

FOR SALE OR LEASE 14,875 SF OFFICE BUILDING



4044 N FREEWAY BLVD SACRAMENTO, CA

FEATURES:

- Divisible to 4,700 SF 2nd floor and 10,175 SF 1st floor
- Restrooms exclusive to office suite plus executive restroom
- Large conference/Executive office
- Great window line and skylights provide ample natural light
- Parking 4.3/1,000 (23 spaces, 8/1,000 w additional land)
- Monument signage on N Freeway blvd possible
- .55 acres of contiguous excess land available

FOR MORE INFORMATION CONTACT:

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COMMENTS:

Easy access to I-80 and I-5. Close proximity to Sacramento International Airport. Many retail/shopping/restaurants with minutes. Above standard parking ratio with adjoining 0.55 acre parcel can provide additional parking or be purchased in addition to the building. Parking: 4.3/1000 (23 spaces, 8/1000 ratio w/ additional land)

LEASE RATE: \$0.95 PSF, MG

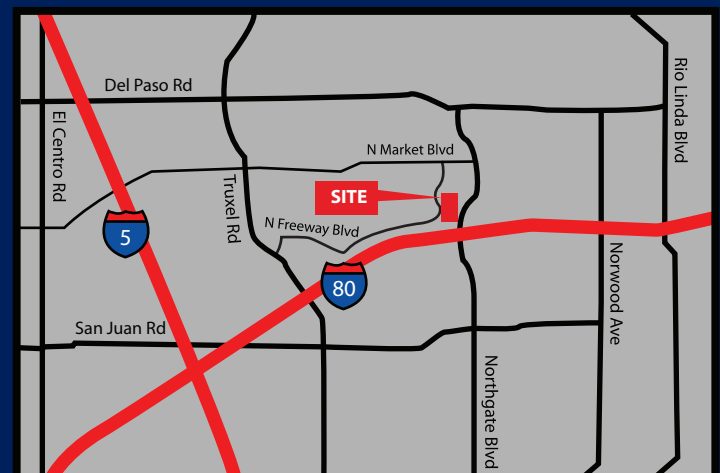
1st Floor: \$ 9,666.00

2nd Floor: \$ 4,465.00

Entire Building: \$14,131.00

SALE PRICE: \$2,216,000.00 (\$149.00 PSF)

EXCESS LAND: \$195,000.00 (\$8.13 PSF)



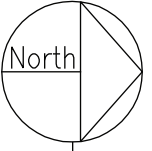
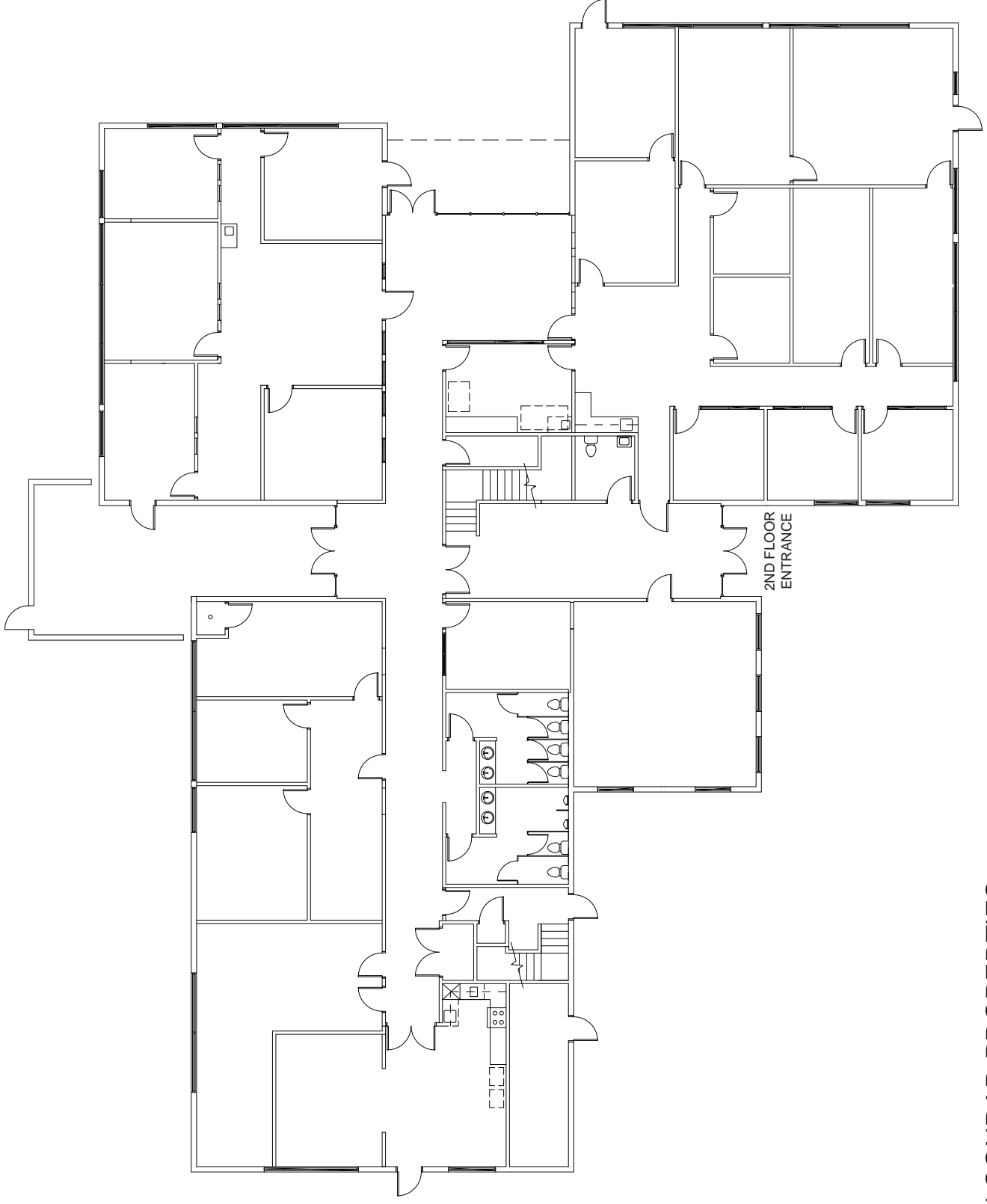
ETHAN CONRAD
PROPERTIES INC.

4044 N FREEWAY BLVD, SACRAMENTO



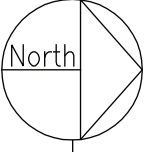
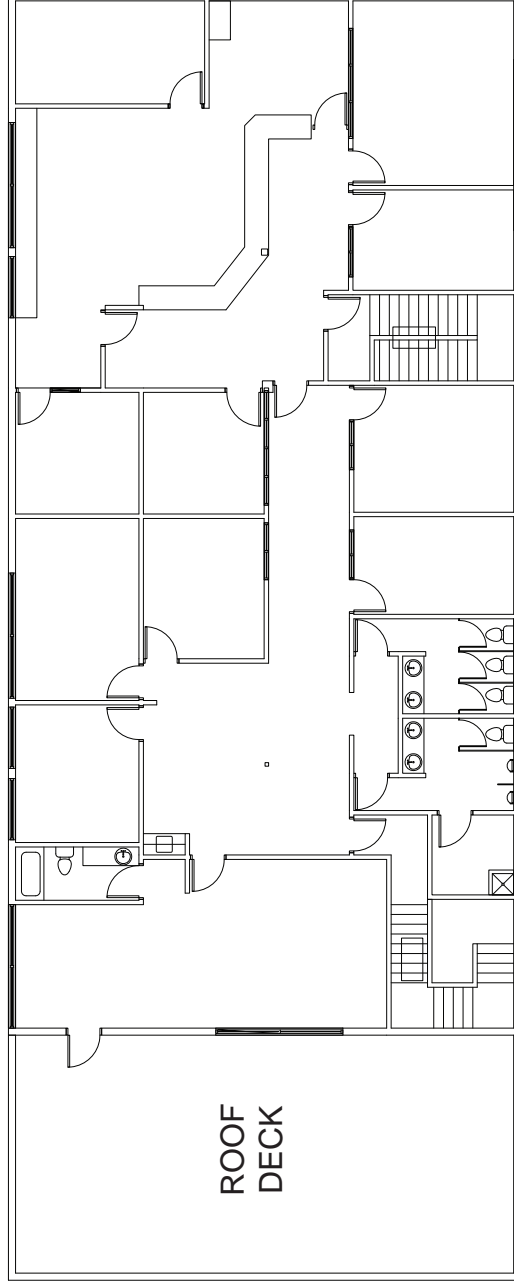
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

4044 N FREEWAY BLVD, SACRAMENTO



ETHAN CONRAD PROPERTIES
4044 N FREEWAY BLVD, 1ST FLOOR - 10,175 SF
SACRAMENTO CA

4044 N FREEWAY BLVD, SACRAMENTO



ETHAN CONRAD PROPERTIES
4044 N FREEWAY BLVD, 2ND FLOOR - 4,700 SF
SACRAMENTO CA