

EL CAMINO TOWER
1401 EL CAMINO AVE
SACRAMENTO, CA

FOR LEASE

485 RSF - 6,632 RSF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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VIEW VIRTUAL TOUR

916.779.1000

FEATURES:

- Five-story office building
- Fiber optic service to building
- Building is completely renovated
- High speed data services available: DSL & T-1. Only a quarter mile to AT&T “switch”
- Sufficient parking available, including an overflow lot

PROPERTY DETAILS:

Attractive building with outstanding access to Business 80. Virtually all high speed data services available, excellent for high tech users. Tenant improvement funds available.

Excellent access to the larger area, good condition and attractive lease rates make it an outstanding value.



LEASE RATES:

Suite 102:	2,406 RSF	\$3,334.00 (\$1.39 PSF, FS)
Suite 103:	969 RSF	\$1,386.00 (\$1.43 PSF, FS)
Suite 104:	1,336 RSF	\$1,857.00 (\$1.39 PSF, FS)
Suite 200:	5,095 RSF	\$6,776.00 (\$1.33 PSF, FS)
-Can be furnished for an additional \$0.10 PSF		
Suite 220:	1,343 RSF	\$1,867.00 (\$1.39 PSF, FS)
Suite 250:	485 RSF	\$ 674.00 (\$1.39 PSF, FS)
Suite 330:	3,169 RSF	\$4,215.00 (\$1.33 PSF, FS)
Suite 340:	851 RSF	\$1,183.00 (\$1.39 PSF, FS)
Suite 350:	1,472 RSF	\$2,046.00 (\$1.39 PSF, FS)
Suite 360:	1,140 RSF	\$1,585.00 (\$1.39 PSF, FS)
Suites 330-360:	6,632 RSF	\$8,821.00 (\$1.33 PSF, FS)

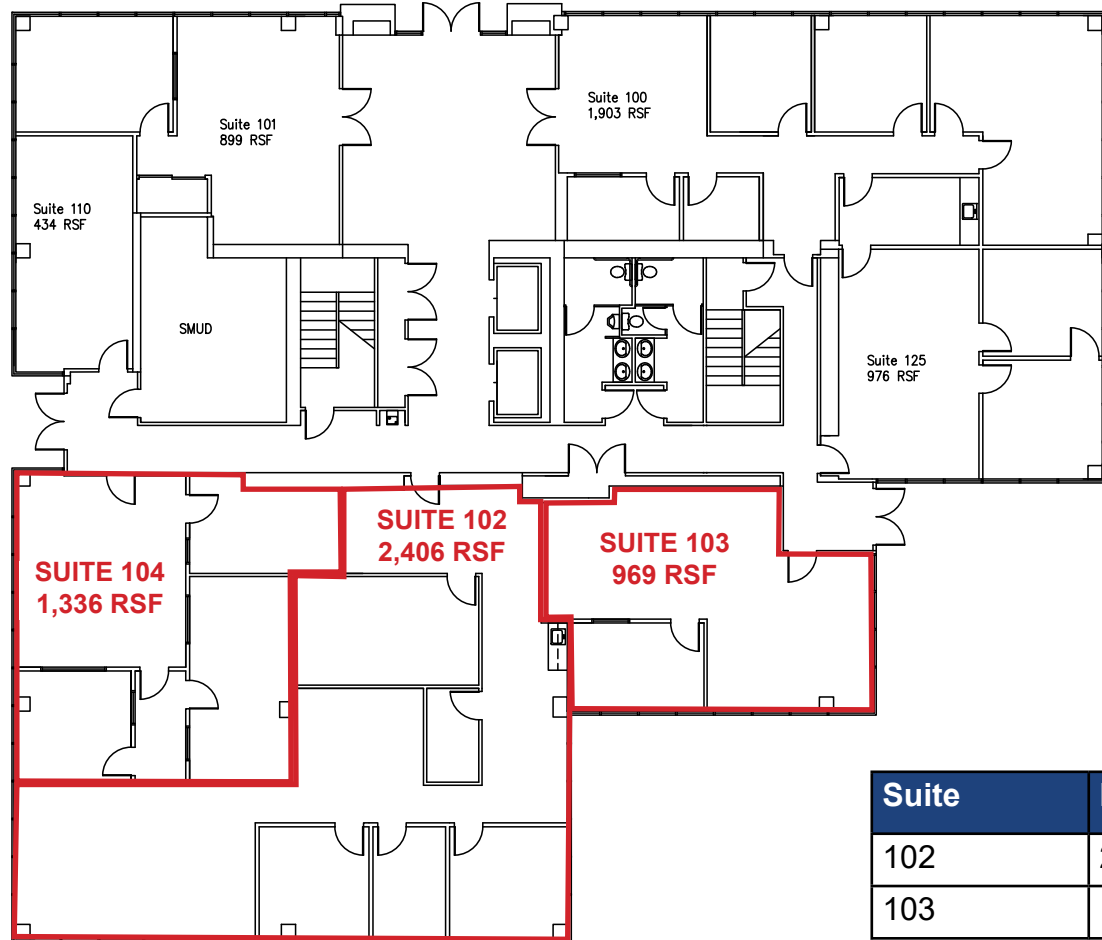
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

1ST FLOOR PLAN



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Suite	RSF	Lease Rate	Monthly Rent
102	2,406	\$1.39 PSF	\$3,334.00
103	969	\$1.43 PSF	\$1,386.00
104	1,336	\$1.39 PSF	\$1,857.00

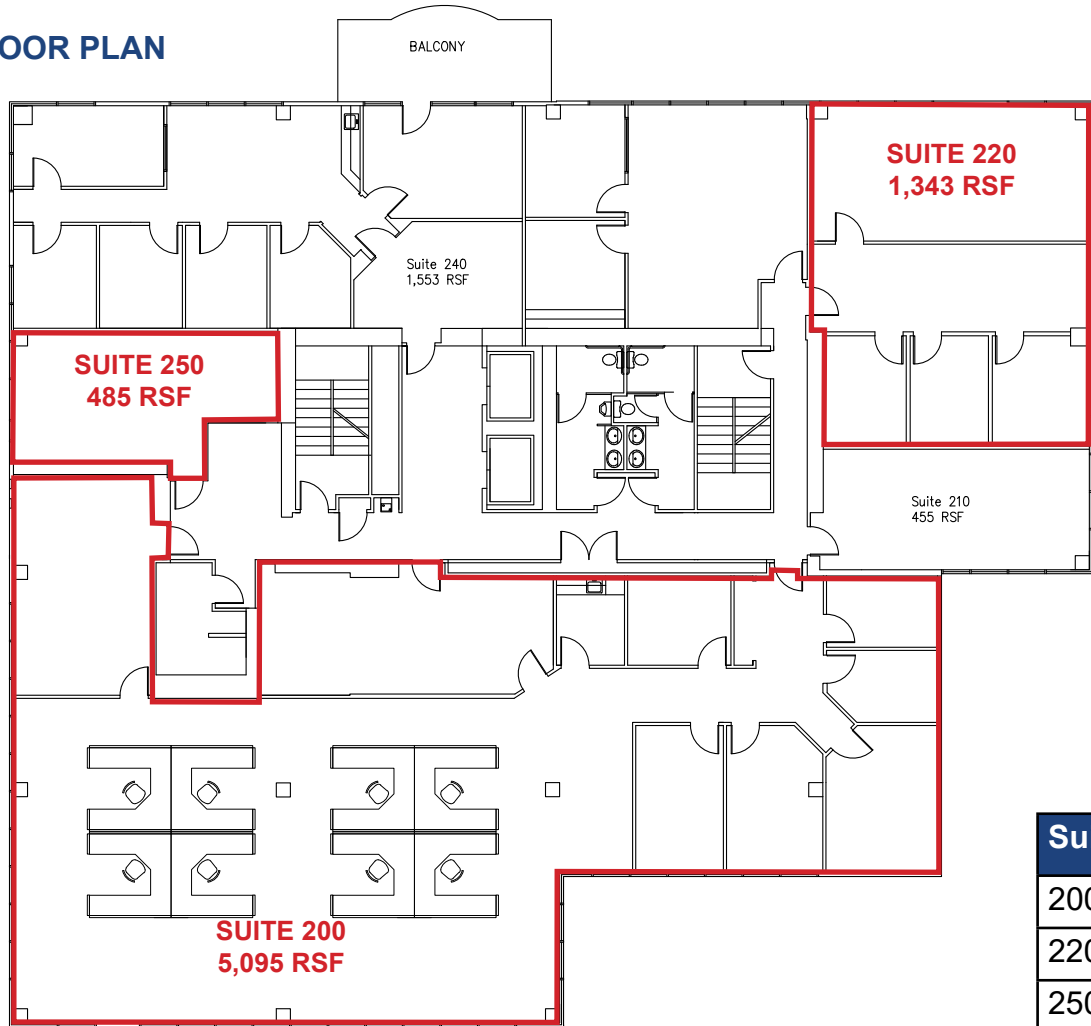
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2ND FLOOR PLAN



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Suite	RSF	Lease Rate	Monthly Rent
200	5,095	\$1.33 PSF	\$6,776.00
220	1,343	\$1.39 PSF	\$1,867.00
250	485	\$1.39 PSF	\$ 674.00

Suite 200 can be furnished for an additional \$0.10 PSF.

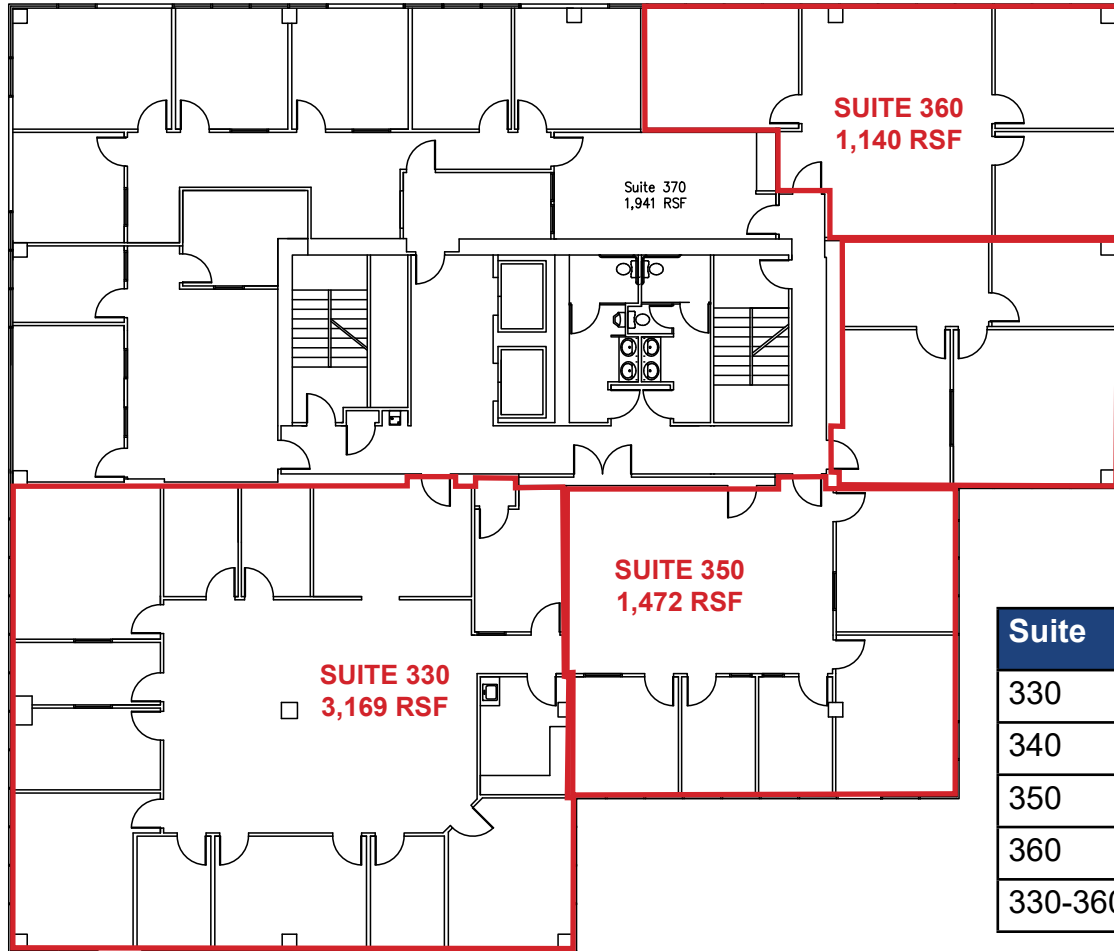
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3RD FLOOR PLAN



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Suite	RSF	Lease Rate	Monthly Rent
330	3,169	\$1.33 PSF	\$4,215.00
340	851	\$1.39 PSF	\$1,183.00
350	1,472	\$1.39 PSF	\$2,046.00
360	1,140	\$1.39 PSF	\$1,585.00
330-360	6,632	\$1.33 PSF	\$8,821.00

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