

ONE CAPITAL CENTER 1,151 SF - 15,988 SF AVAILABLE

**NOW
REMODELED**



3100 ZINFANDEL DRIVE RANCHO CORDOVA, CA

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

COMMENTS:

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

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

LEASE RATES:

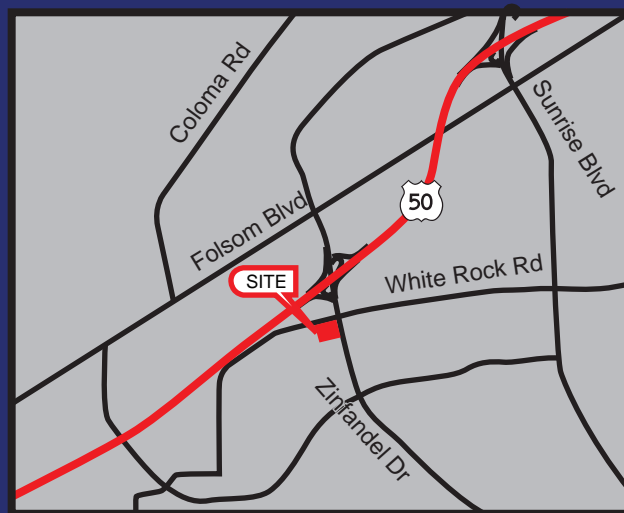
See attached floorplans for pricing.

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ETHAN CONRAD
PROPERTIES INC.



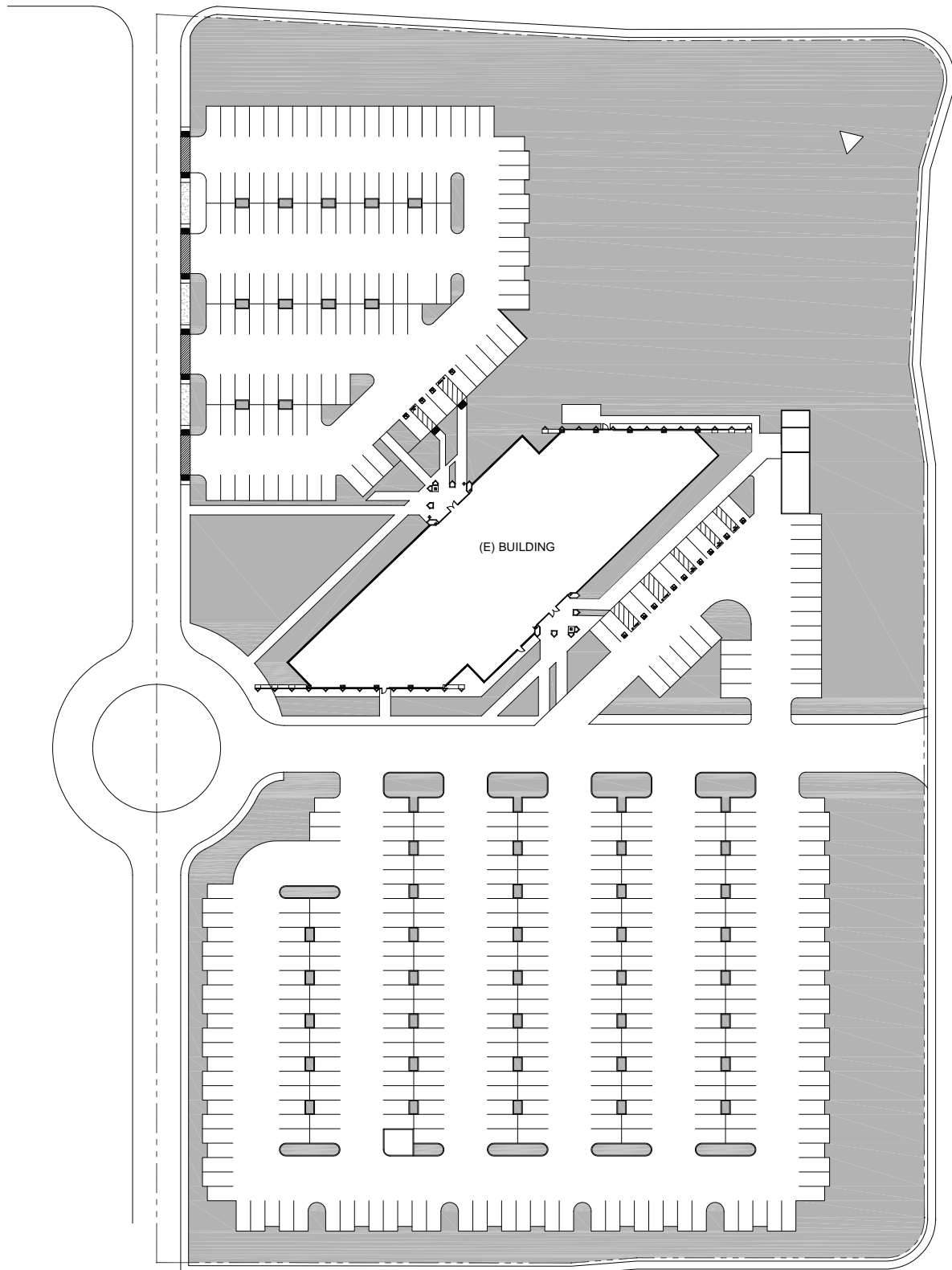
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3100 ZINFANDEL DR, RANCHO CORDOVA CA



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WHITE ROCK ROAD

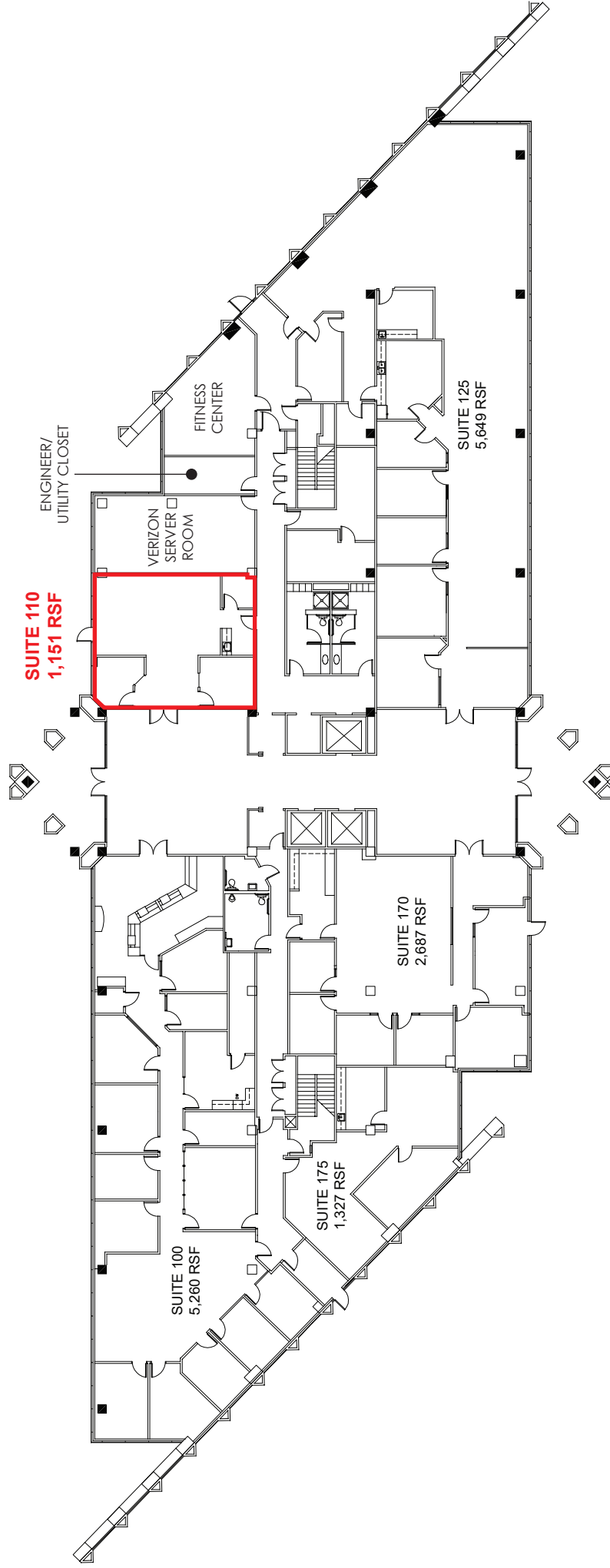


ZINFANDEL DRIVE

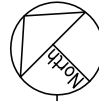


3100 ZINFANDEL DR, RANCHO CORDOVA CA

SUITE	SF	LEASE RATE
110	1,151	\$2.45 RSF/MO, FSG



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3100 ZINFANDEL DRIVE
1ST FLOOR
RANCHO CORDOVA, CA

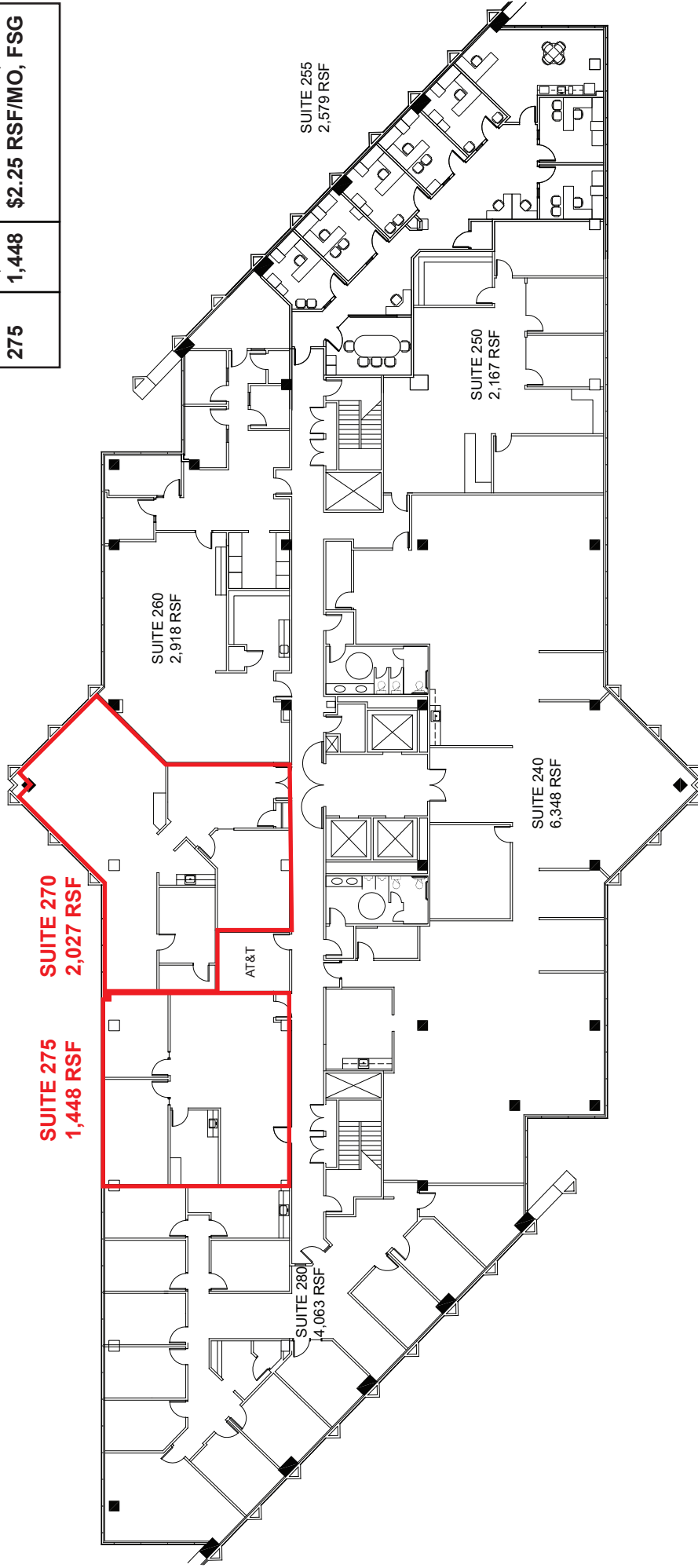


8/31/2017

SCALE: N.T.S.

3100 ZINFANDEL DR, RANCHO CORDOVA CA

SUITE	SF	LEASE RATE
270	2,027	\$2.25 RSF/MO, FSG
275	1,448	\$2.25 RSF/MO, FSG



ETHAN CONRAD PROPERTIES INC.
 3100 ZINFANDEL DRIVE
 2ND FLOOR
 RANCHO CORDOVA, CA



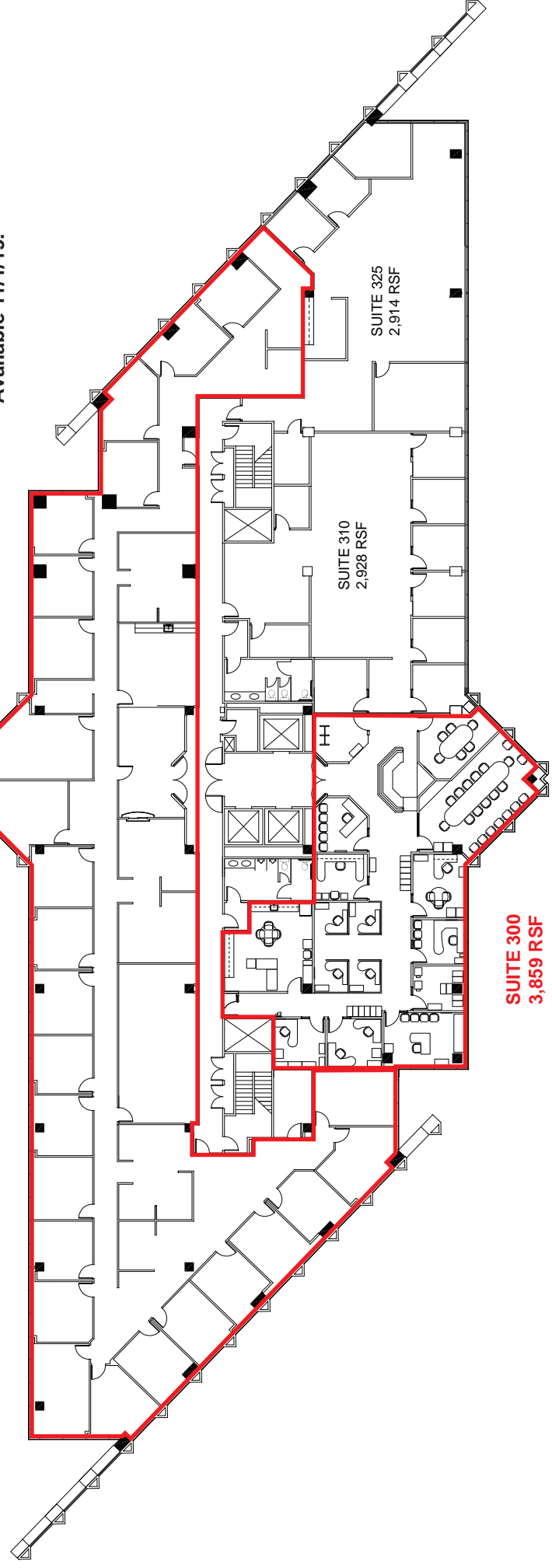
1/11/2017
 SCALE: N.T.S.

3100 ZINFANDEL DR, RANCHO CORDOVA CA

SUITE	SF	LEASE RATE
300*	3,859	\$2.25 RSF/MO, FSG
350**	12,129	\$2.25 RSF/MO, FSG
300 & 350	15,988	\$2.25 RSF/MO, FSG

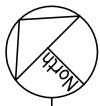
*Furnished additional \$0.10 PSF.
 **Available 11/1/19.

SUITE 350
 12,129 RSF



SUITE 300
 3,859 RSF

ETHAN CONRAD PROPERTIES INC.
 3100 ZINFANDEL DRIVE
 3RD FLOOR
 RANCHO CORDOVA, CA



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