

**1300 NATIONAL DRIVE  
SACRAMENTO, CA**

±1,435 RSF - ±5,067 RSF  
OFFICE SUITE AVAILABLE

**ETHAN CONRAD**  
PROPERTIES, INC.

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.  
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**FEATURES:**

- ±5,067 RSF Office suite divisible to ±1,435 RSF
- Easy access to I-5 & I-80
- Multiple retail and dining amenities located 2 blocks away in the Promenade Shopping Center
- 4.5 per 1,000 parking
- On-site management
- FedEx drop off located on sidewalk

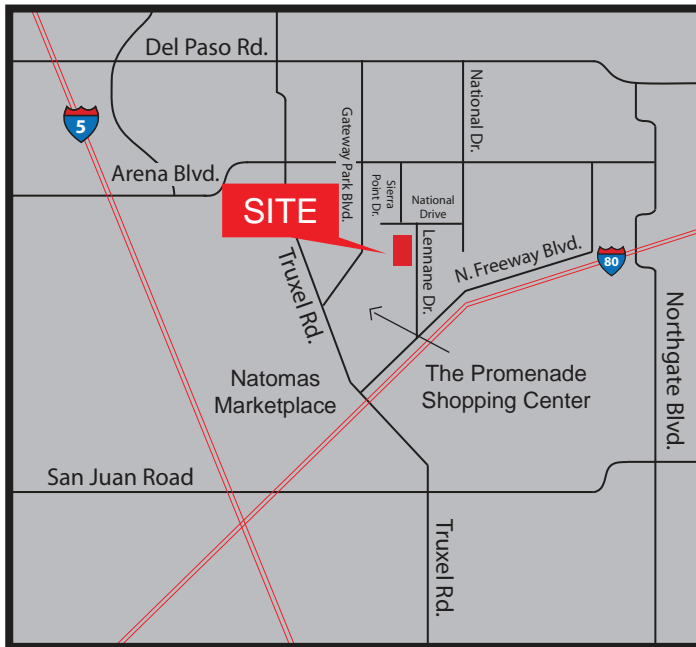
**PROPERTY DETAILS:**

Attractive, well-maintained Office Building in North Natomas with outstanding access to freeways I-80 and I-5. The property features mature landscaping. Numerous retail and dining options in close proximity.

North Natomas is one of the fastest growing communities in Sacramento. Only minutes from Downtown and Sacramento International Airport.

**LEASE RATES:**

|                      |                                       |
|----------------------|---------------------------------------|
| Suite 170:           |                                       |
| ±5,067 RSF           | \$8,867.00 (\$1.75 PSF, Full Service) |
| ±1,435 RSF (Demised) | \$2,569.00 (\$1.79 PSF, Full Service) |



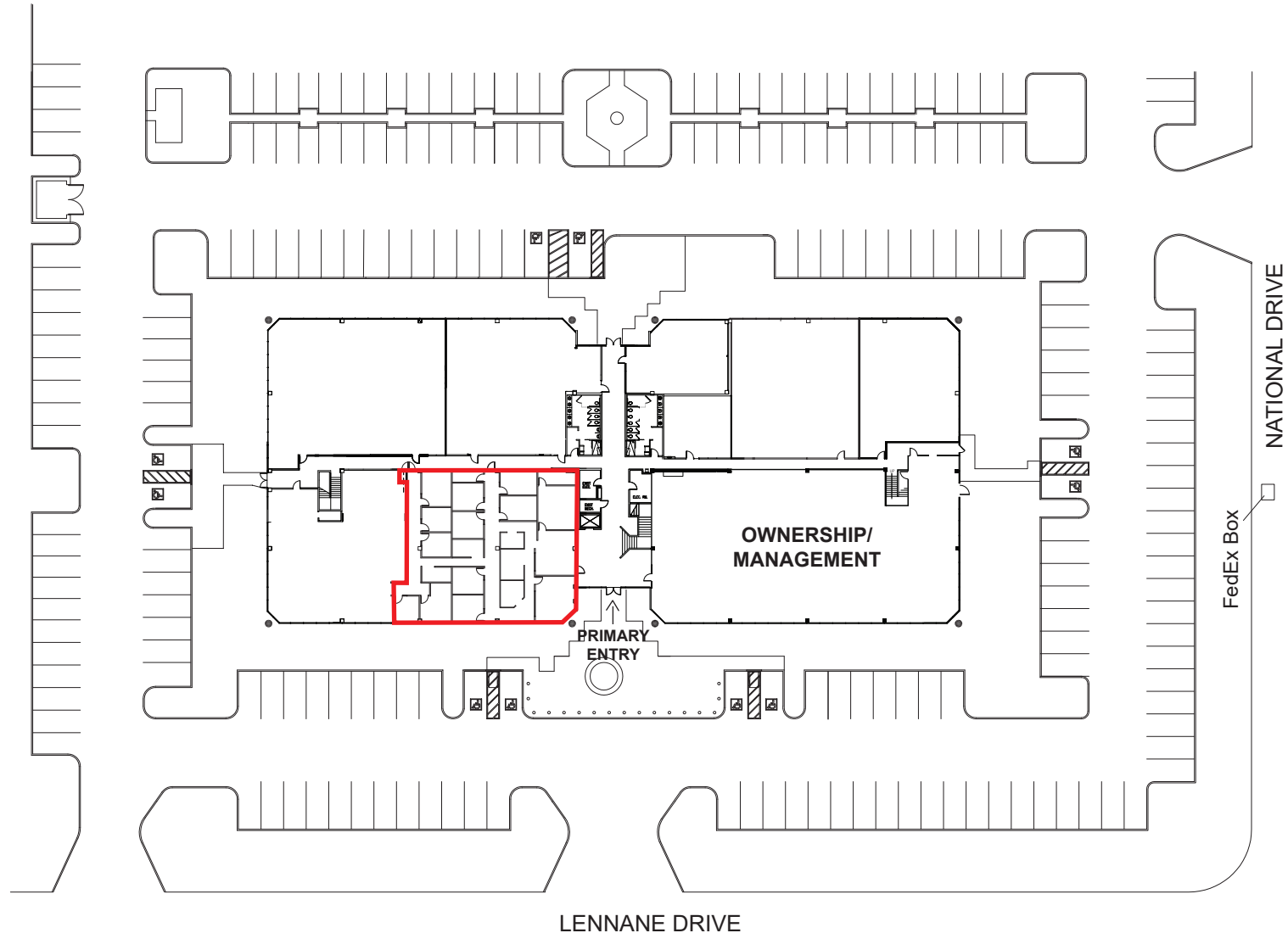
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SITE PLAN



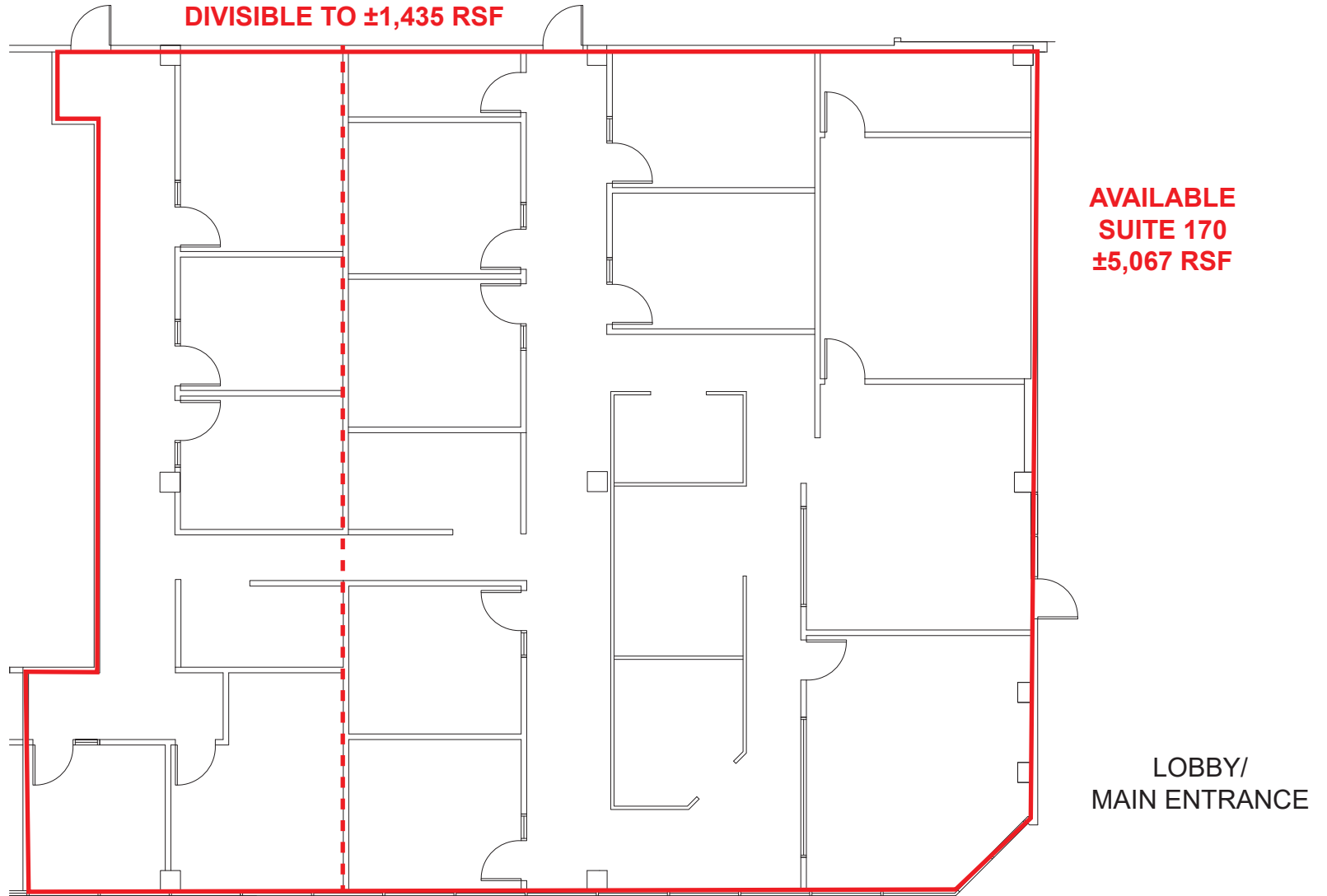
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FLOORPLAN



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