

9320 Tech Center Drive

Sacramento's Central Location for Business



FOR LEASE

14,000 SF • Class A Office Building
2nd Floor Space Available | Highway 50 Visibility

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Features

AVAILABLE	±14,000 SF on 2nd floor
ASKING RATE	\$1.25/SF, Full Service Gross
FRONTAGE	Highway 50 & Tech Center Drive
SIGNAGE	Freeway building signage to advertise your company
PARKING	Free parking at ratio of 4.0/1,000 & up to 16/1,000 after hours & weekends for educational/assembly users
LOCATION	Located within Enterprise Zone (For hiring and tax benefit information within Enterprise Zones visit: www.asoez.org)

Availabilities

FIRST FLOOR

Leased

SECOND FLOOR

14,000 SF

Amenities

Prominent freeway visibility and close proximity

Corporate neighbors include: Franchise Tax Board, Coram Healthcare, Crossroads Diversified Services, Inc., ADP-HR & Payroll Services CA & Pinnacle College

Building top signage available

12 miles to Downtown Sacramento, 14.5 miles to Folsom, 3.5 miles to Rancho Cordova, 97 miles to San Francisco

Full building security and identity

Office or school use

50 yards from light rail station

Local management

Systems furniture available

Deli within Tech Center Business Park

16/1,000 Parking Ratio after hours to accommodate educational or assembly users



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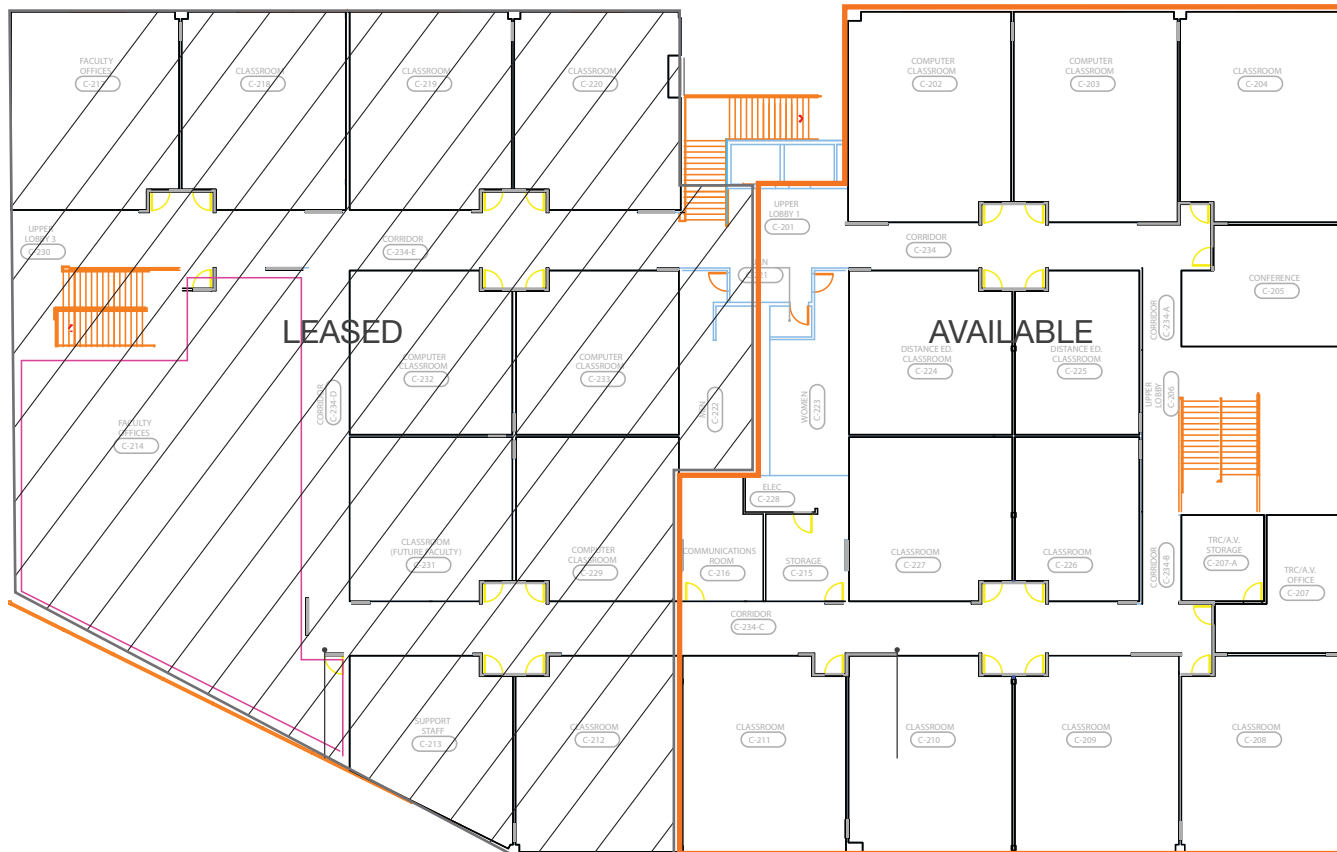
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Floor Plans

SECOND FLOOR



AVAILABLE

±14,000 SF



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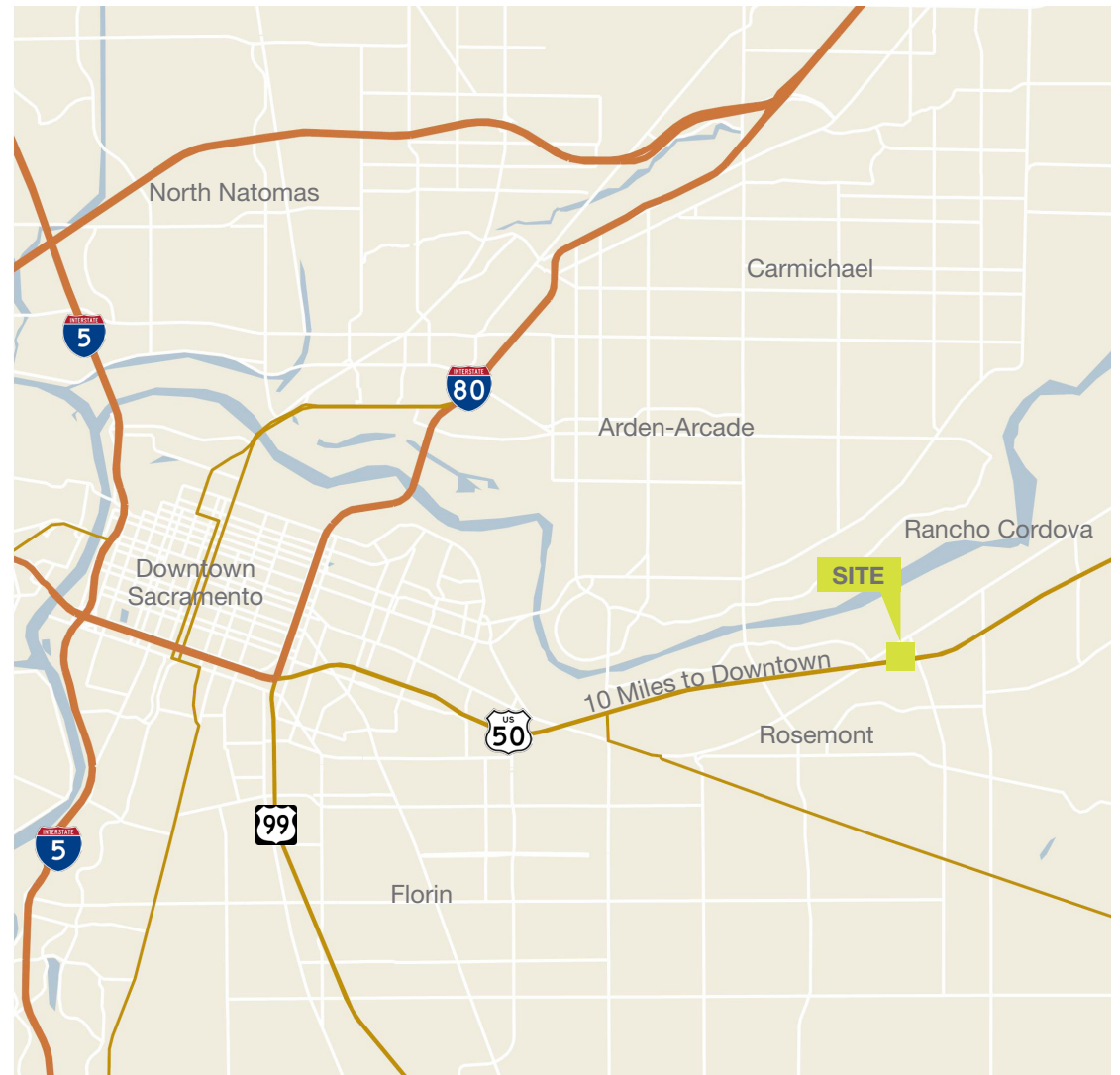


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Location Overview

BIRDS EYE VIEW



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