

**ONE CAPITAL CENTER
3100 ZINFANDEL DR
RANCHO CORDOVA, CA**

1,151 SF - 15,988 SF OFFICE SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
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SPACES AVAILABLE:

- SUITE 110: 1,151 SF, \$2.45 RSF/MO, FSG
- SUITE 125: 5,649 SF, \$2.25 RSF/MO, FSG
- SUITE 270: 2,027 SF, \$2.25 RSF/MO, FSG
- SUITE 275: 1,448 SF, \$2.25 RSF/MO, FSG
- SUITE 300*: 3,859 SF, \$2.25 RSF/MO, FSG
- SUITE 350: 12,129 SF, \$2.25 RSF/MO, FSG

*Furnished additional \$0.10 PSF.

PROPERTY DETAILS:

One Capital Center is located at the gateway to Capital Center and Prospect Park, Sacramento's Premiere Master Planned Business Community.

One Capital Center is walking distance to restaurants and hotels and situated in a mature park setting.

FEATURES:

- Six story ±129,000 RSF Class A Office
- Immediate occupancy available
- Building signage available
- Immediate access to Hwy 50 at Zinfandel Dr
- Above standard parking
- Showers and lockers
- Fully equipped Fitness Center
- Energy Star Certified

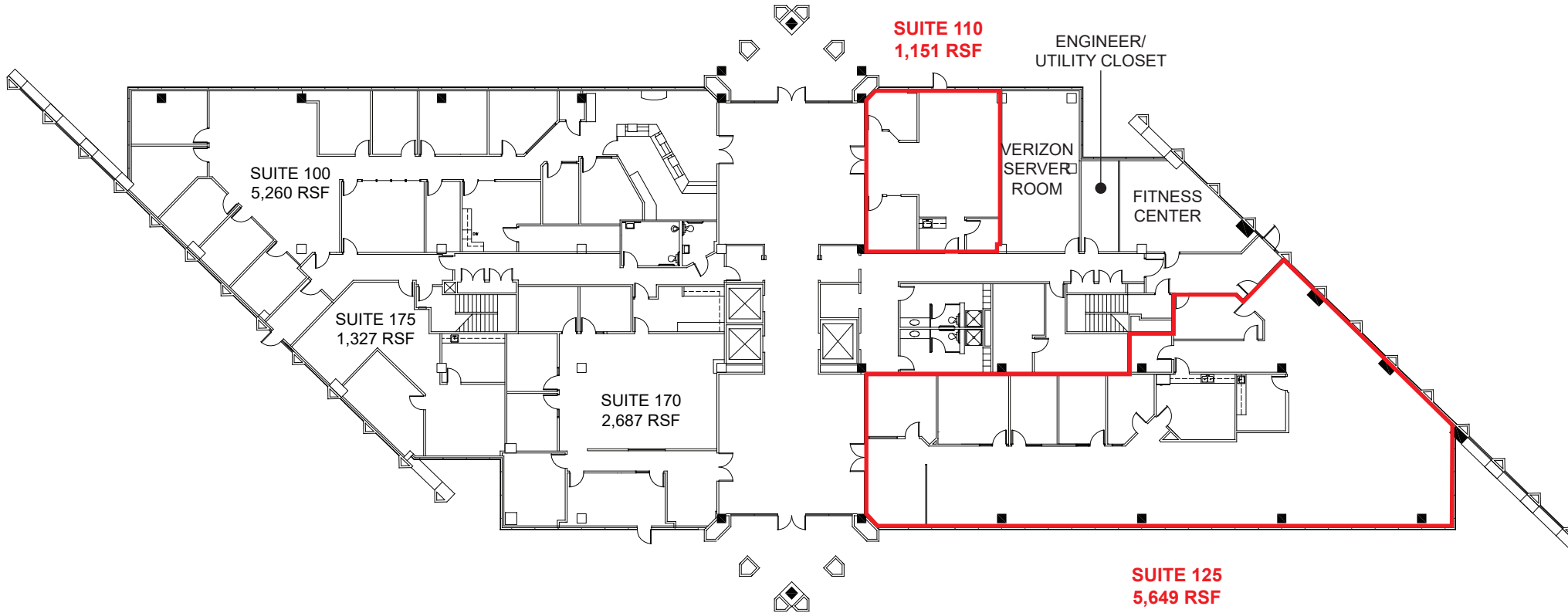


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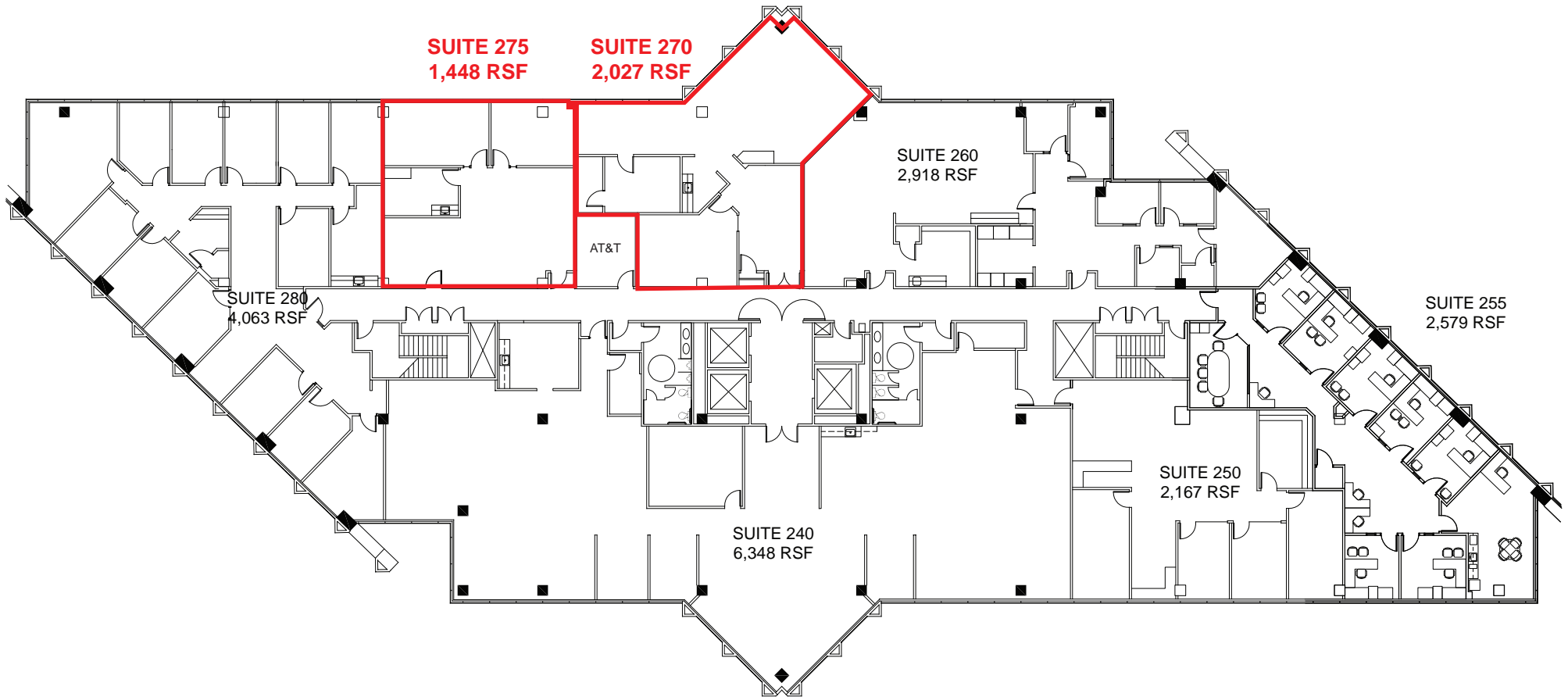
1ST FLOOR

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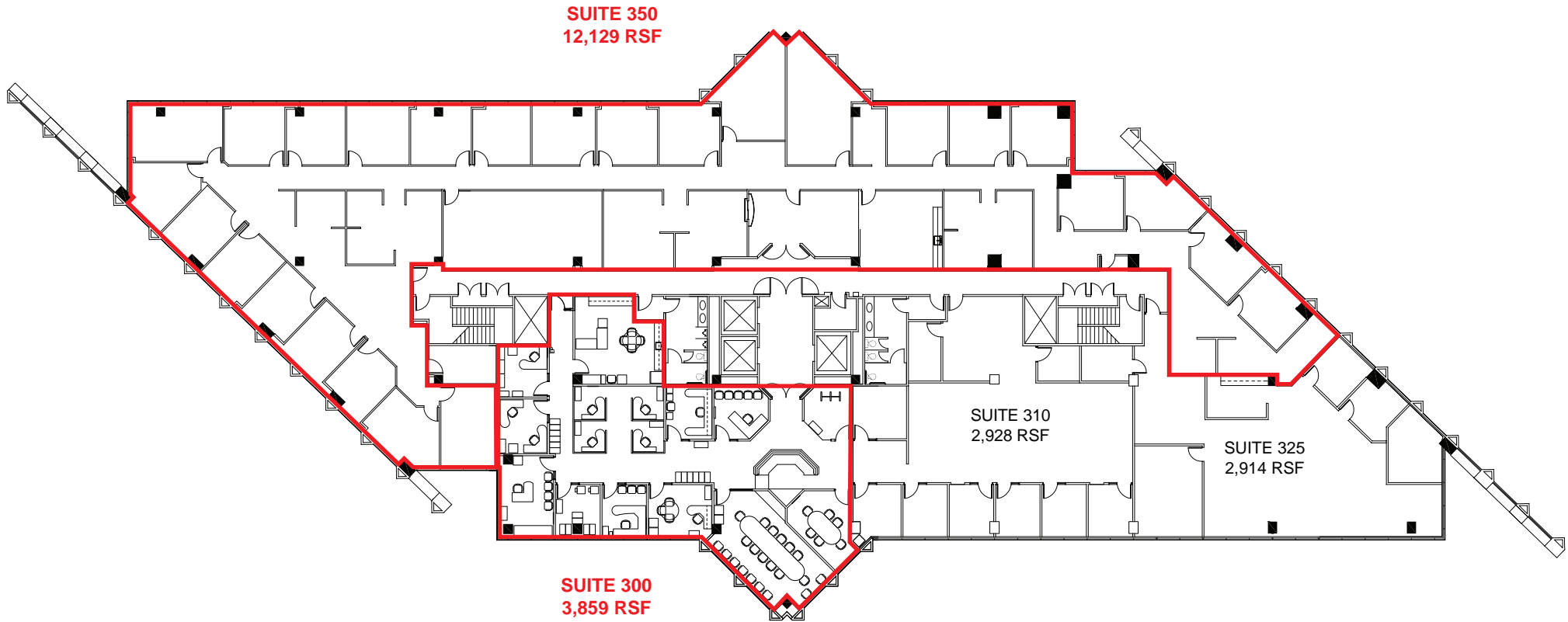
2ND FLOOR

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3RD FLOOR

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FOR LEASE

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