

CROWN PLAZA
2730 GATEWAY OAKS DR
SACRAMENTO, CA
OFFICE SUITES FOR LEASE
2,850 RSF - 24,965 RSF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED!

FOR MORE INFORMATION CONTACT:

Grant Keeney
DRE: #0891996
grant@ethanconradprop.com

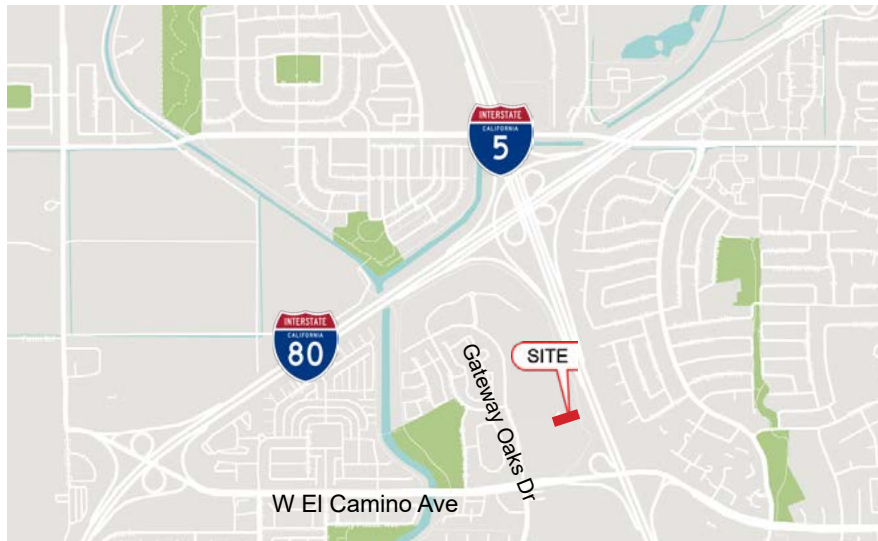
Shilo Rochelle
DRE: #02092283
srochelle@ethanconradprop.com

916.779.1000

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

- 55,159 RSF Class-A office
- Building signage available
- Professional local management
- Direct access to the South Natomas Bike Trail
- Excellent parking ratio of 4/1,000 SF
- First floor showers and lockers
- Park like setting with mature landscaping
- Generator and UPS system available



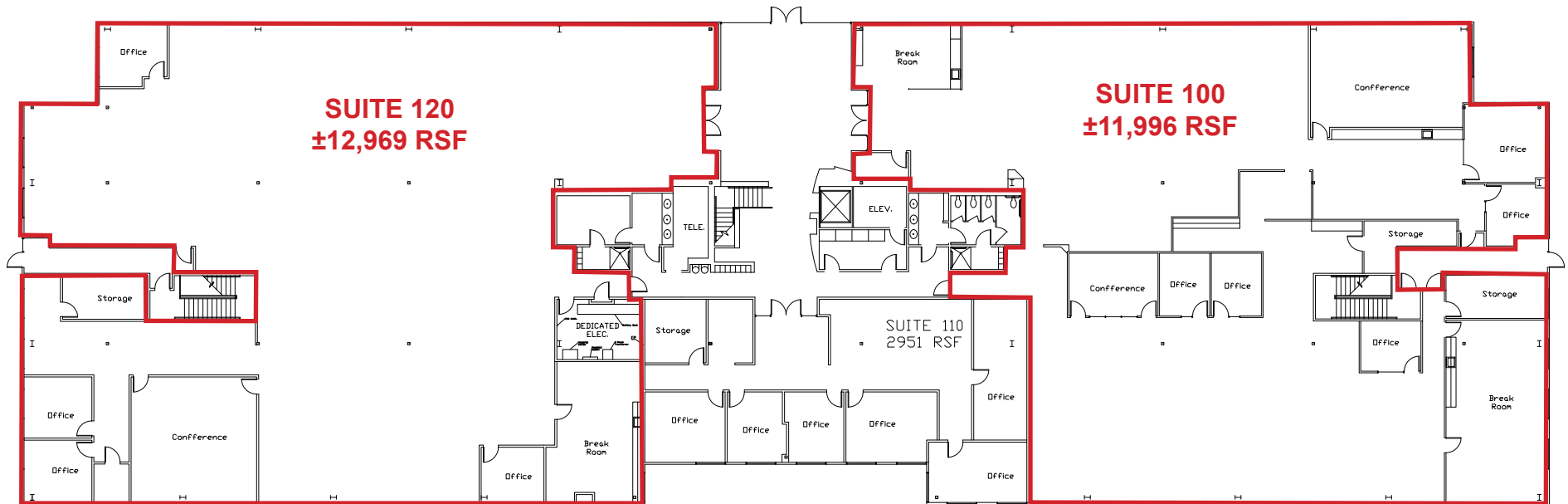
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1ST FLOOR PLAN



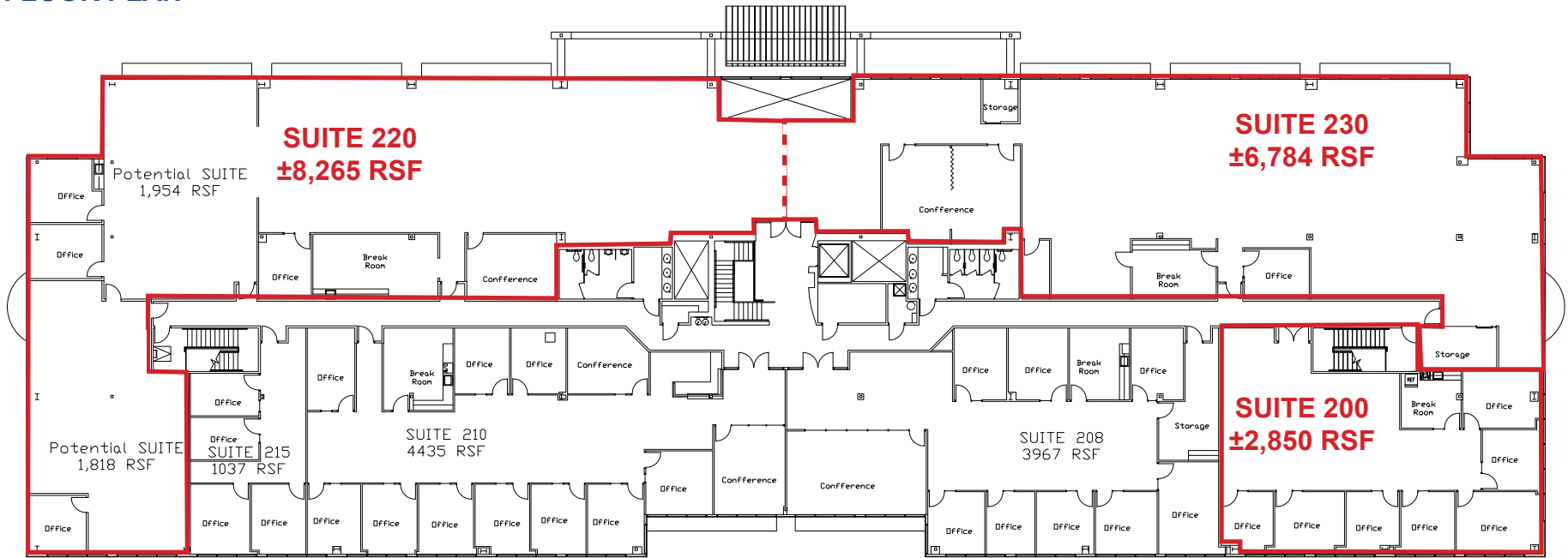
Suite	RSF	Lease Rate	Monthly Rent
100	11,996	\$1.95, Full Service	\$23,392.00
120	12,969	\$1.95, Full Service	\$25,290.00

Can be combined for ±24,965 RSF \$47,184.00 (\$1.89 PSF)

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2ND FLOOR PLAN



Suite	RSF	Lease Rate	Monthly Rent
200	2,850	\$2.05, Full Service	\$ 5,843.00
220	8,265	\$1.99, Full Service	\$16,447.00
230	6,784	\$1.99, Full Service	\$13,500.00
220/230	15,049	\$1.95, Full Service	\$29,346.00

2nd floor can be combined for ±19,049 RSF.

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FOR LEASE

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