

**THE FERRARI BUILDING**  
**11707 FAIR OAKS BLVD**  
**FAIR OAKS, CA**

FOR LEASE  
1,957 RSF - 2,924 RSF OFFICE  
SUITES 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 201:	1,957 RSF	\$3,718.00 (\$1.90 PSF, FS)
Suite 350:	2,924 RSF	\$5,409.00 (\$1.85 PSF, FS)



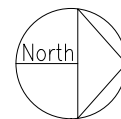
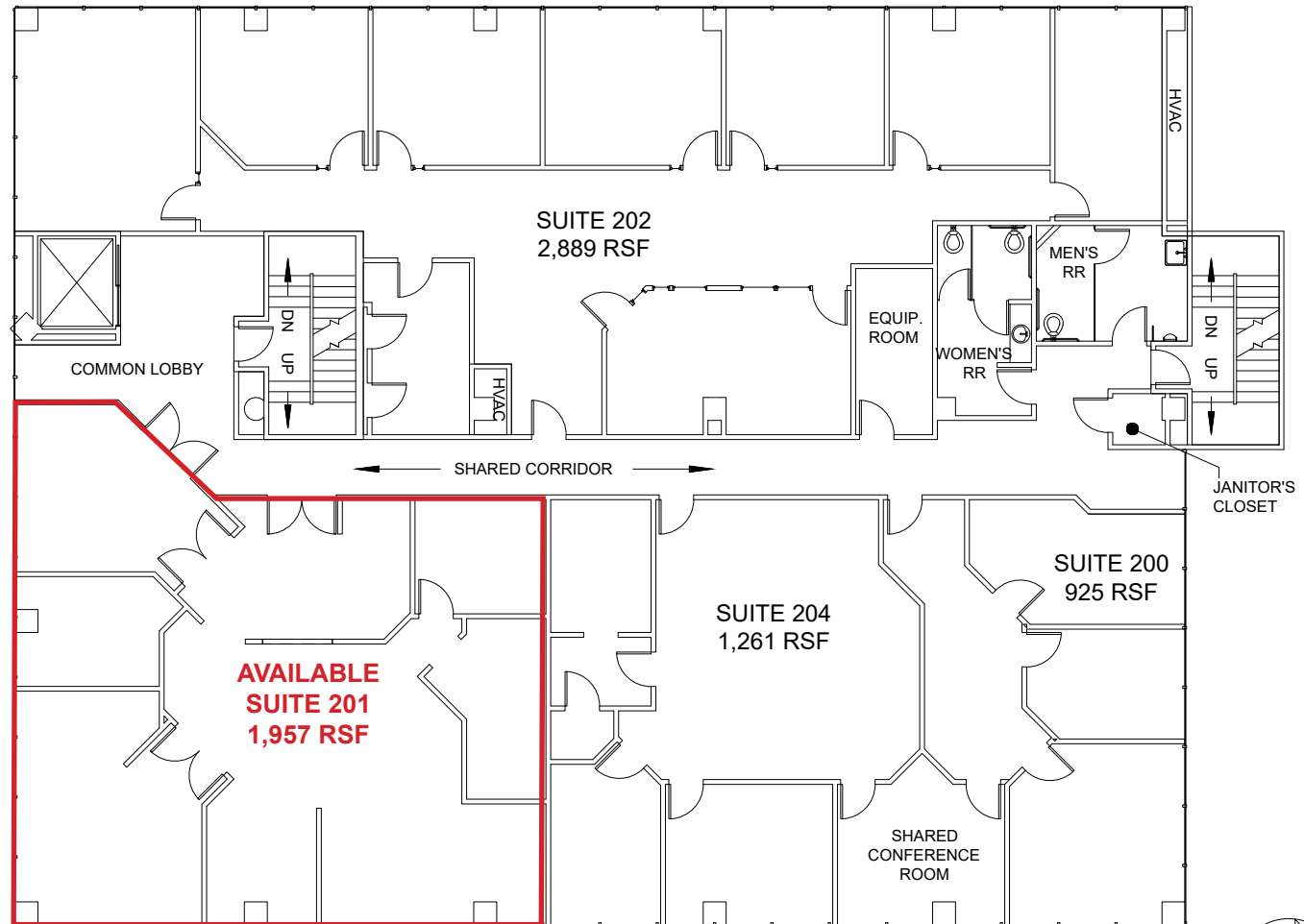
**ETHAN CONRAD PROPERTIES, INC.**

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

[www.ethanconradprop.com](http://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



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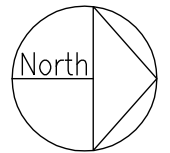
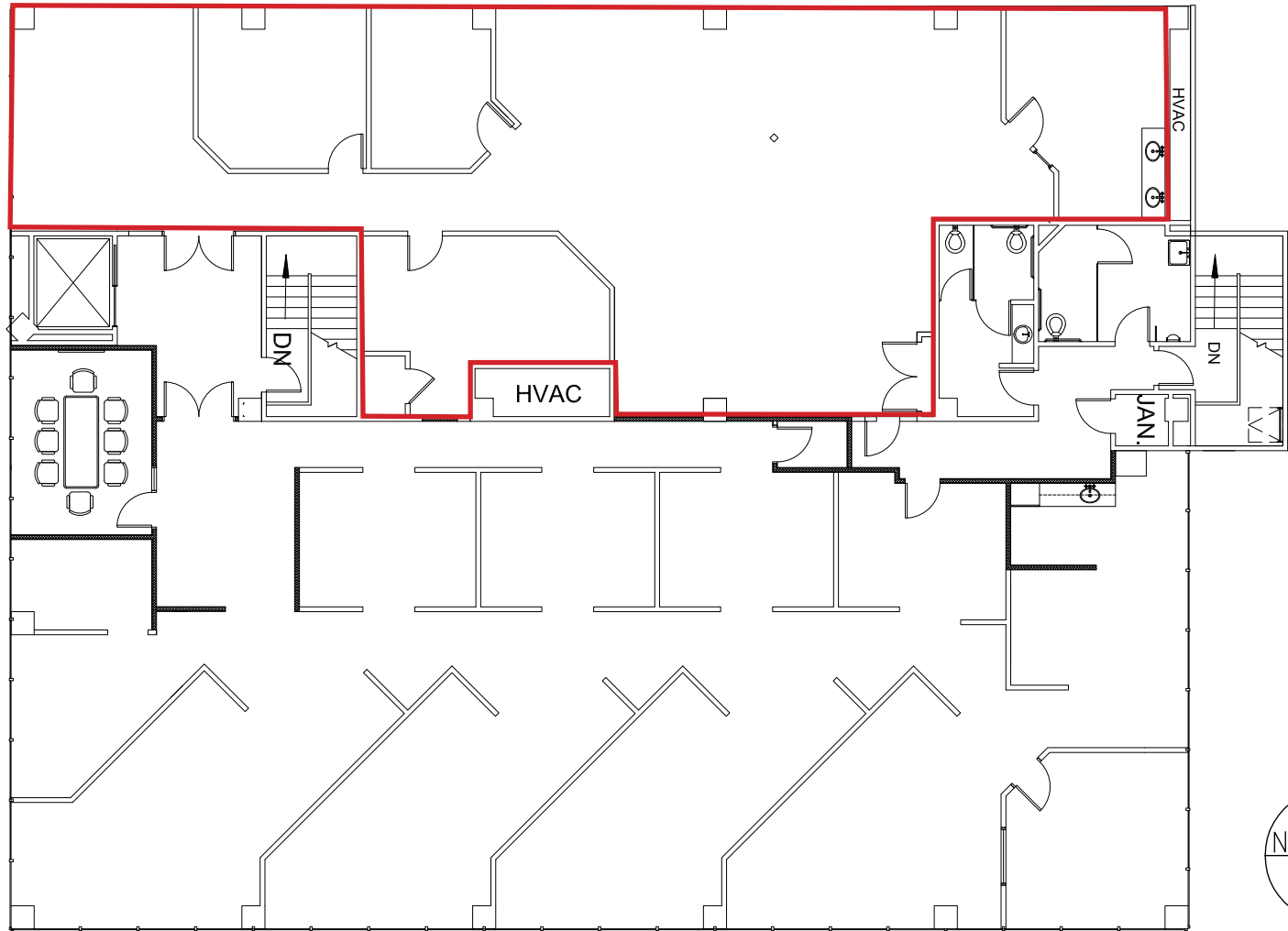
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3RD FLOOR PLAN

AVAILABLE  
SUITE 350  
2,924 RSF



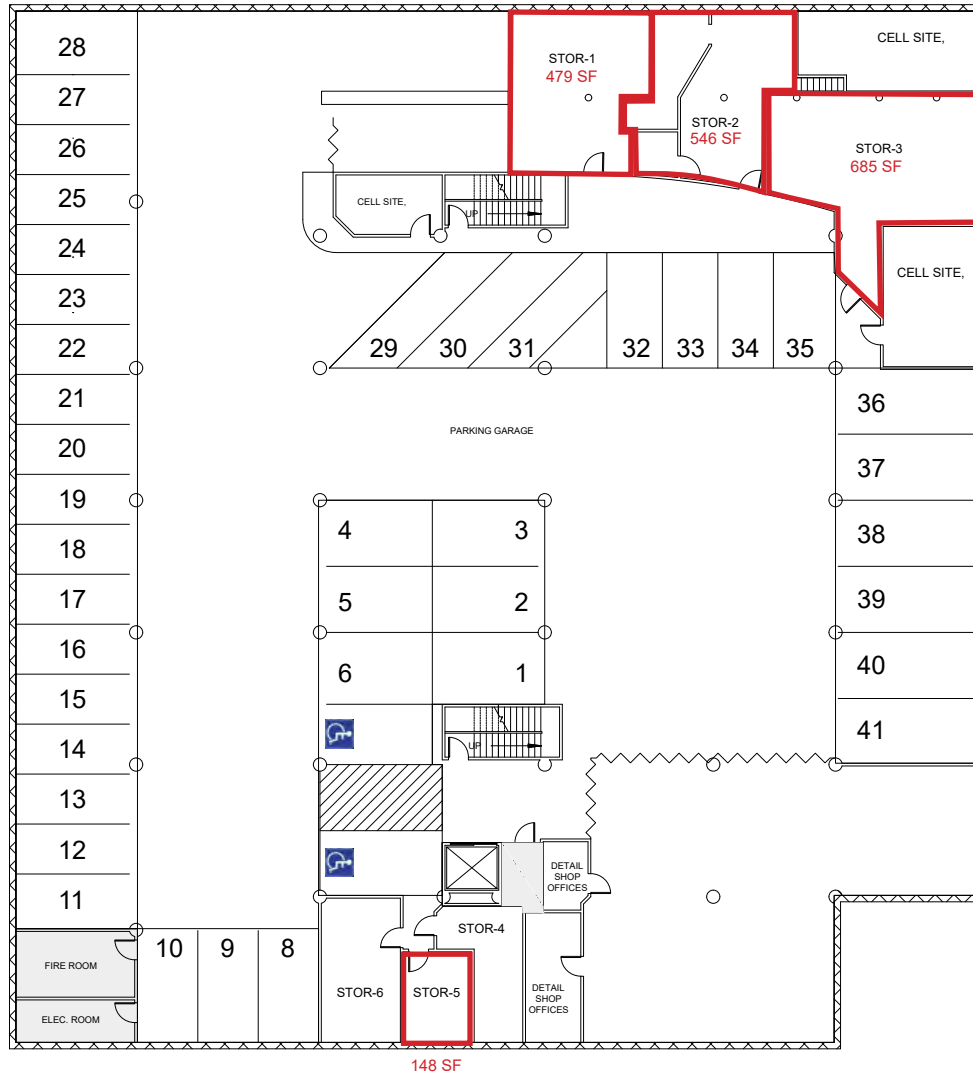
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SECURED GARAGE  
41 PARKING STALLS  
SECURED STORAGE



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