

THE FERRARI BUILDING
11707 FAIR OAKS BLVD
FAIR OAKS, CA

FOR LEASE
2,924 RSF OFFICE SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



NOW COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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916.779.1000

FEATURES:

- Phenomenal visibility and signage on the corner of Fair Oaks Blvd and Madison Ave
- Reserved garage parking available (41 secured, underground stalls and 7 outdoor covered stalls available), \$35/mo per stall
- Prominent building signage available at fair market value
- Convenient access to I-80 and Hwy 50 via Sunrise Blvd and Madison Ave
- Great glass-line and curb appeal
- Many dining and retail options in close proximity



PROPERTY DETAILS:

Prominent 20,818 RSF three-story office building at the corner of Fair Oaks Blvd and Madison Ave. Building features great glass-line around the entire building. Prominent tenants include Placer Title Company.

LEASE RATES:

Suite 350: 2,924 RSF \$5,409.00 (\$1.85 PSF, FS)



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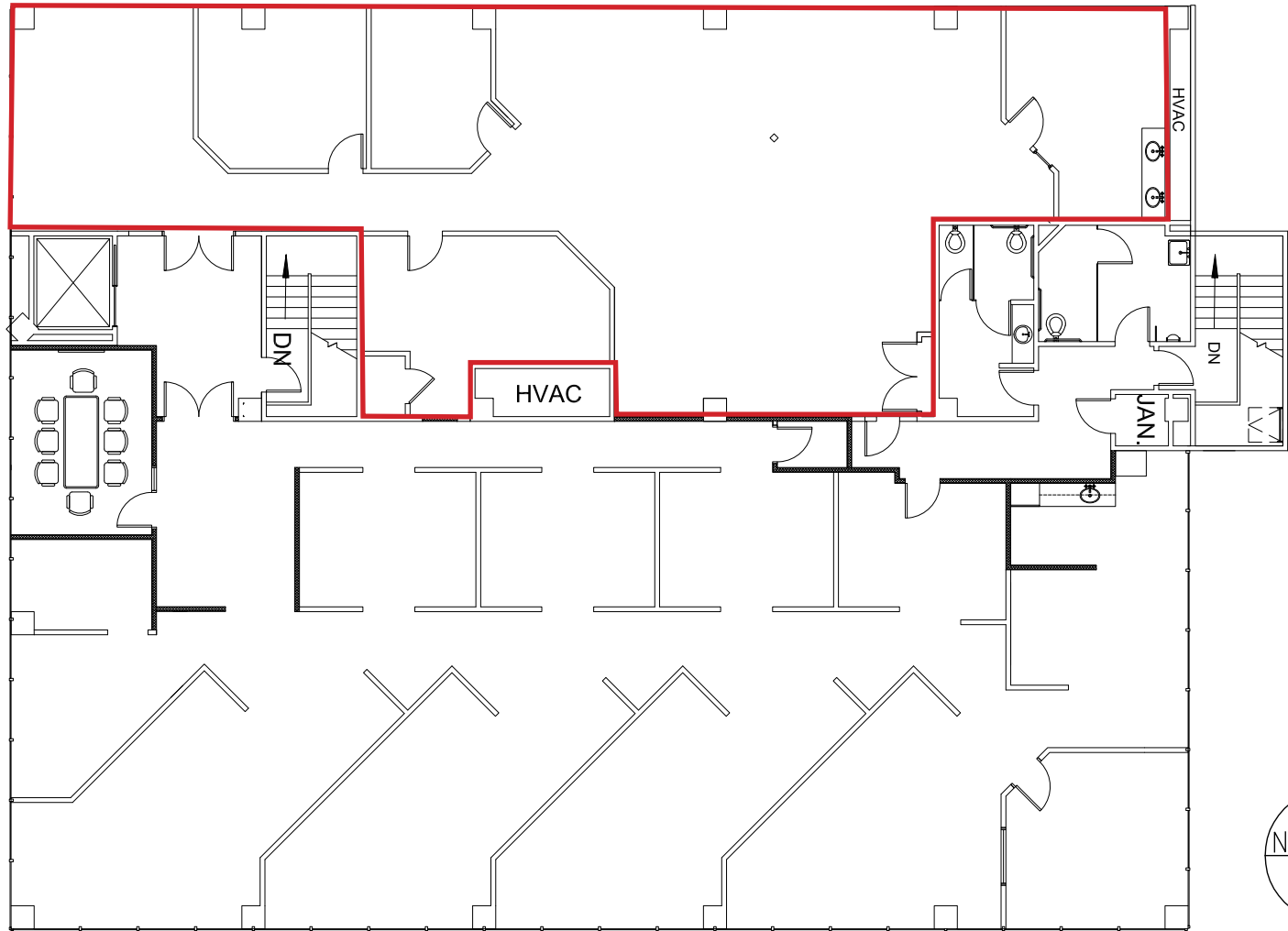
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.

3RD FLOOR PLAN

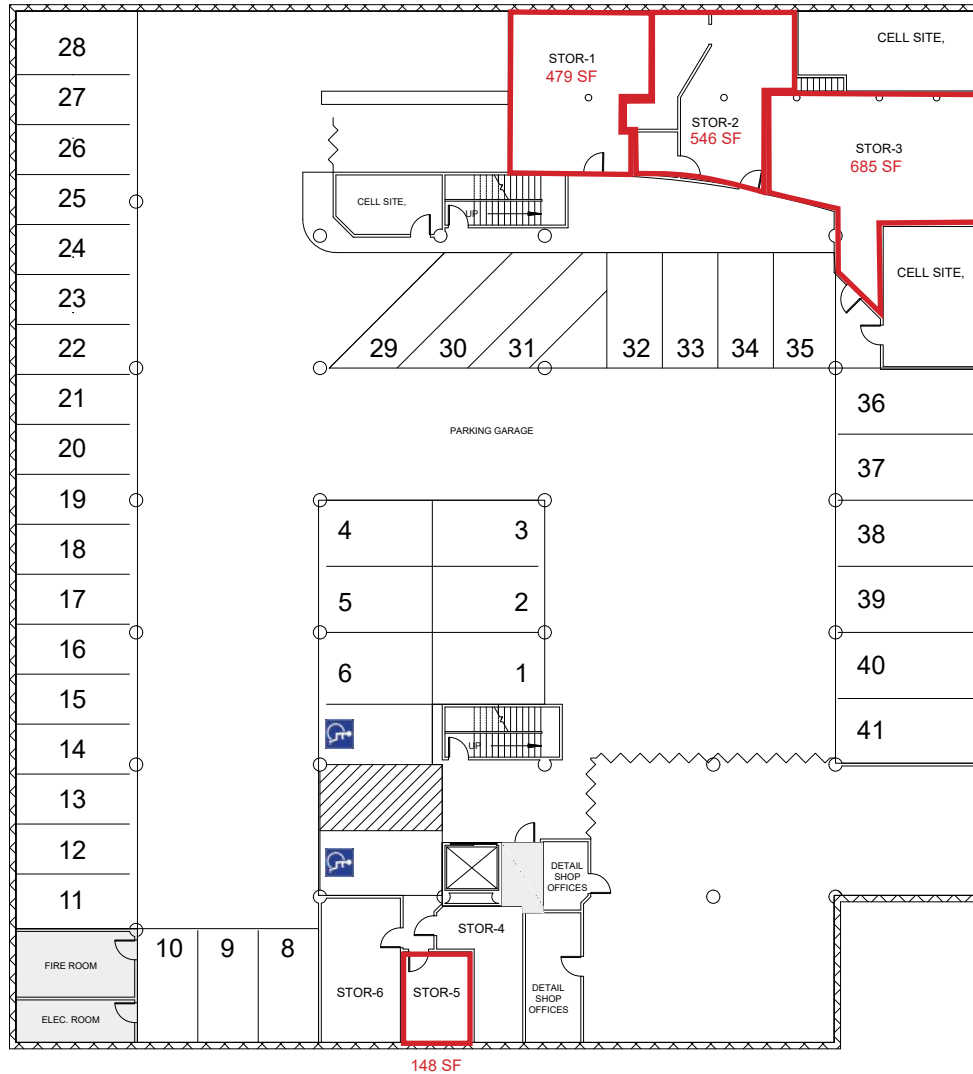
AVAILABLE
SUITE 350
2,924 RSF



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SECURED GARAGE
41 PARKING STALLS
SECURED STORAGE



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