

**3540 KINGS WAY
SACRAMENTO CA**

FOR SALE OR LEASE

13,305 RSF - 42,241 RSF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



NOW REMODELED

FOR MORE INFORMATION CONTACT:

Grant Keeney
DRE: #00891996
grant@ethanconradprop.com

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com



VIEW VIRTUAL TOUR

916.779.1000

SPACES AVAILABLE:

Lease Rate: \$1.49 - \$1.55 PSF/MO Full Service

1st Floor: 13,631 RSF
2nd Floor: 14,305 RSF
3rd Floor: 14,305 RSF

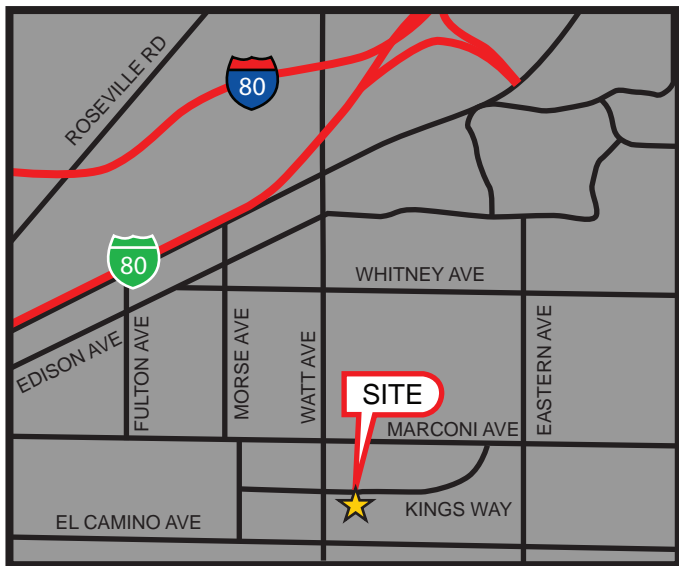
PROPERTY DETAILS:

3-story office building containing ±42,241 RSF is centrally located in the California State Capital region. The convenient location is walking distance from the Country Club Plaza Mall, Del Paso Country Club and is just 5 miles northeast of Downtown Sacramento. Close proximity to Business 80 and I-80.

PURCHASE PRICE: \$4,013,000 (\$95.00 PSF)

FEATURES:

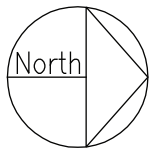
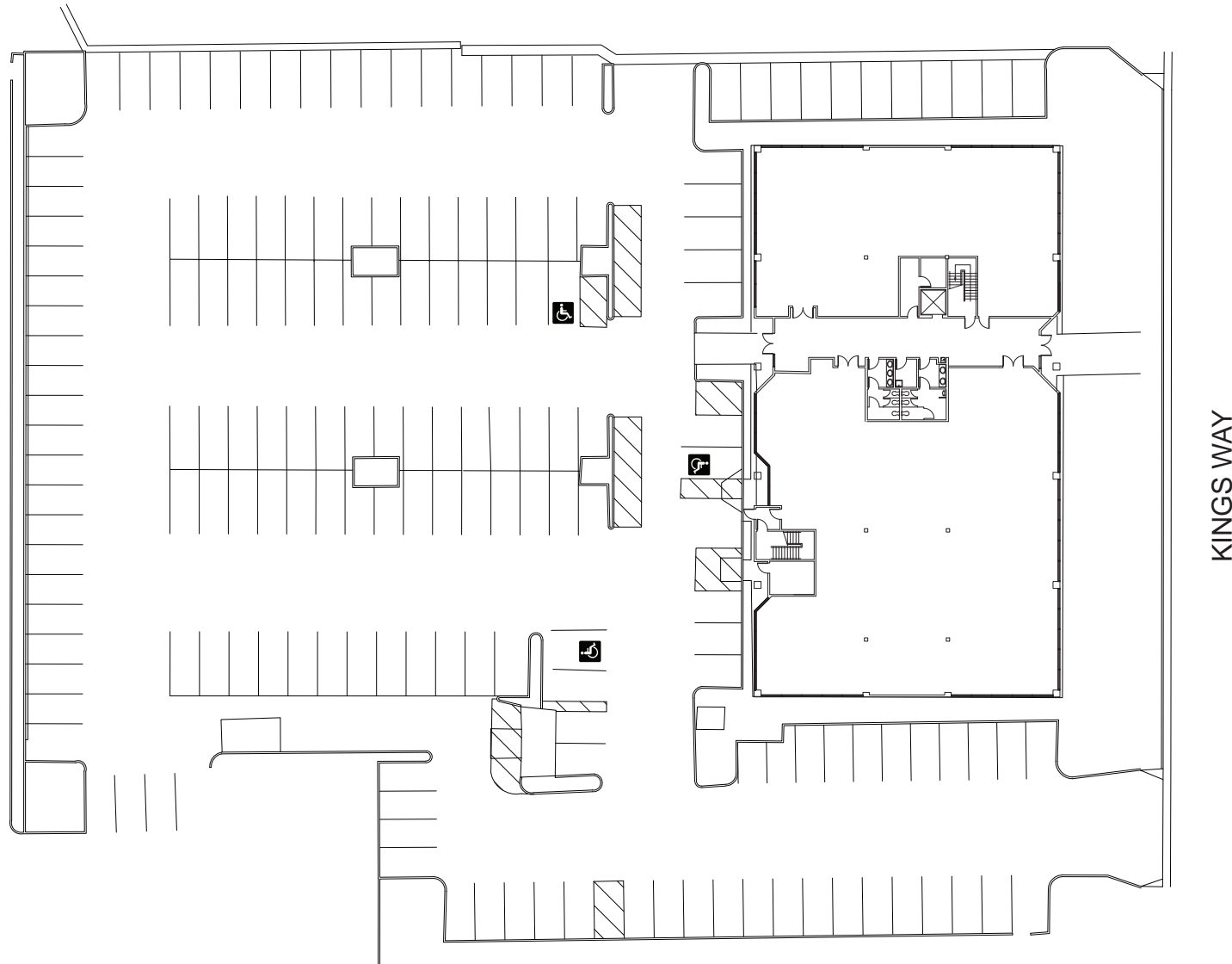
Year Built: 1988
Rentable SF: ±42,241 RSF
Parking: 173 surface parking spaces. Parking ratio ±4.20 spaces/1,000 SF
HVAC System: Two, 75 ton Trane rooftop package units
Pennant gas fired rooftop boiler rated at 750MBH
Electrical Power: 1,000 amp, 277/480 volt, 3-phase, 4 wire main switchboard;
120/208 volt transformers
Elevators: One Dover single hydraulic elevator with 2,100 lb capacity
Utilities: Electricity: SMUD, Natural Gas: PG&E, Water: Del Paso Manor,
Sanitary/Sewer: Sacramento County and Telephone: AT&T



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SITE PLAN



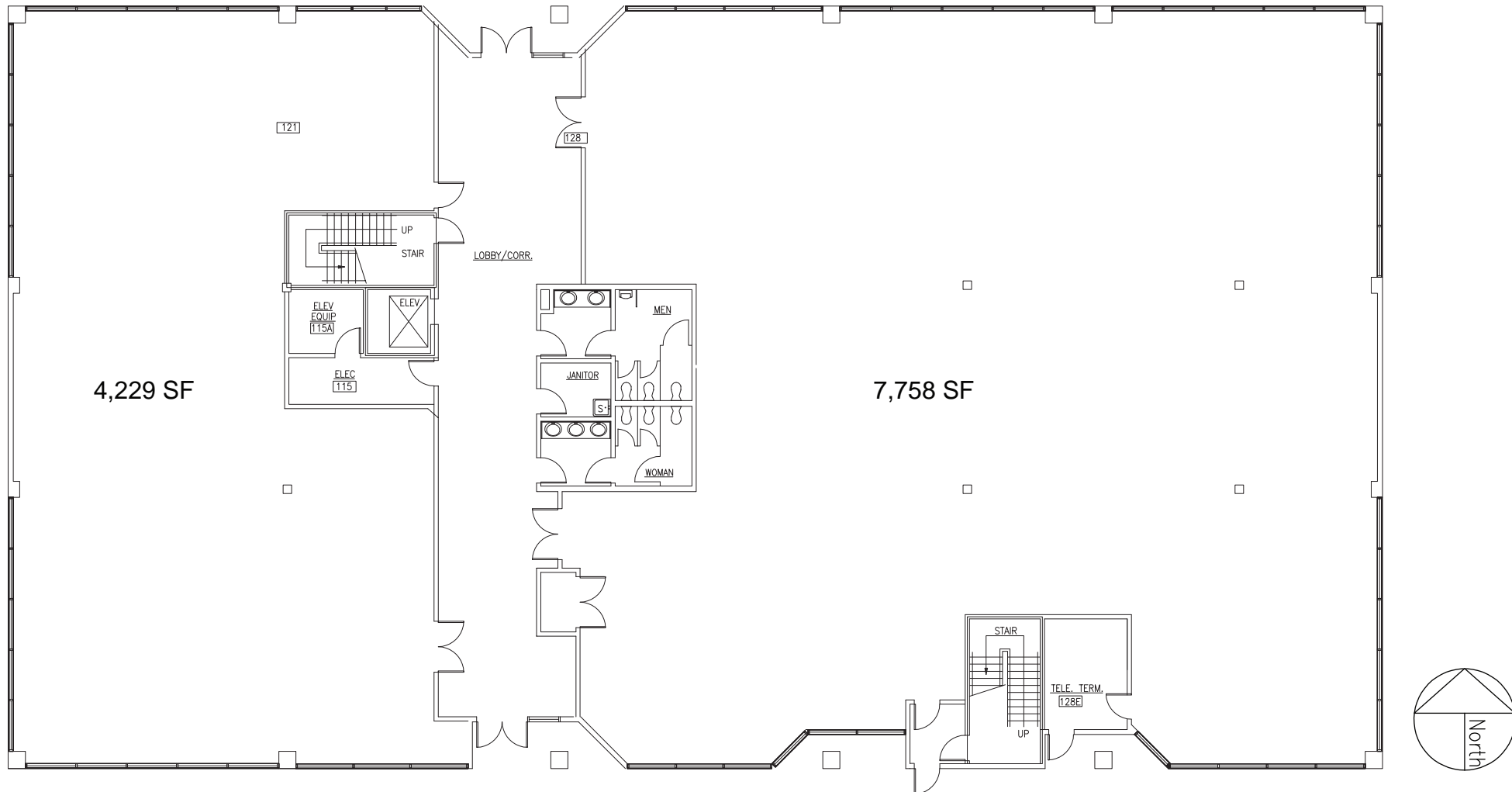
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

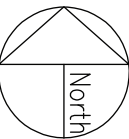
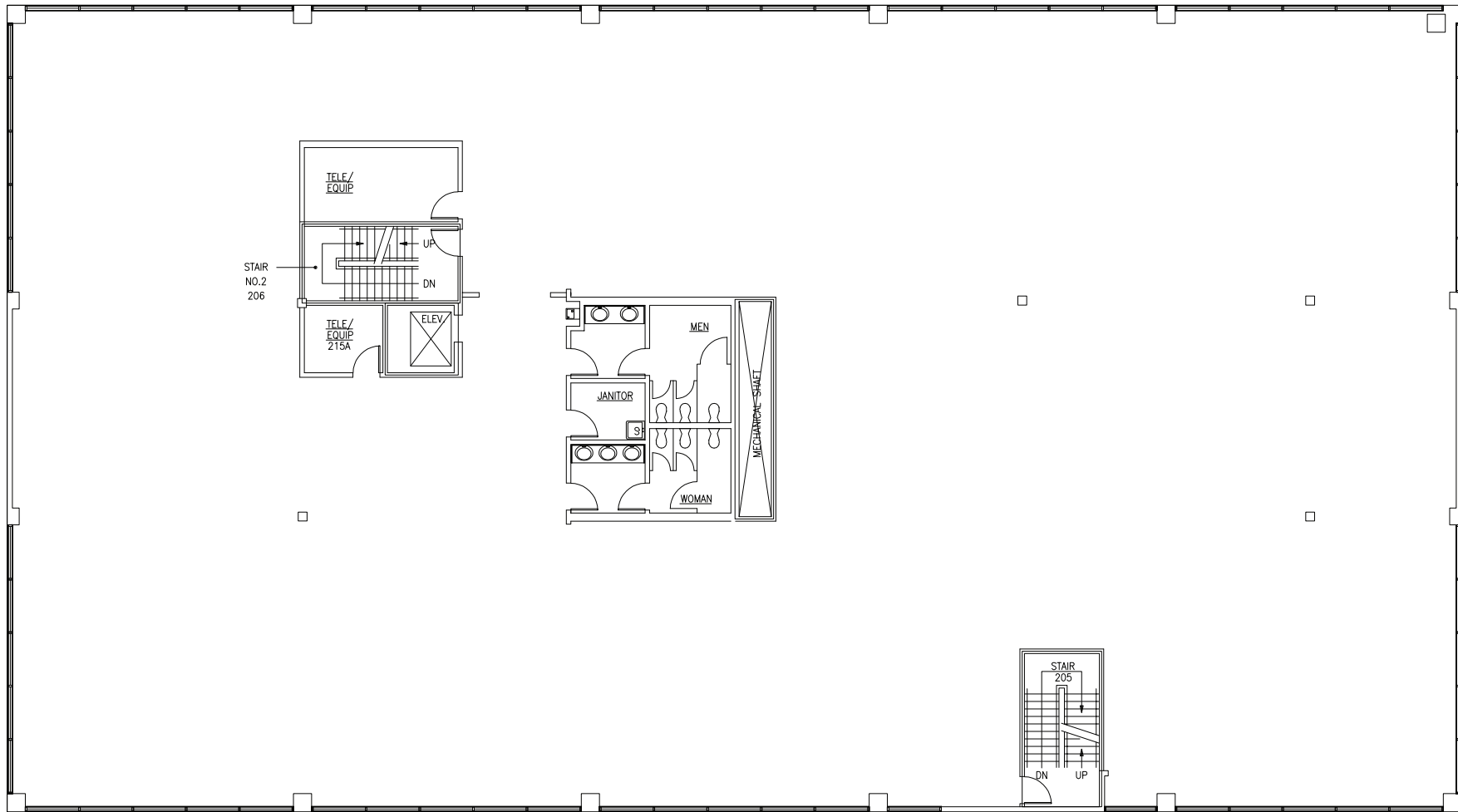
1ST FLOOR - 13,631 RSF



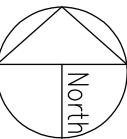
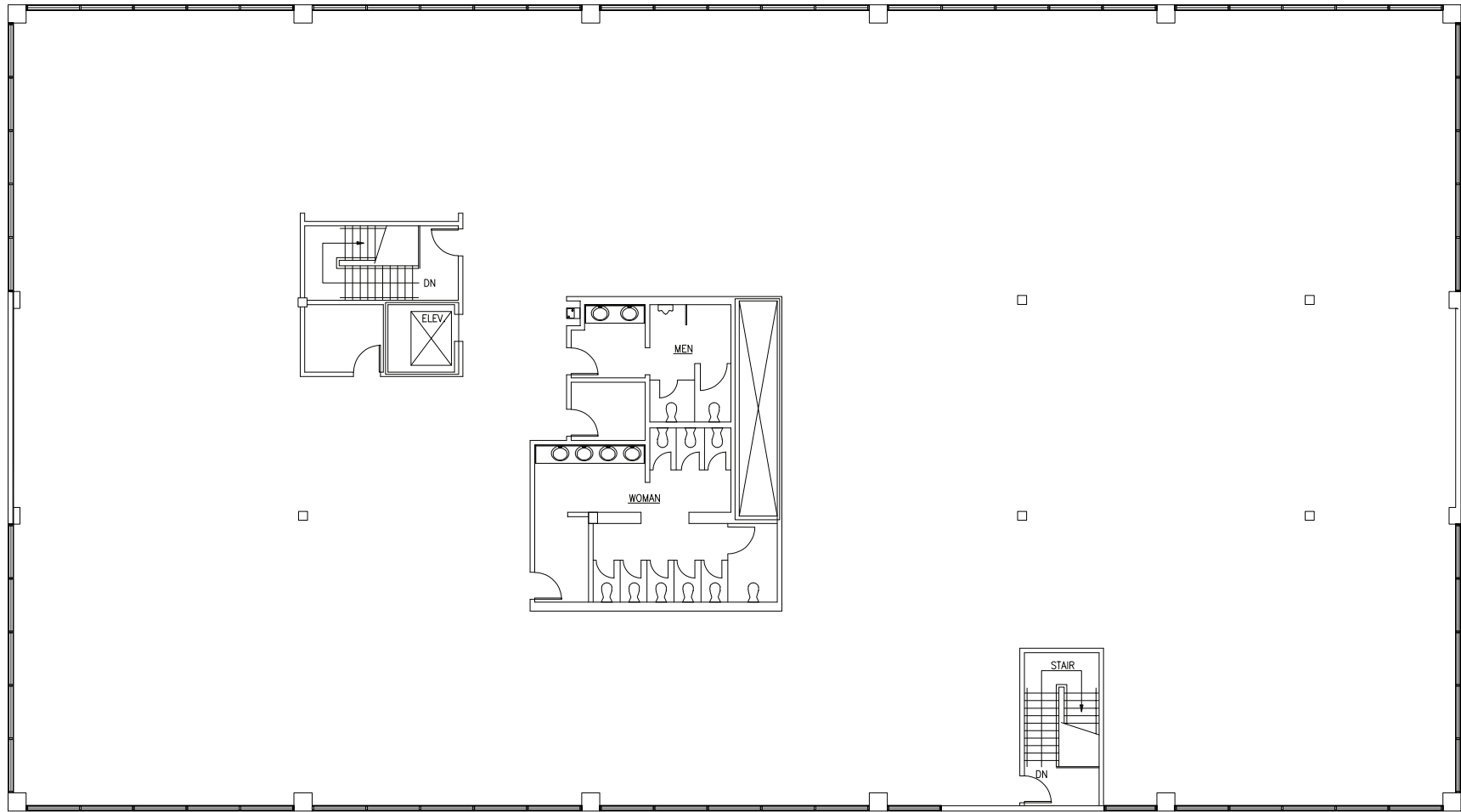
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2ND FLOOR - 14,305 RSF



3RD FLOOR - 14,305 RSF



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