

The Ferrari Building

11707 FAIR OAKS BLVD
FAIR OAKS, CA

1,359 RSF - 2,924 RSF OFFICE SUITES AVAILABLE
PROMINENT BUILDING SIGNAGE 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 Avenue
- Reserved garage parking available (41 secured underground garage 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 glassline 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 glassline around the entire building. Prominent tenants include Placer Title Company.

LEASE RATES:

Suite 204 - 1,359 RSF: \$2,514.00 (\$1.85 PSF, FS)
Suite 350 - 2,924 RSF: \$5,409.00 (\$1.85 PSF, FS)



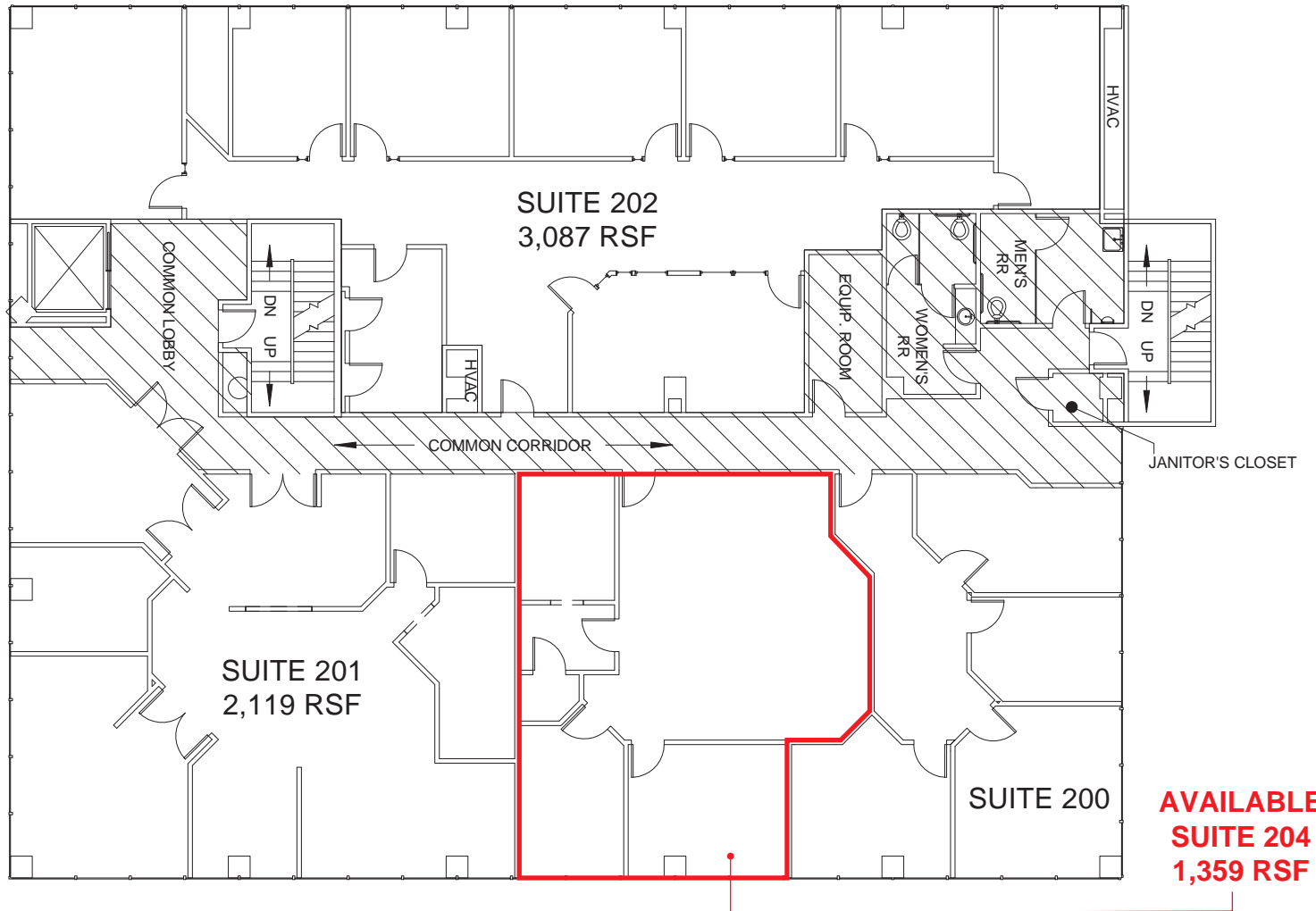
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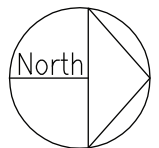
ETHAN CONRAD PROPERTIES, INC.
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. 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.

SECOND FLOOR



**AVAILABLE
SUITE 204
1,359 RSF**



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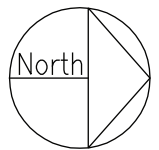
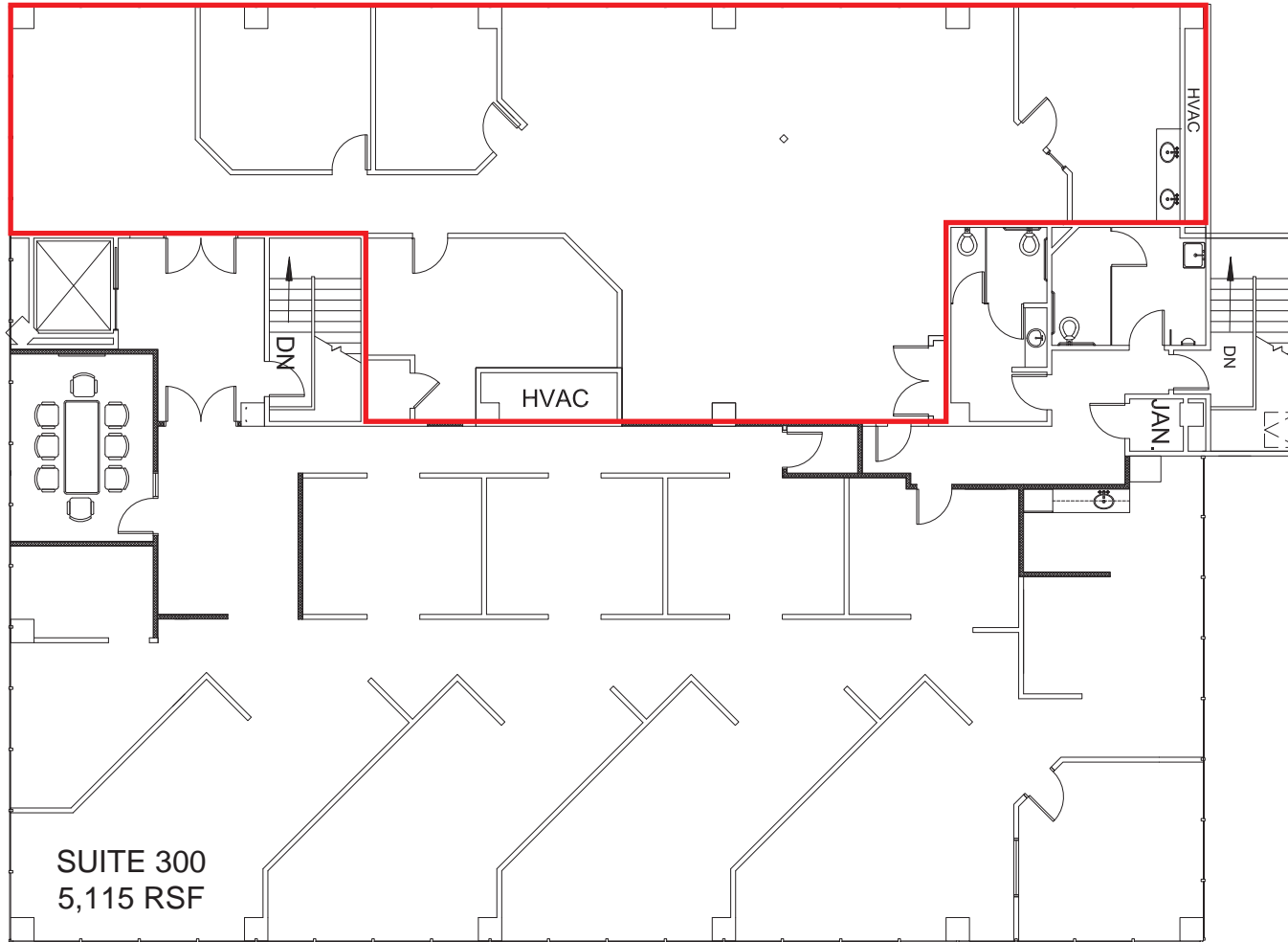
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THIRD FLOOR

**AVAILABLE
SUITE 350
2,924 RSF**



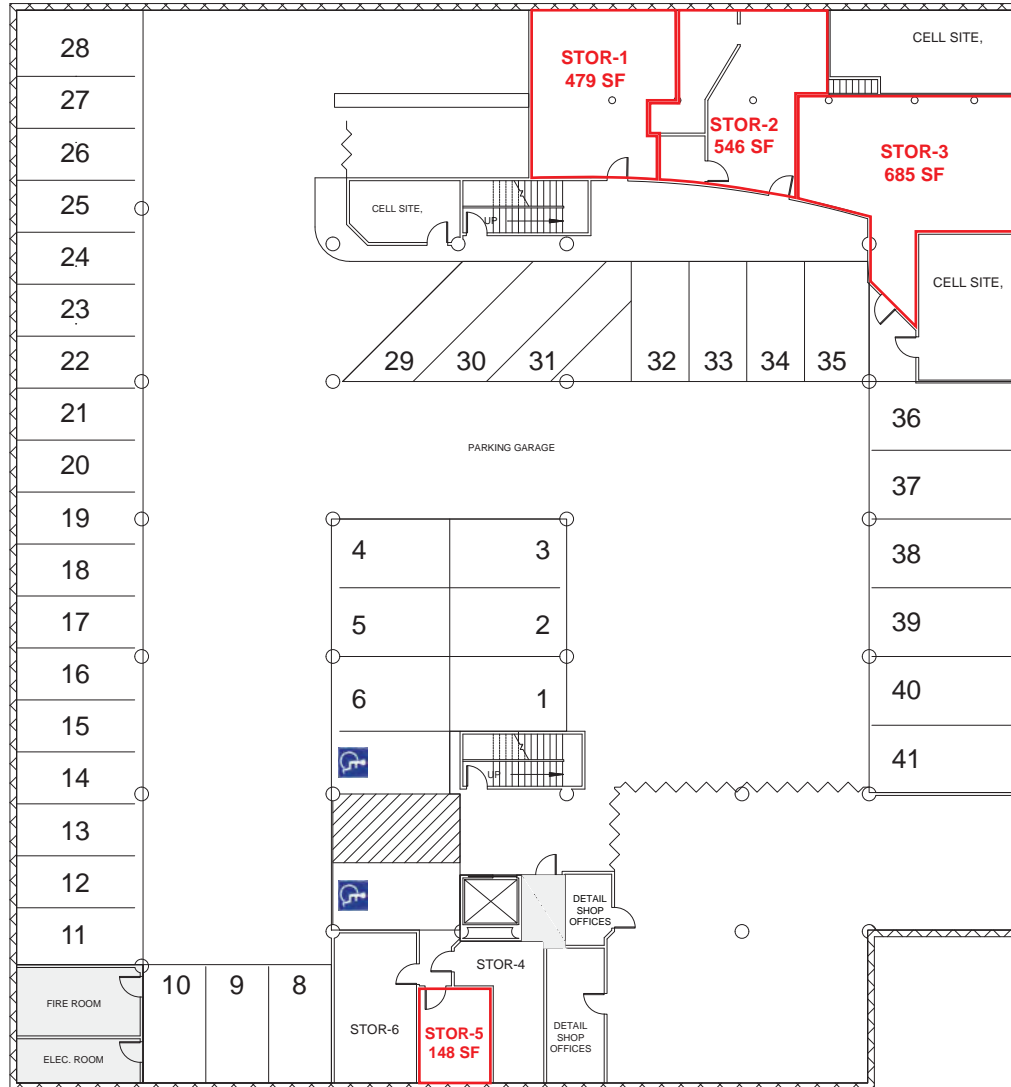
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SECURED GARAGE
41 PARKING STALLS
SECURED STORAGE



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