

**3600 MARCONI AVENUE  
SACRAMENTO CA**

FOR SALE OR LEASE

32,945 RSF - 133,799 RSF AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.



**MAJOR REMODEL COMPLETE!**

FOR MORE INFORMATION CONTACT:

**Grant Keeney**

DRE: #00891996

grant@ethanconradprop.com

**Ethan Conrad**

DRE: #01298662

ethan@ethanconradprop.com

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

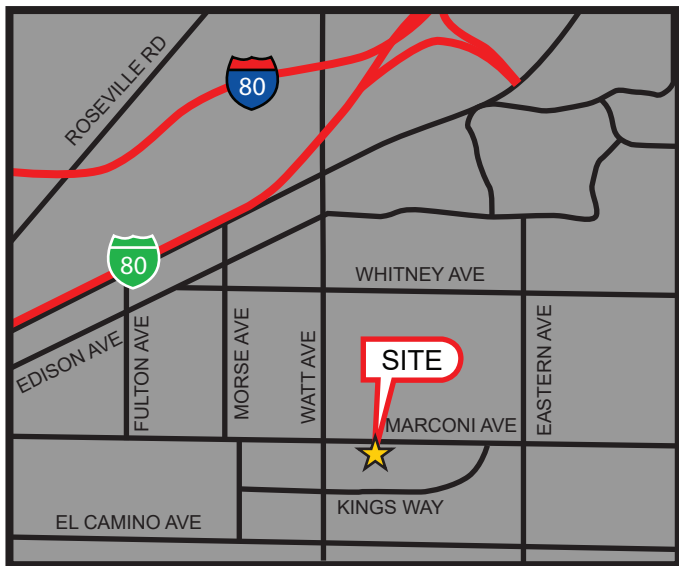
www.ethanconradprop.com

**SPACES AVAILABLE:**

Lease Rate: \$1.45 - \$1.55 PSF/MO Full Service  
1st Floor: 66,003 RSF\*  
2nd Floor: 67,796 RSF\*

\*Divisible to approximately 32,945 RSF per floor, per building.

**SALE PRICE:** \$11,908,000.00 (\$89.00 PSF±)



**PROPERTY DETAILS:**

2-story interconnected office building totaling ±133,799 RSF is centrally located in the California State Capital region. The convenient location is walking distance from the Country Club Plaza Mall, Del Paso Country Club and is just 5 miles northeast of Downtown Sacramento. Close proximity to Business 80 and I-80.

**FEATURES:**

- Year Built: 1986/1987
- Year Renovated: 2020
- Rentable SF: ±133,799 RSF
- Parking: Parking ratio ±3.74 spaces/1,000 SF
- HVAC System: Two, 200 ton Carrier chillers
- Electrical Power: Two main electrical switchboards at 1,600 amp, 480/277 volts, 3-phase, 4 wire
- Elevators: One Dover single hydraulic elevator with 3,500 lb capacity
- Fire System: Fully fire sprinklered with an automatic wet-pipe sprinkler system
- Utilities: Electricity: SMUD, Natural Gas: PG&E, Water: Del Paso Manor, Sanitary/Sewer: Sacramento County and Telephone: AT&T

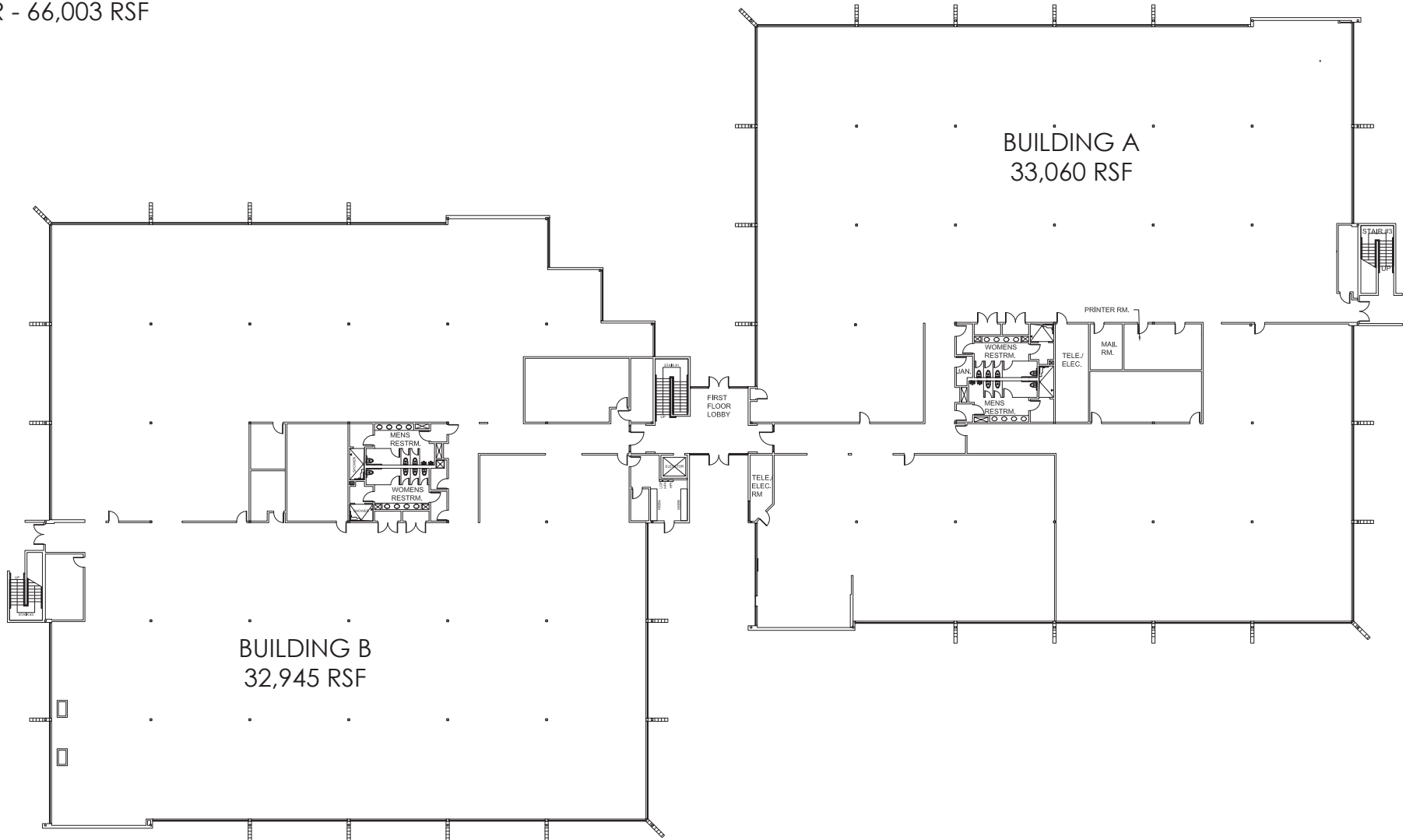
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1ST FLOOR - 66,003 RSF



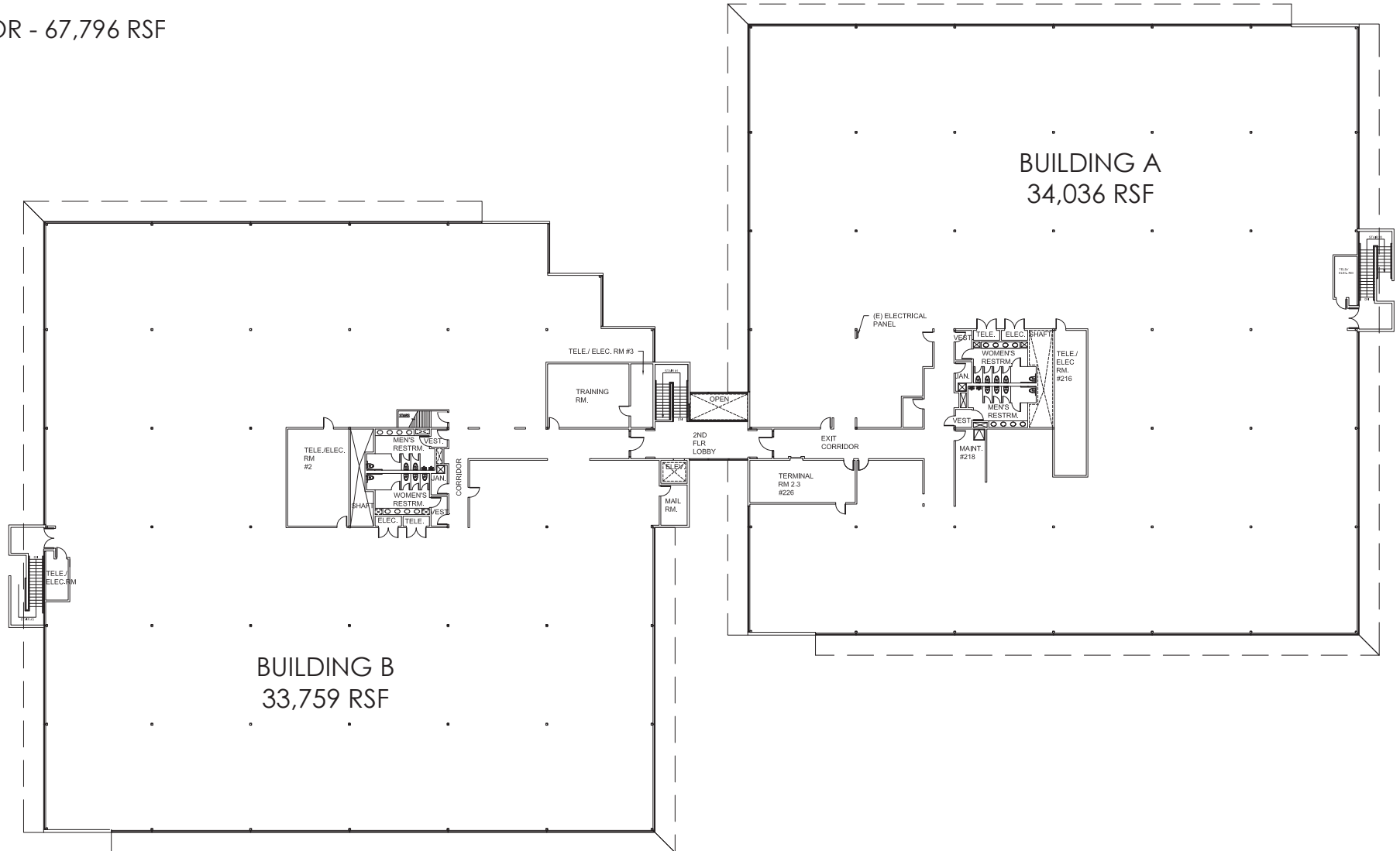
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2ND FLOOR - 67,796 RSF



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