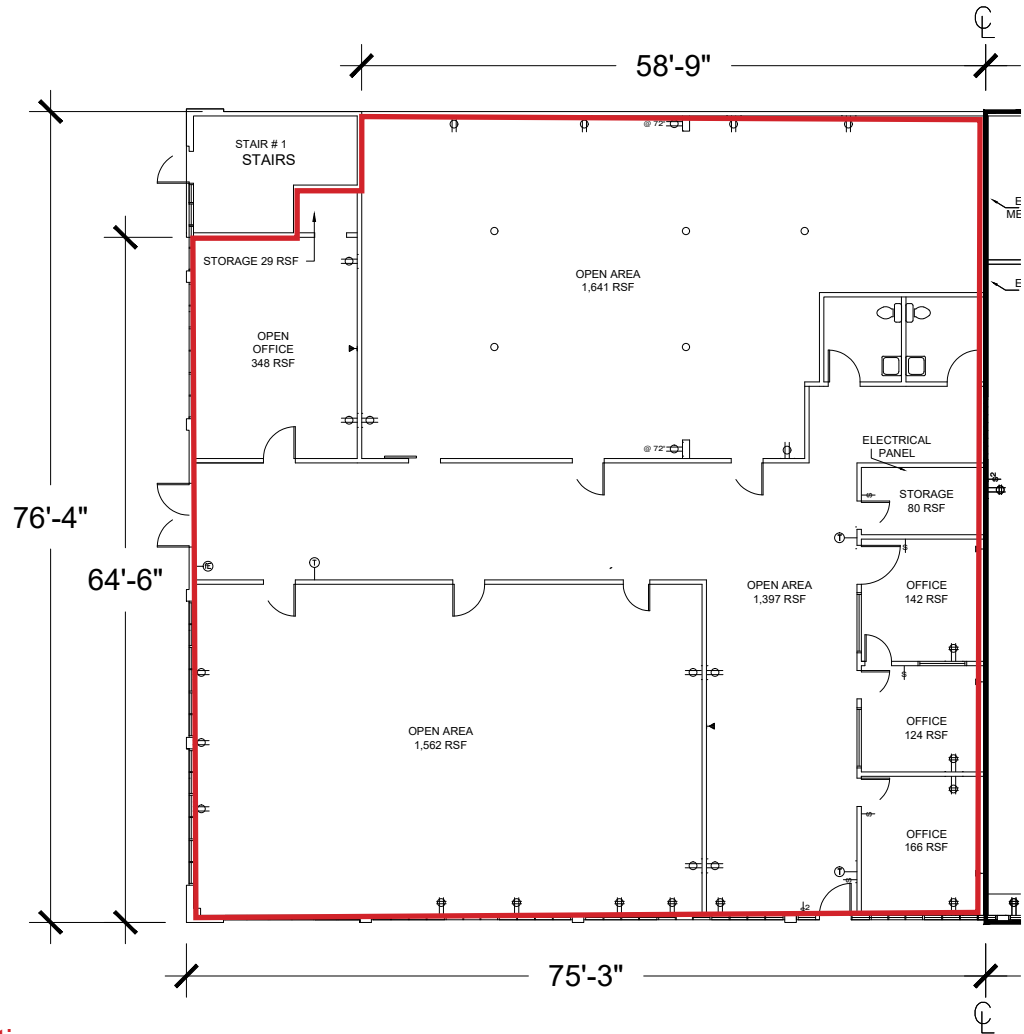
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FLOOR PLAN



AVAILABLE
3307*
5,582 SF

*Available with 45 days' notice.

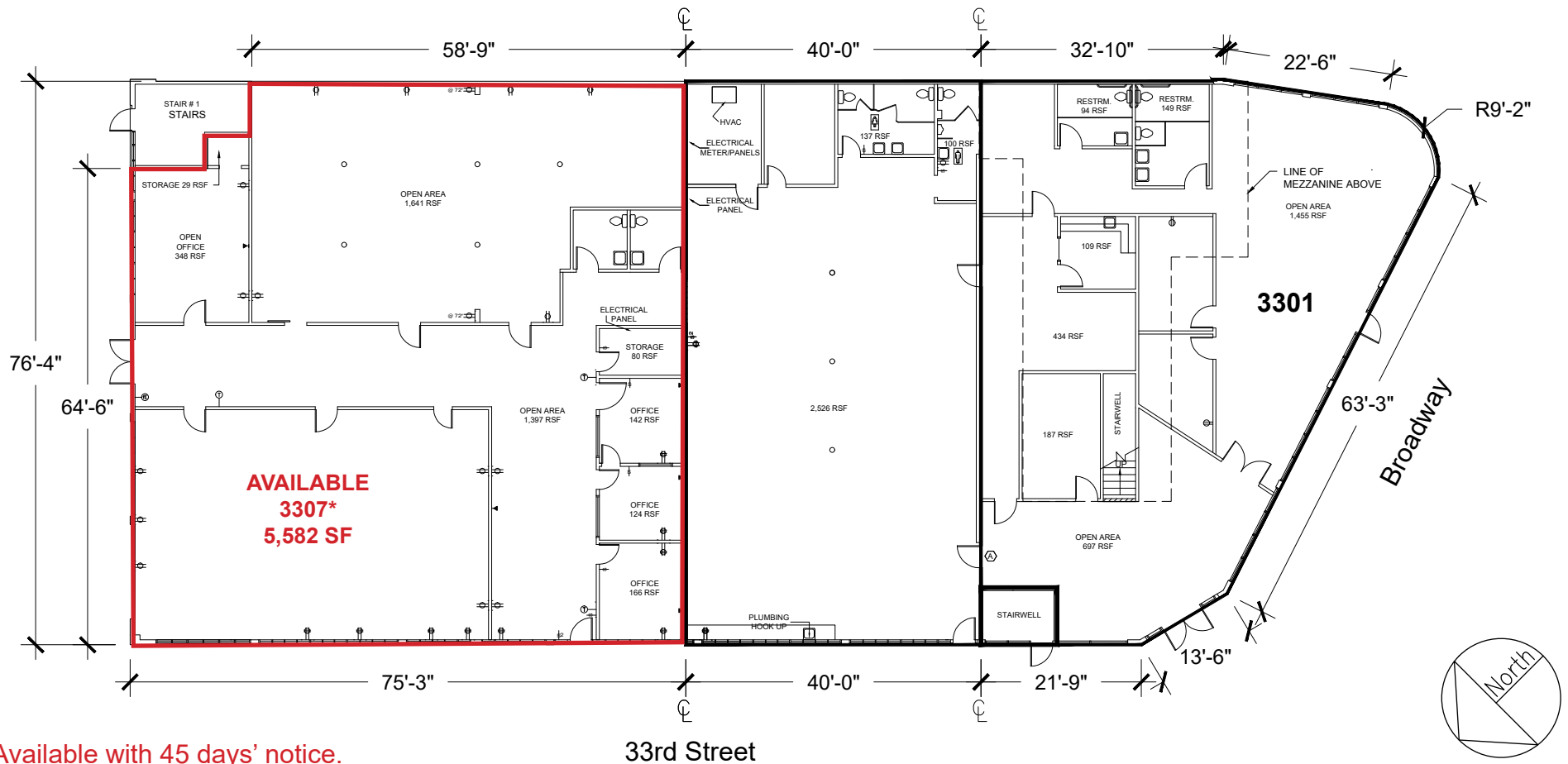
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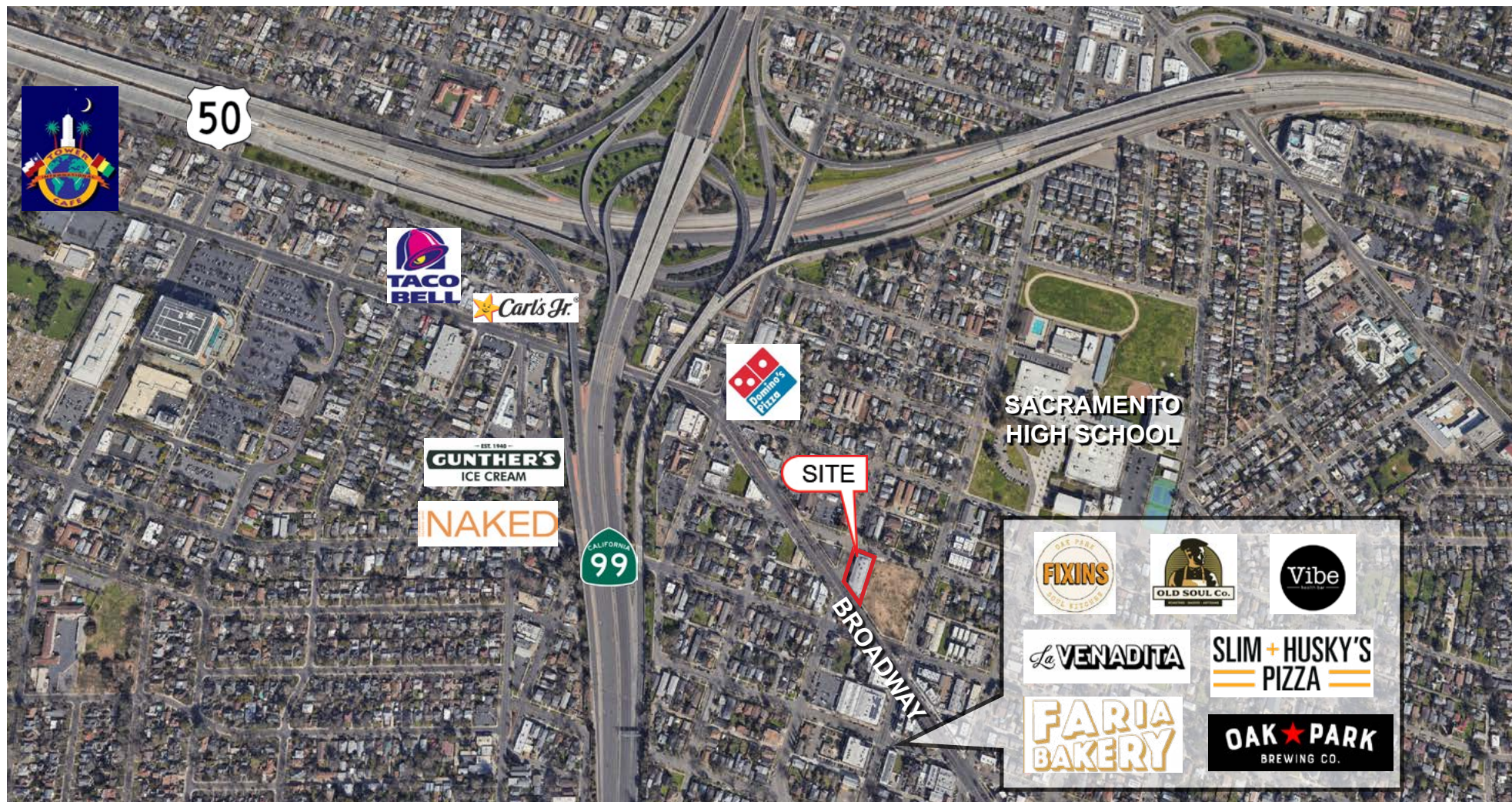
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