

6790 FLORIN-PERKINS RD
SACRAMENTO, CA

FOR LEASE

15,477 SF OFFICE/TECH/INDUSTRIAL SUITE
SECURE PARKING/YARD AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

Connor Finch
DRE: #02083873
connor@ethanconradprop.com

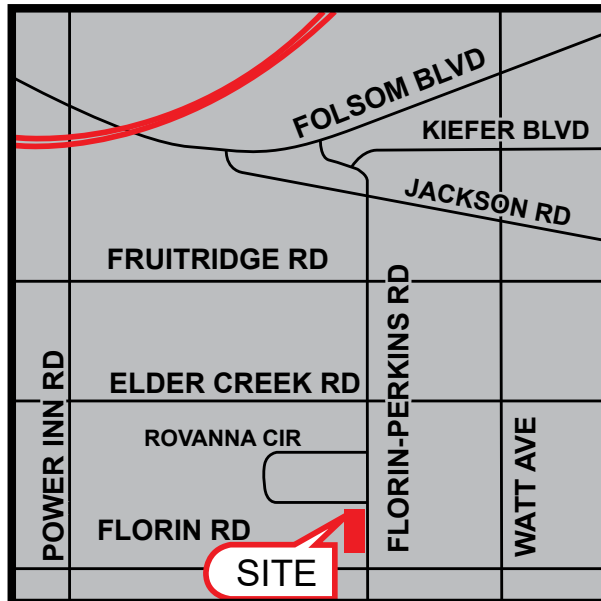
Todd Newburn
DRE: #01226238
tnewburn@ethanconradprop.com

916.779.1000

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

FEATURES:

- Configuration: 23 private offices, a large conference room, a dedicated break room, a server/data room, and a receiving room for light industrial or logistical support.
- Ceiling Height: OfficeT-Bar is a higher than average 10', ideal for office-tech and light industrial use.
- Electrical: Heavy power availability with 600 amp, 120/204 volt, 3-phase electrical service—suitable for advanced tech operations and equipment.
- Parking: Ample parking with 2.9/1,000 SF parking ratio.
- Signage: Monument signage along Florin-Perkins Road offers excellent visibility and branding opportunity.



PROPERTY DETAILS:

6790 Florin-Perkins Rd is a highly functional Office/Tech suite strategically positioned in Sacramento's dynamic Power Inn submarket. This 15,477 SF space offers a professional setting ideal for companies in need of a flexible, tech-ready office environment with industrial support capabilities.

LEASE RATES:

Suite 300:	15,447 SF	\$0.85 - \$0.95 PSF, NNN
Secure Parking/Yard:	14,488 SF	\$3,622.00 (\$0.25 PSF)

NNN costs are approximately \$0.25 PSF.



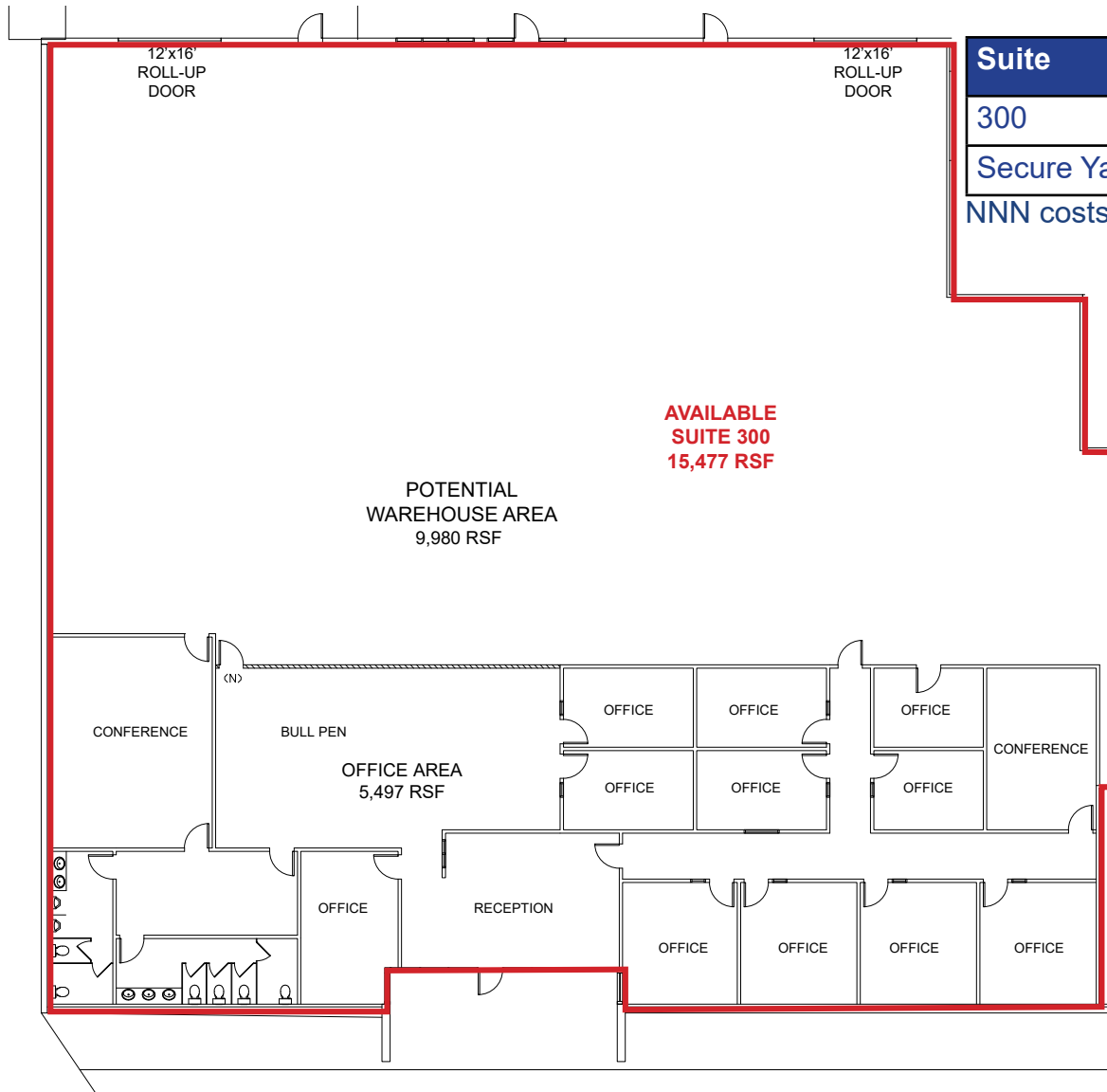
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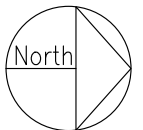
POTENTIAL FLOOR PLAN



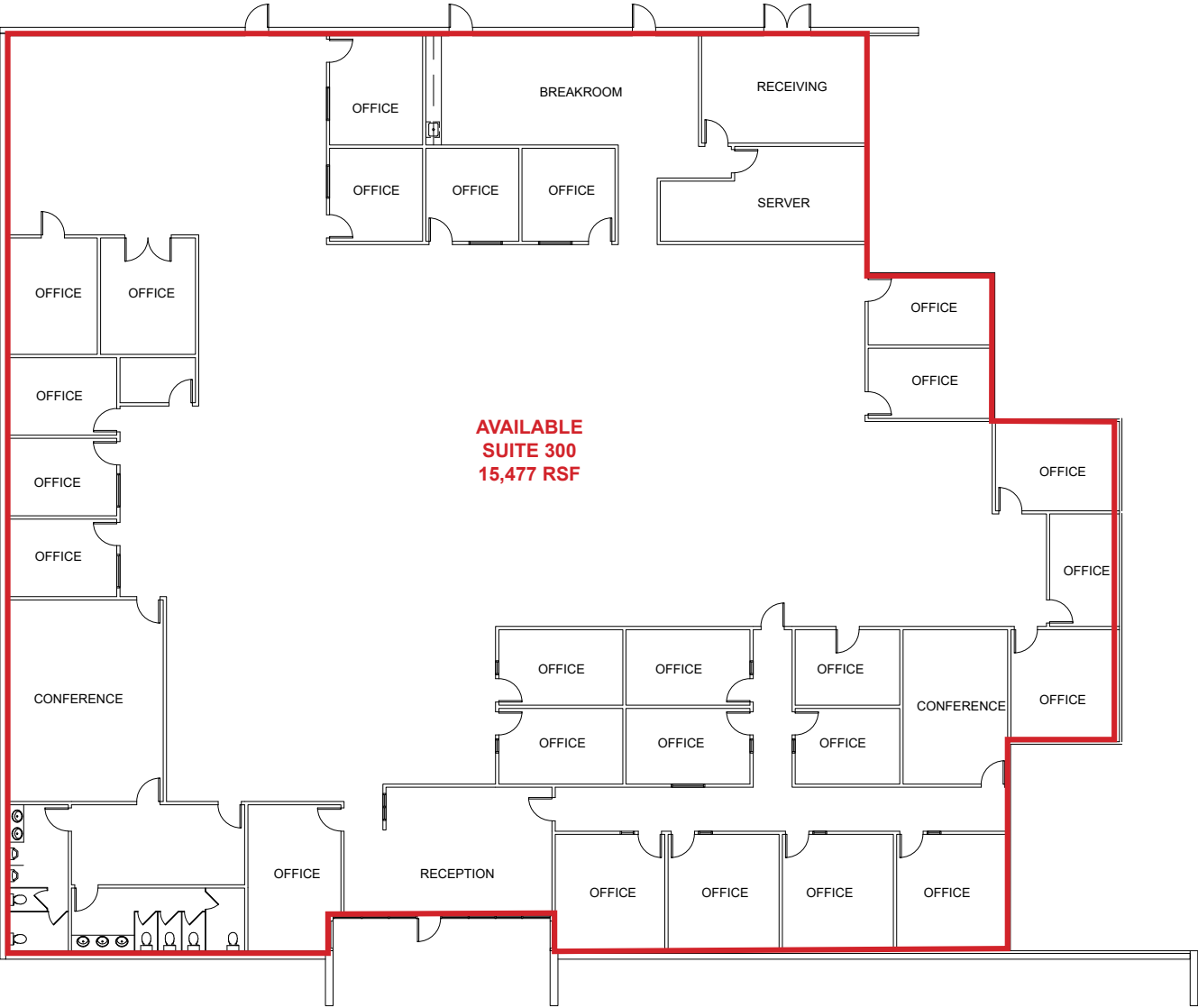
Suite	SF	Lease Rates	Rent
300	15,477	\$0.85 - \$0.95 PSF, NNN	
Secure Yard	14,488	\$0.25 PSF	\$3,622.00

NNN costs are approximately \$0.25 PSF.

Please note: This is a speculative warehouse floorplan.
The as-is floorplan is shown on page 4.

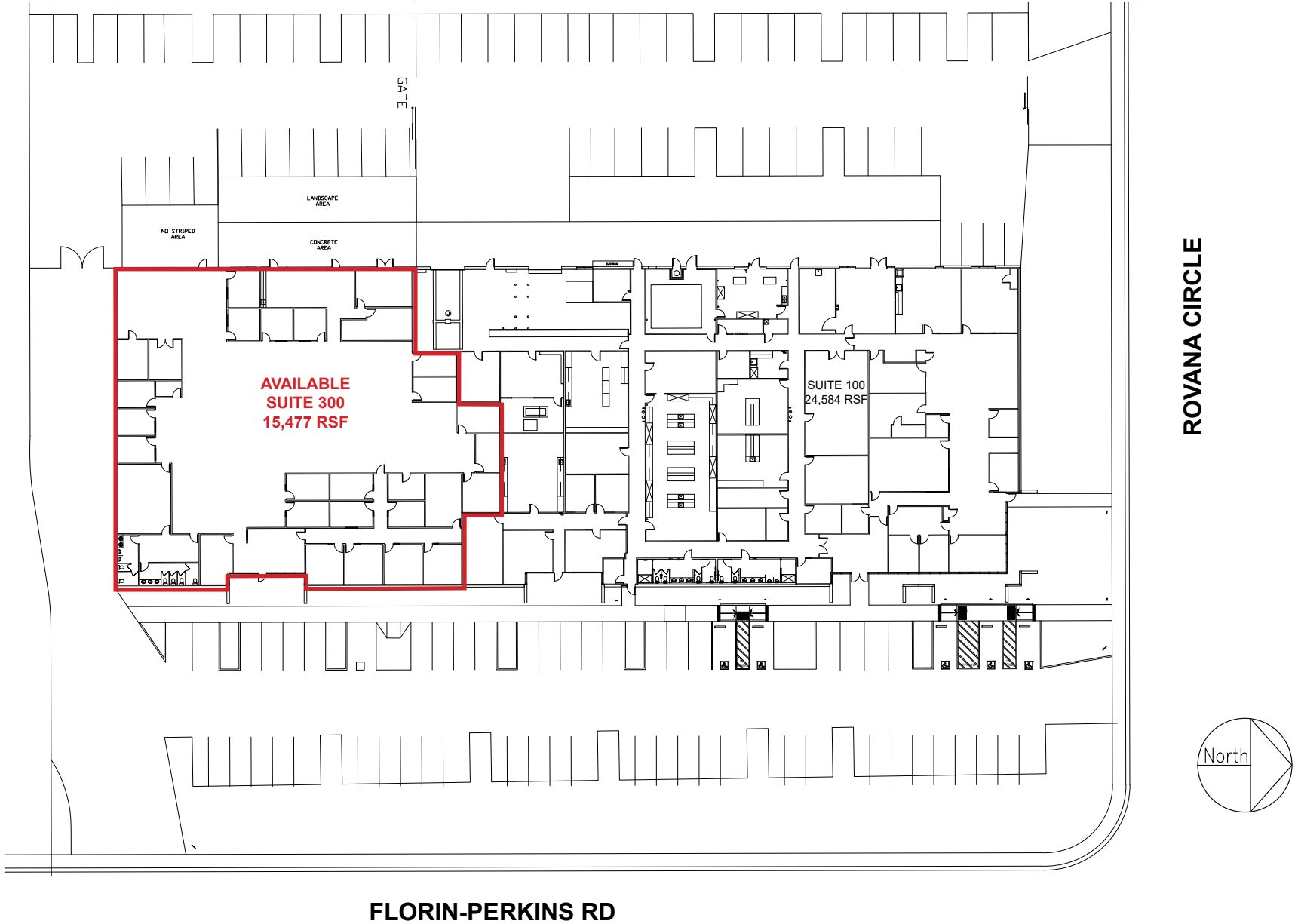


FLOOR PLAN
CURRENT LAYOUT



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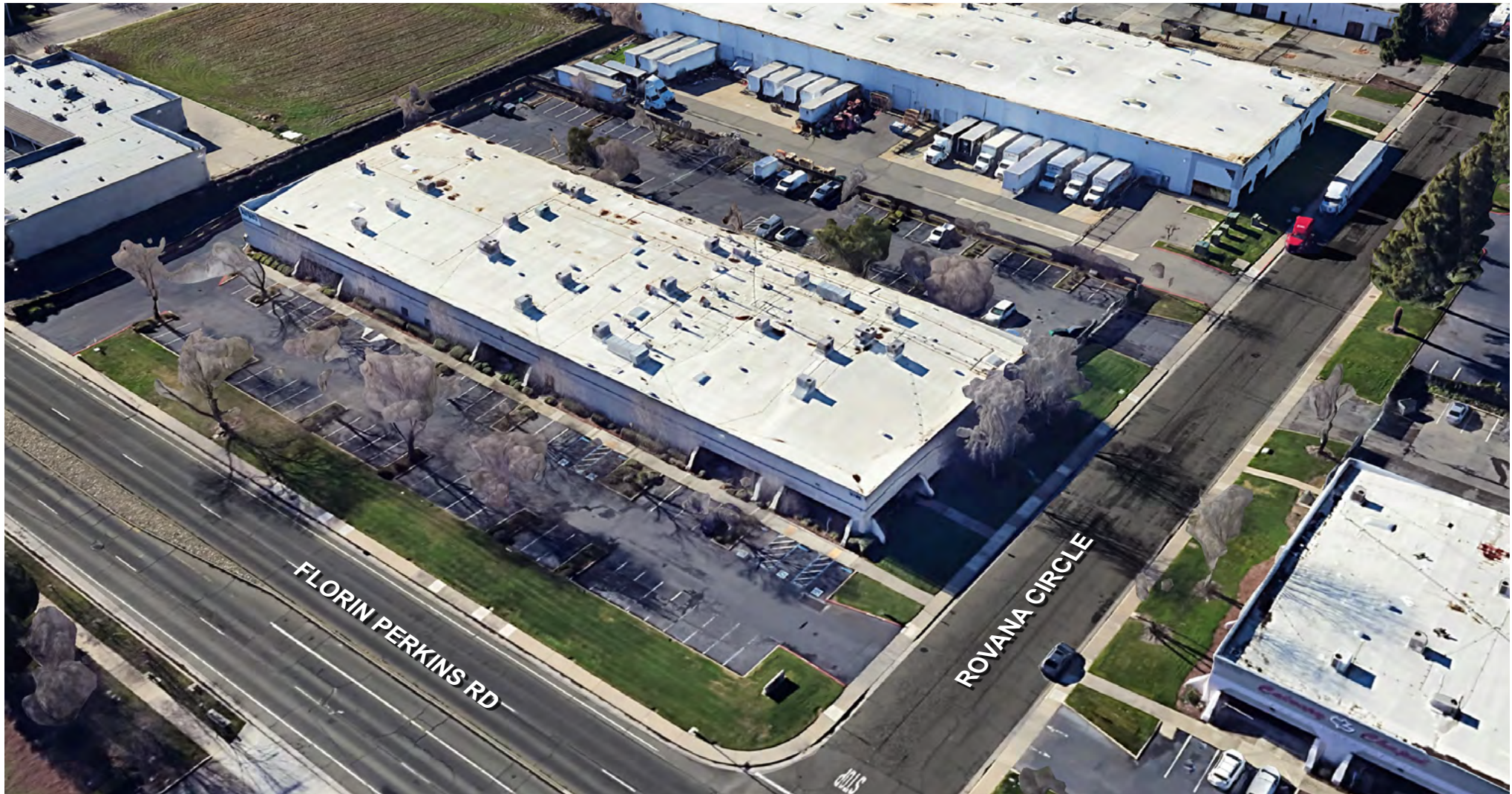
SITE PLAN



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