Sacramento's Central Location for Business



FOR LEASE

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

Kevin Sheehan 916.751.3601 ksheehan@kiddermathews.com LIC #00936093 Tyler Boyd 916.751.3625 tboyd@kiddermathews.com LIC #01927167



kiddermathews.com

Sacramento's Central Location for Business

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

SECOND FLOOR

Leased

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







Kevin Sheehan 916.751.3601 ksheehan@kiddermathews.com LIC #00936093 Tyler Boyd 916.751.3625 tboyd@kiddermathews.com LIC #01927167

kiddermathews.com



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Sacramento's Central Location for Business

Floor Plans

SECOND FLOOR









km Kidder

Mathews

Kevin Sheehan

916.751.3601 ksheehan@kiddermathews.com LIC #00936093 Tyler Boyd 916.751.3625 tboyd@kiddermathews.com LIC #01927167

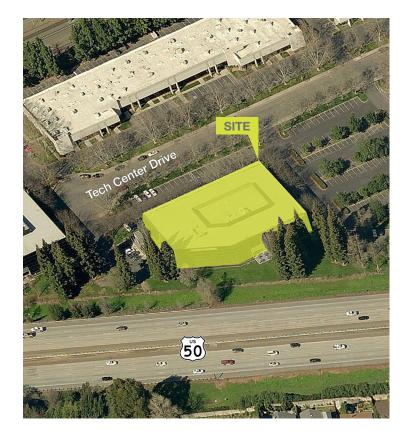
kiddermathews.com

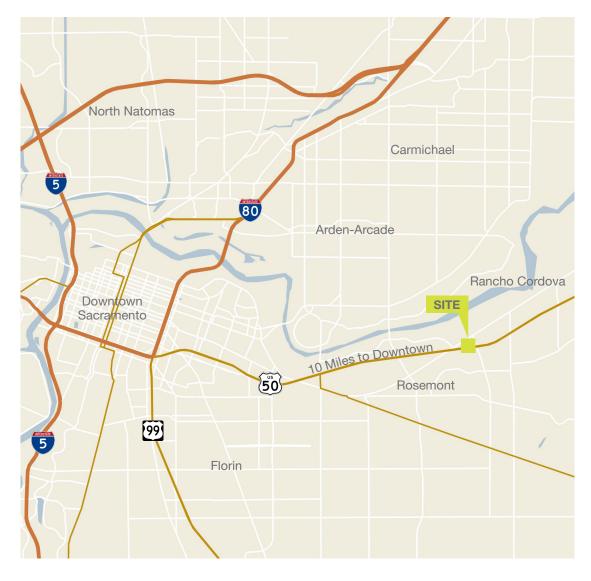
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Sacramento's Central Location for Business

Location Overview

BIRDS EYE VIEW





Kevin Sheehan 916.751.3601 ksheehan@kiddermathews.com LIC #00936093 **Tyler Boyd** 916.751.3625 tboyd@kiddermathews.com LIC #01927167

kiddermathews.com



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.