

**CLASS A OFFICE BUILDING**  
**8880 CAL CENTER DR**  
**SACRAMENTO, CA**  
594 SF - 10,052 SF OFFICE SUITES AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.

**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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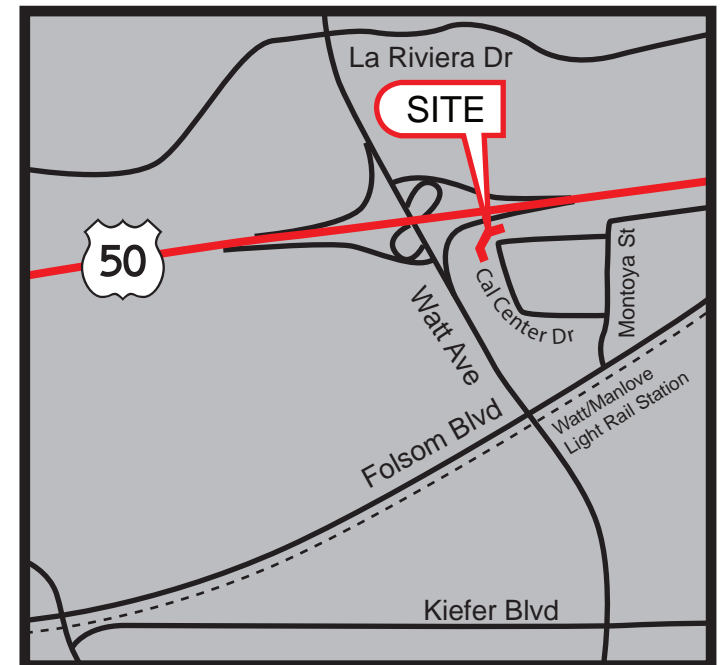
**PROPERTY DETAILS:**

8880 Cal Center Drive is a four story Class A Office Building that has undergone a complete refurbishment and repositioning as one of the finest buildings on the Highway 50 Corridor.

The Building offers excellent freeway visibility and access and walking distance to Light Rail. Our Tenants enjoy a first class Conference Center and Fitness Facility.

**FEATURES:**

- Four story ±120,000 RSF Class A Office
- Prominent freeway visibility
- Immediate access to Hwy 50 and Watt Ave
- Parking ratio 4:1,000 SF
- Walking distance to Light Rail
- Numerous retail amenities nearby
- Adjacent to Golden 1 Credit Union HQ



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# FOR LEASE

846 SF - 14,634 SF

## CLASS A OFFICE BUILDING 8880 CAL CENTER DRIVE SACRAMENTO, CA

### SUITES AVAILABLE:

SUITE:	SF:	LEASE RATE:	RENT:
130*:	5,907 RSF	\$2.10 RSF/MO, FSG	\$12,405.00
160:	594 RSF	\$2.25 RSF/MO, FSG	\$ 1,336.00
200:	4,397 RSF	\$1.99 RSF/MO, FSG	\$ 8,750.00
230:	1,506 RSF	\$2.10 RSF/MO, FSG	\$ 3,163.00
240:	846 RSF	\$2.05 RSF/MO, FSG	\$ 1,734.00
270:	4,902 RSF	\$2.05 RSF/MO, FSG	\$10,049.00
280:	1,037 RSF	\$2.10 RSF/MO, FSG	\$ 2,178.00
240/270/280**:	6,785 RSF	\$1.99 RSF/MO, FSG	\$13,502.00
305:	1,308 RSF	\$2.05 RSF/MO, FSG	\$ 2,681.00
310:	2,579 RSF	\$2.05 RSF/MO, FSG	\$ 5,287.00
340:	2,767 RSF	\$2.05 RSF/MO, FSG	\$ 5,672.00
400:	10,052 RSF	\$1.95 RSF/MO, FSG	\$19,601.00
420:	2,910 RSF	\$2.05 RSF/MO, FSG	\$ 5,966.00

\*Fully furnished for an additional \$0.10 RSF/MO

\*\*Combined.



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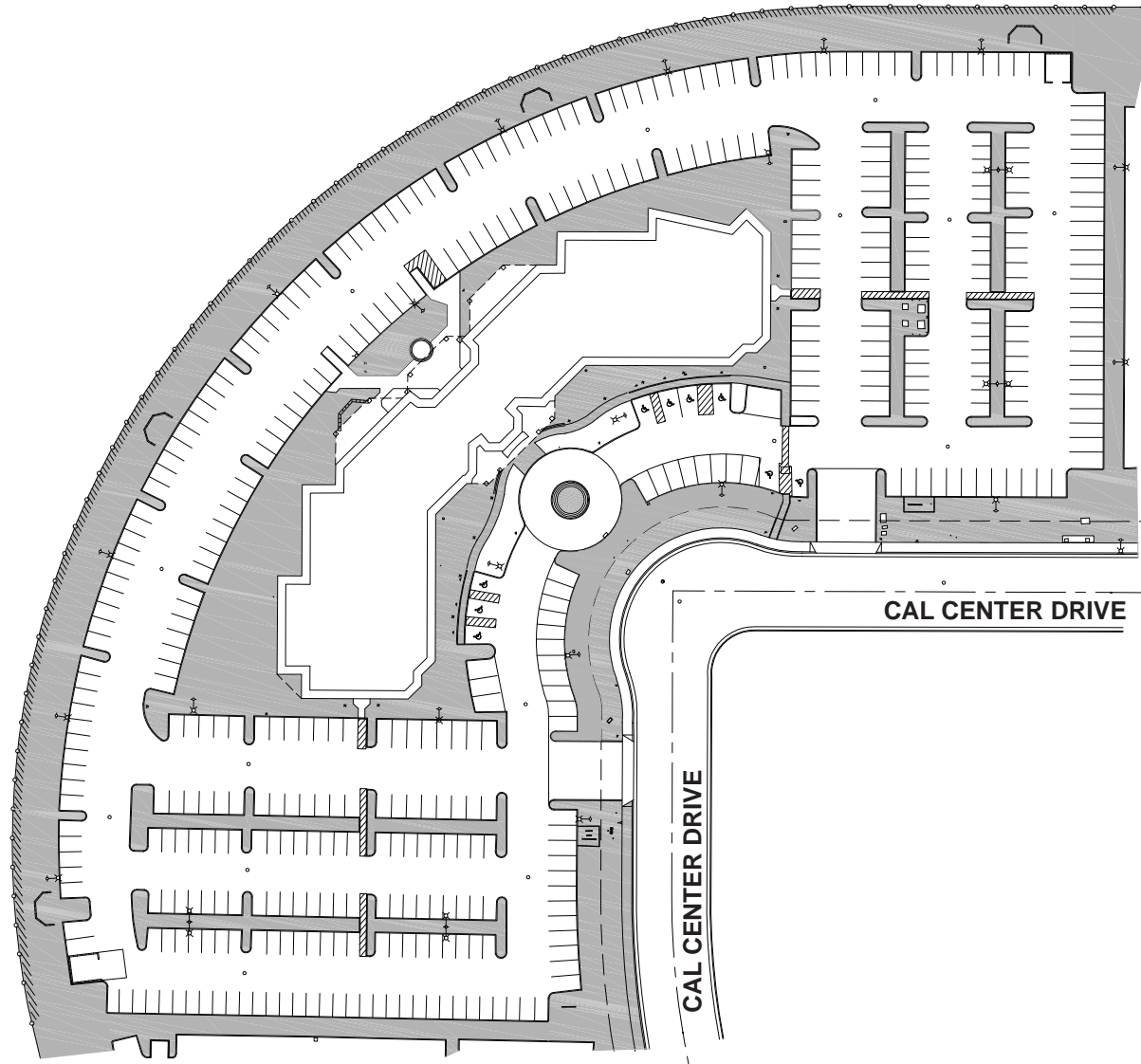
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**SITE PLAN**



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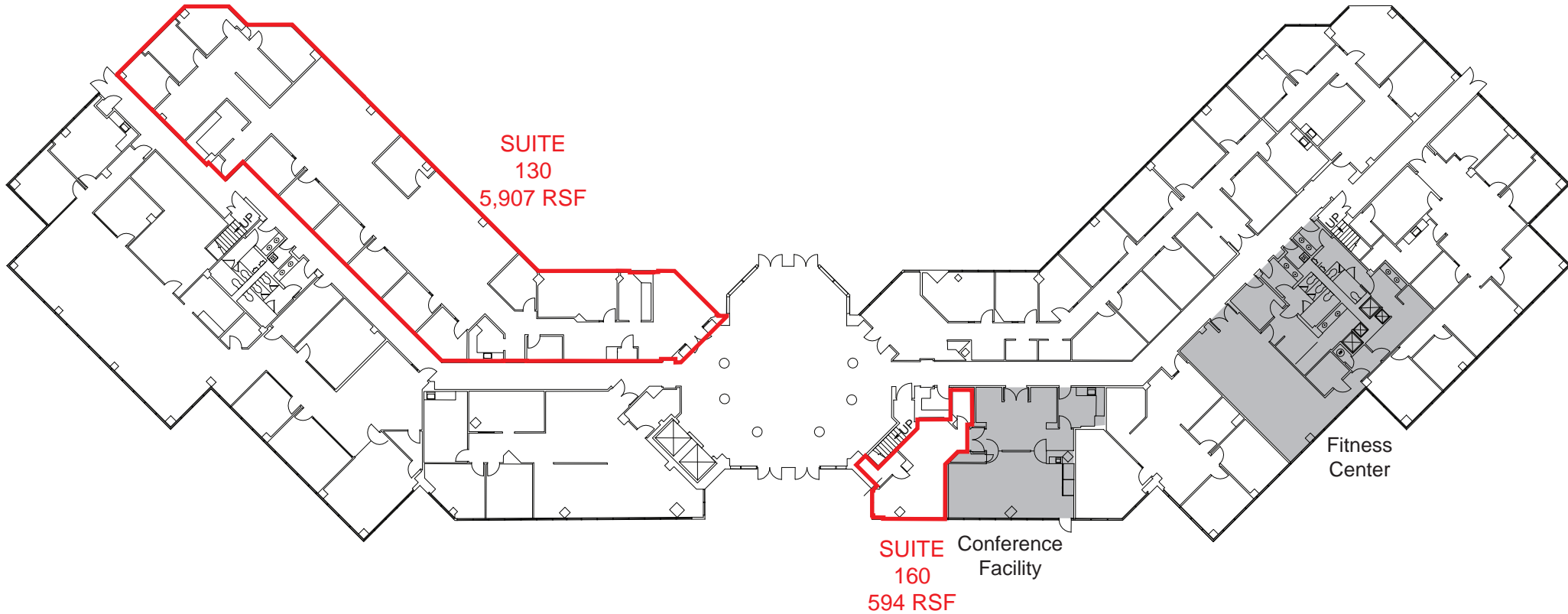
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**1ST FLOOR**



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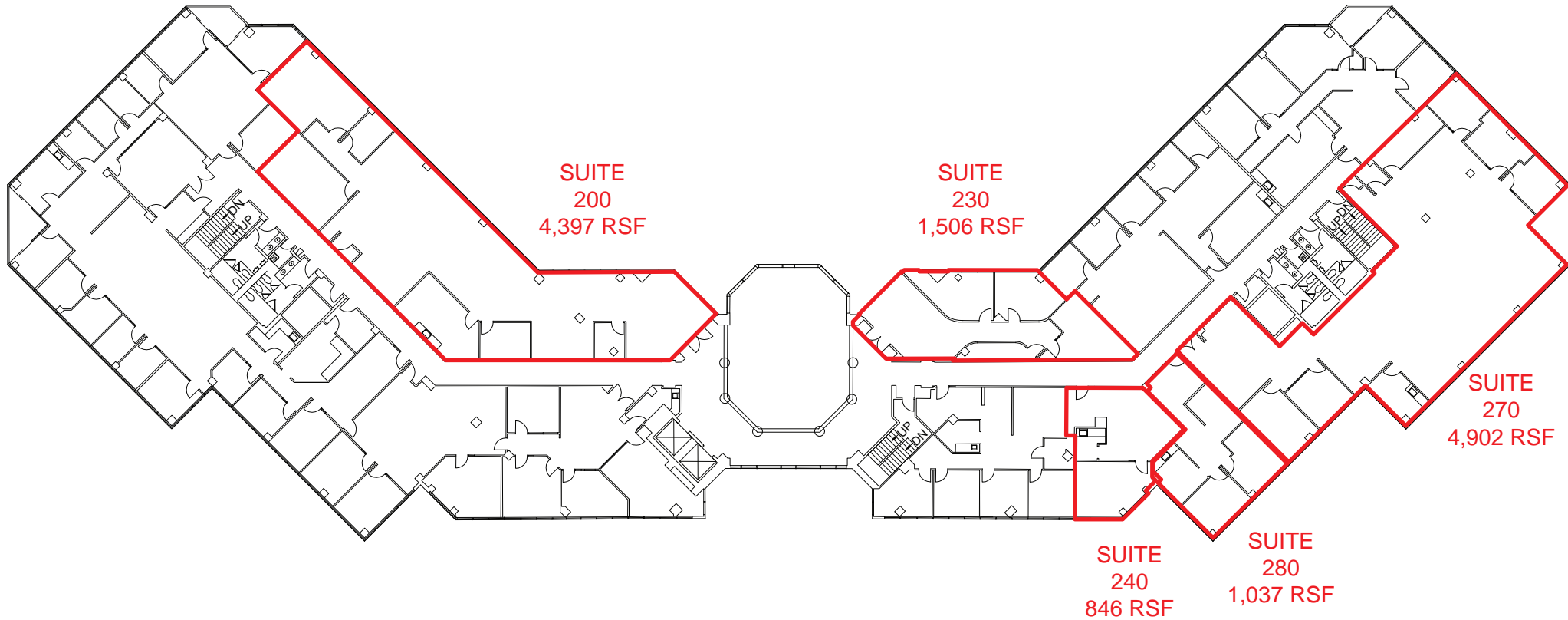
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**2ND FLOOR**



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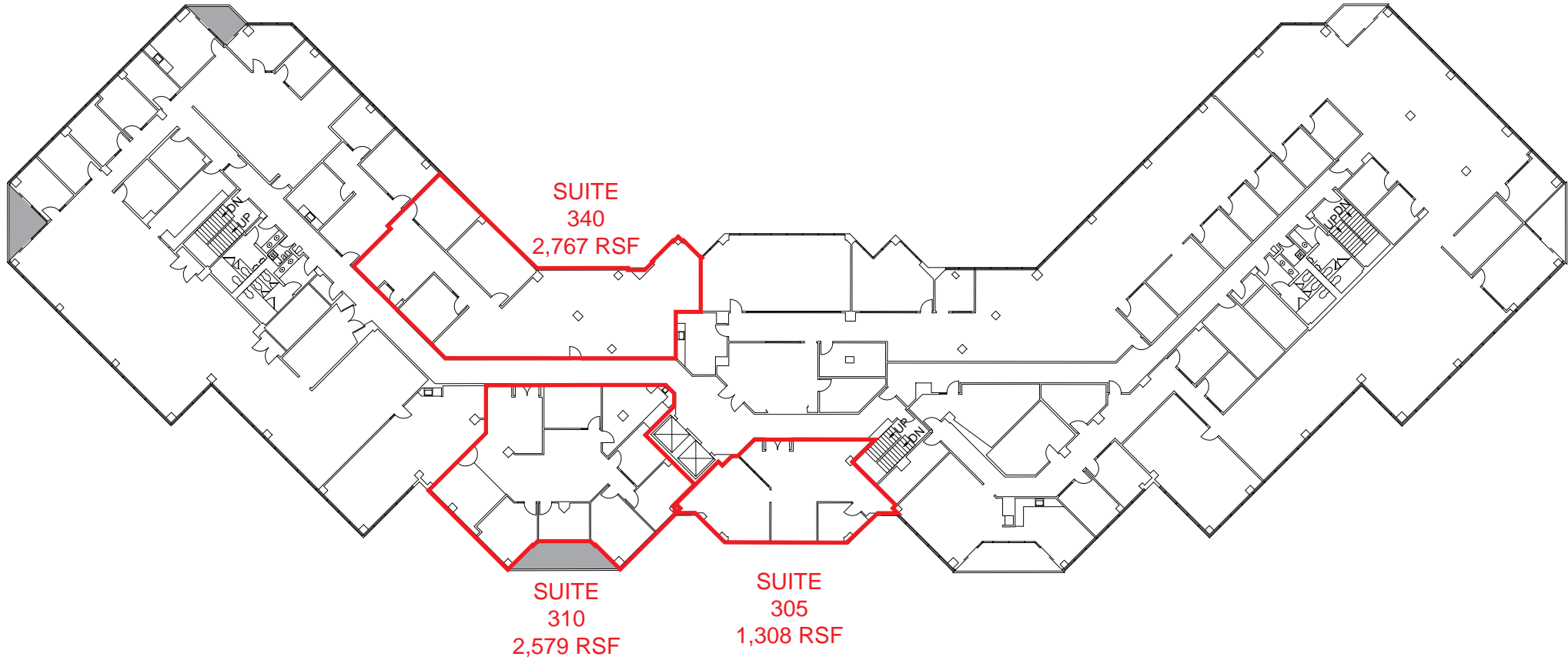
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**3RD FLOOR**



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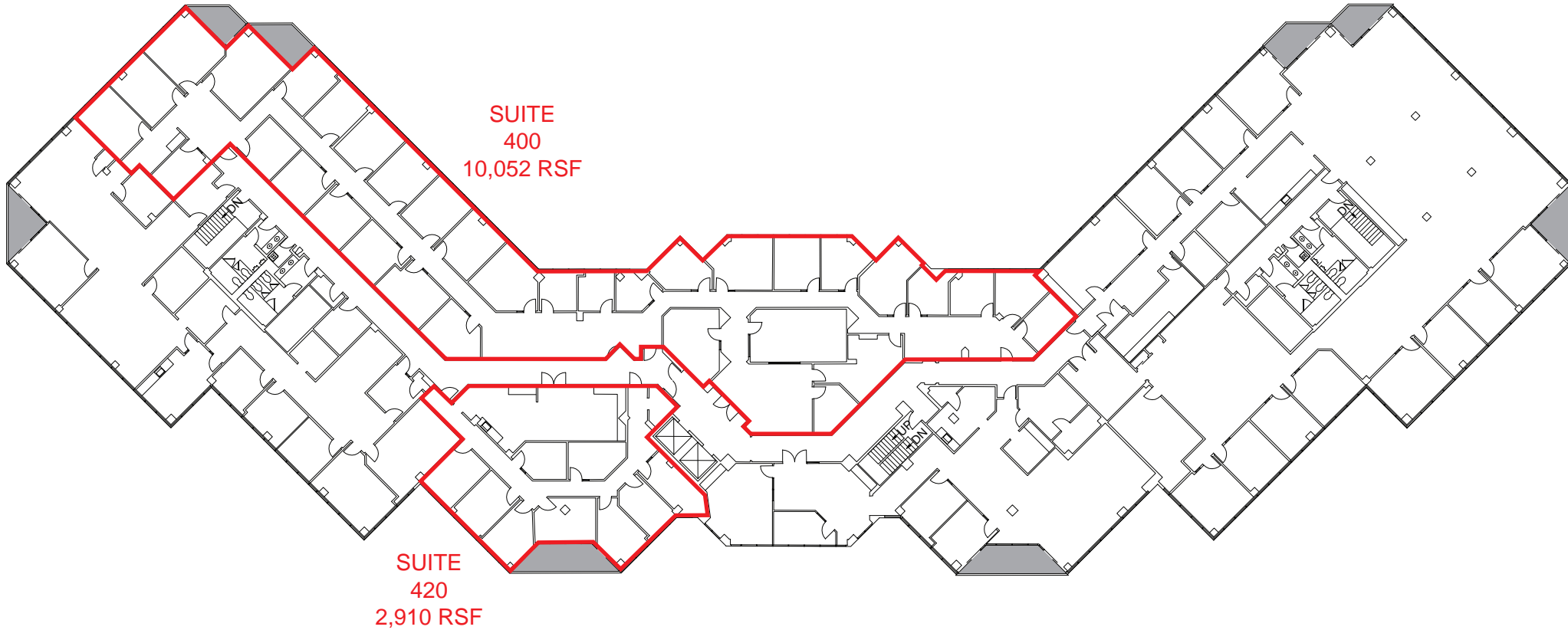
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**4TH FLOOR**



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