

2865 SUNRISE BLVD
RANCHO CORDOVA, CA
1,749 RSF - 13,576 RSF OFFICE SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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916.779.1000

OFFICE SUITES FOR LEASE

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PROPERTY DETAILS:

This building has now been completely remodeled both on the building exterior, landscaping, parking lot, as well as the interior including all common areas and all available suites.

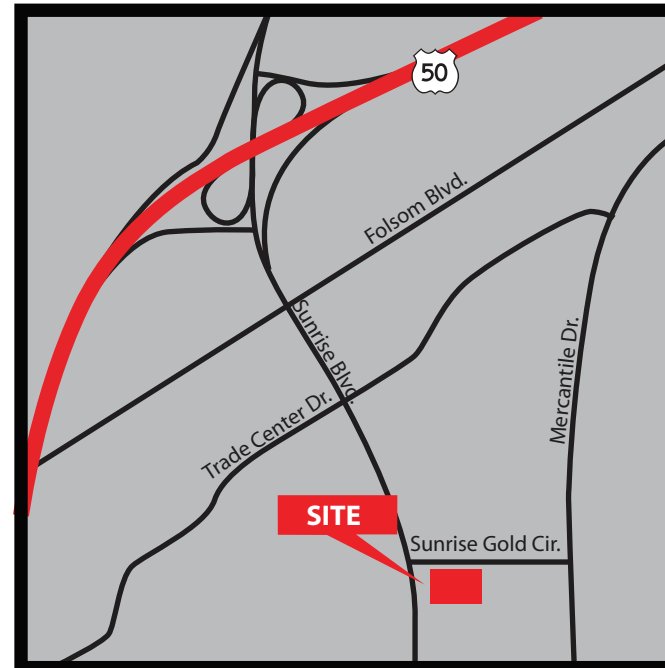
The property is in excellent condition and is very attractive based on the recently completed remodeling of it.

FEATURES:

- Various office suites available
- Monument and building signage opportunities
- Excellent visibility to Sunrise Blvd
- Two minutes to Highway 50
- Numerous restaurants nearby
- New location for Folsom Lake Bank
- Fiber Available
- Orthodontist space available

LEASE RATES:

Suite 100, 4,068 RSF:	\$6,468.00 (\$1.59 PSF, Full Service)
Suite 106, 1,749 RSF:	\$2,606.00 (\$1.49 PSF, Full Service)
Suite 110, 2,587 RSF:	\$3,855.00 (\$1.49 PSF, Full Service)
Suite 111, 3,625 RSF:	\$5,401.00 (\$1.49 PSF, Full Service)
Suite 114, 3,298 RSF:	\$5,244.00 (\$1.59 PSF, Full Service)
Suite 200, 3,429 RSF-10,504 RSF:	\$1.39 PSF, Full Service
Suite 214, 3,529 RSF:	\$5,258.00 (\$1.49 PSF, Full Service)
Suites 110, 111, 112 and 114 can be combined for up to 13,576 RSF	



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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.

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FIRST FLOOR

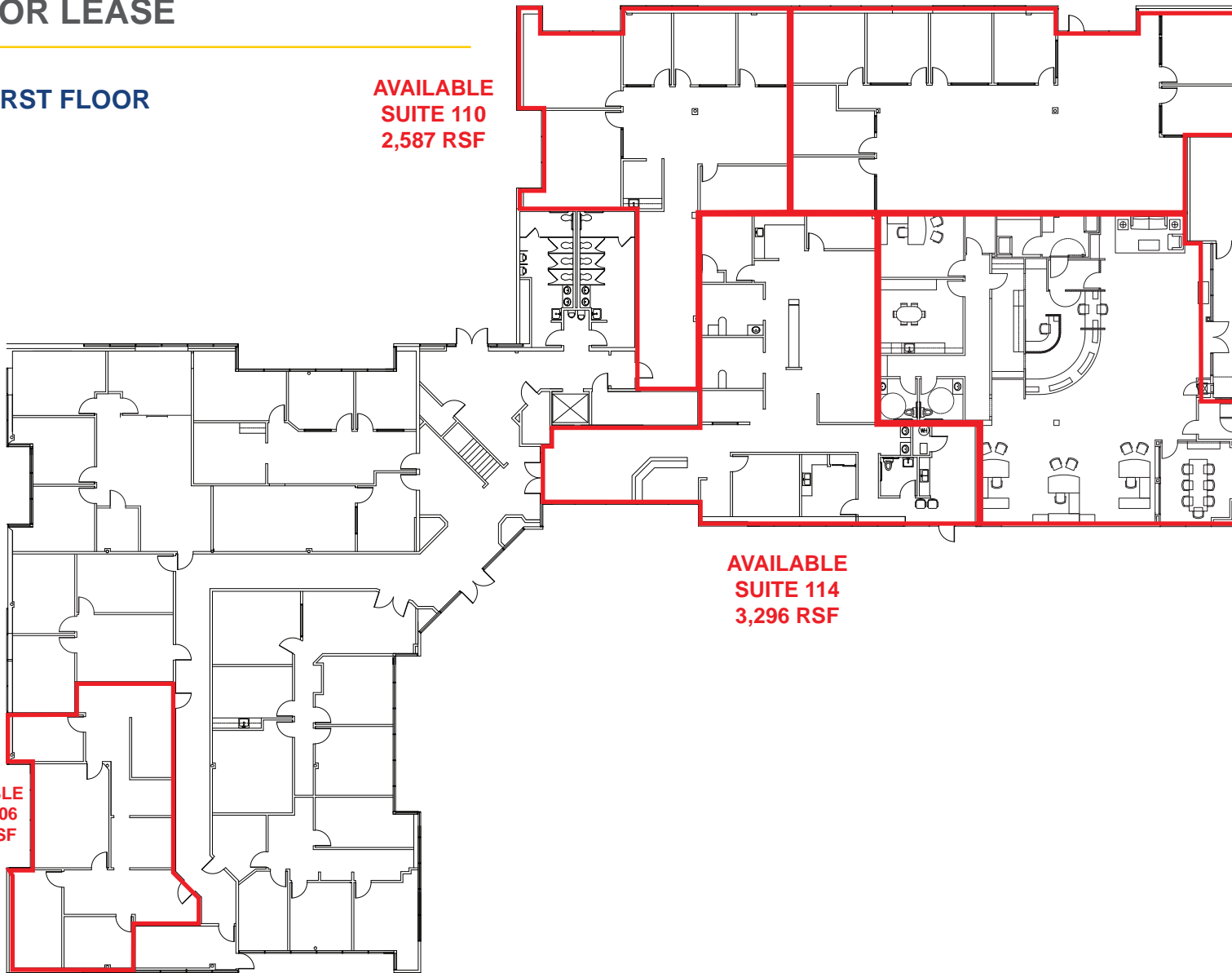
AVAILABLE
SUITE 110
2,587 RSF

AVAILABLE
SUITE 111
3,625 RSF

AVAILABLE
SUITE 100
4,068 RSF

AVAILABLE
SUITE 114
3,296 RSF

AVAILABLE
SUITE 106
1,748 RSF



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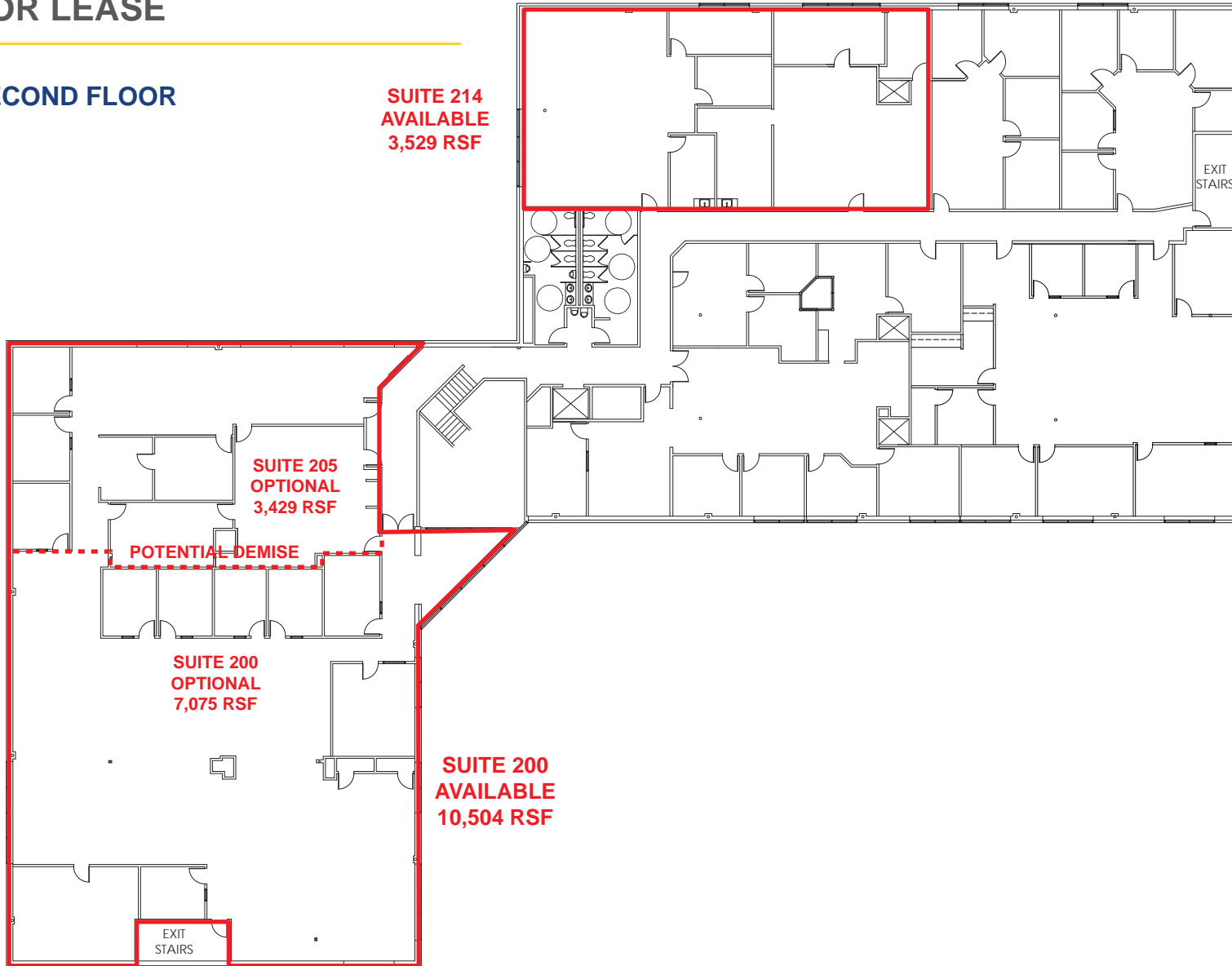
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SECOND FLOOR



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