

TECH CENTER 50
9300 TECH CENTER DRIVE
SACRAMENTO CA
3,444 SF - 12,859 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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916.779.1000

FOR LEASE

3,444 SF - 12,859 SF

OFFICE BUILDING SUITES AVAILABLE

9300 TECH CENTER DRIVE
SACRAMENTO, CA

PROPERTY DETAILS:

Excellent Highway 50 visibility and signage (170,000 cars/day)

Excellent value rent given the attributes of the building.

FEATURES:

- Easy access to Highway 50
 - 1 mile from Bradshaw exit via Micron Ave (1-2 minutes)
 - 1.5 miles from Watt Ave via Folsom Blvd (3-4 minutes)
- Served by Tiber Light Rail Station
- Institutional grade building
- Ample Parking, 4/1,000 SF
- Fiber Available
- Showers and lockers onsite

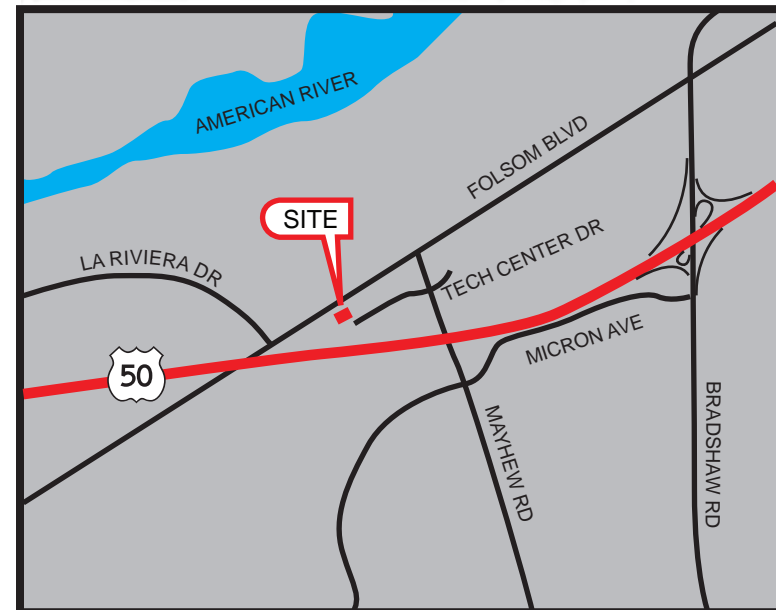
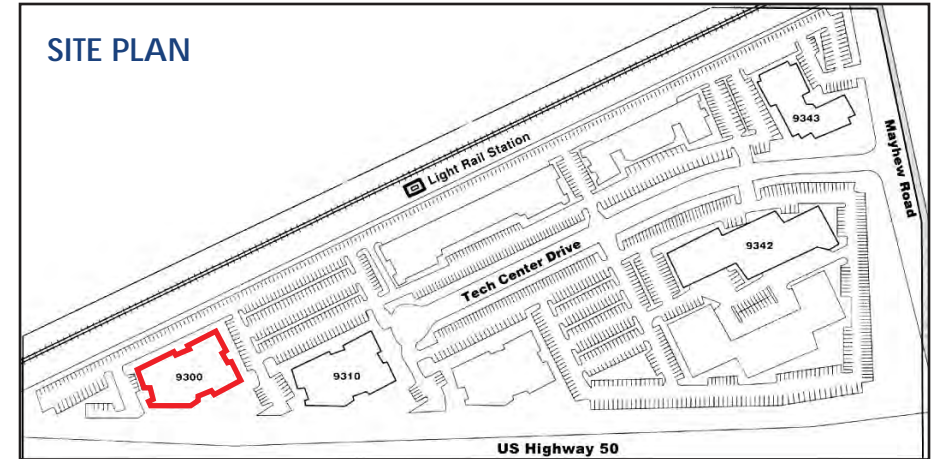
LEASE RATES:

Suite 110: \$1.59 PSF, Full Service (Available with 30 days notice)

Suite 170: \$1.55 PSF, Full Service

Suite 250: \$1.59 PSF, Full Service

Suite 270: \$1.55 PSF, Full Service



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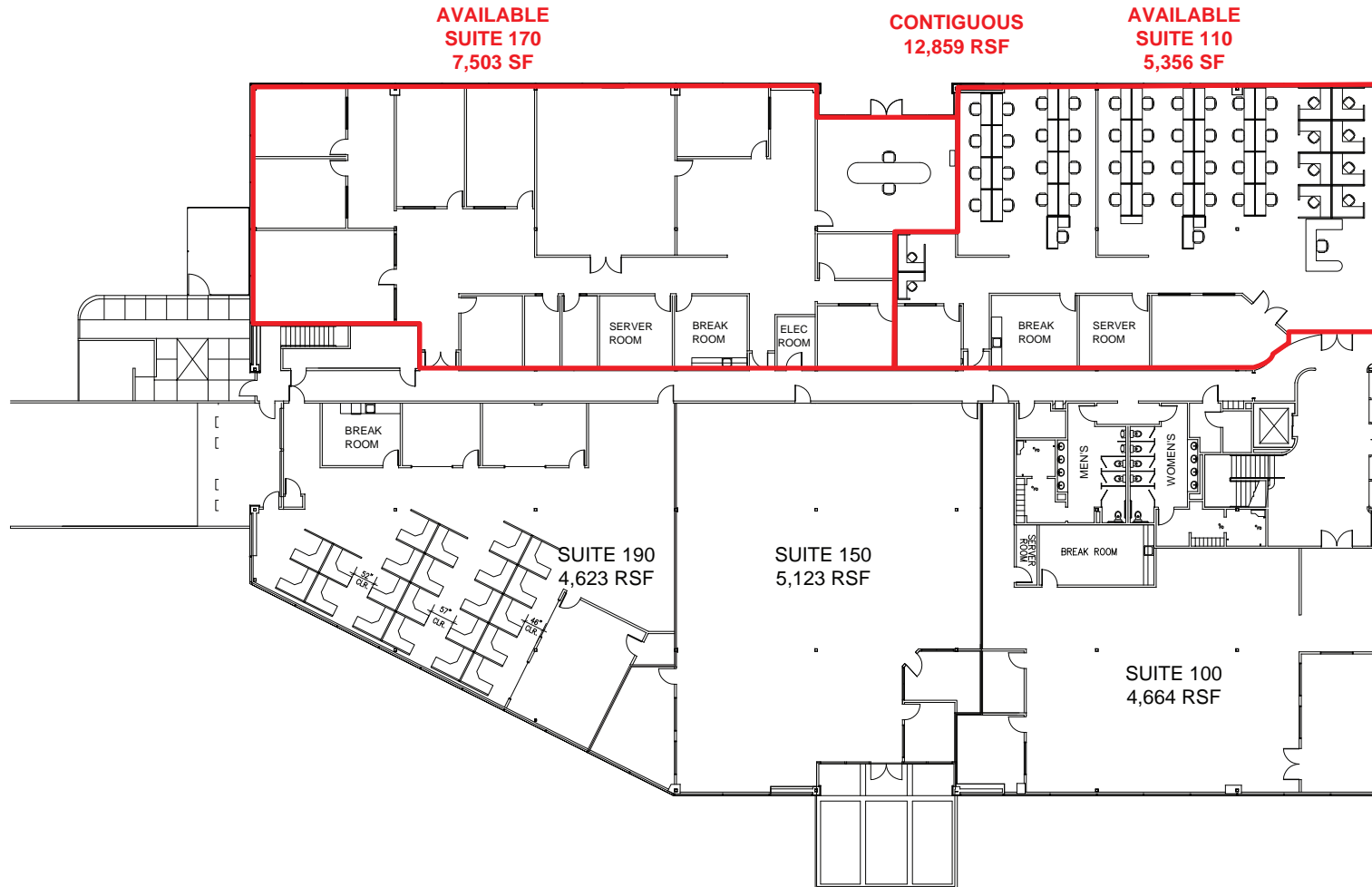
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

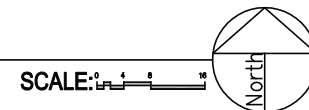
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

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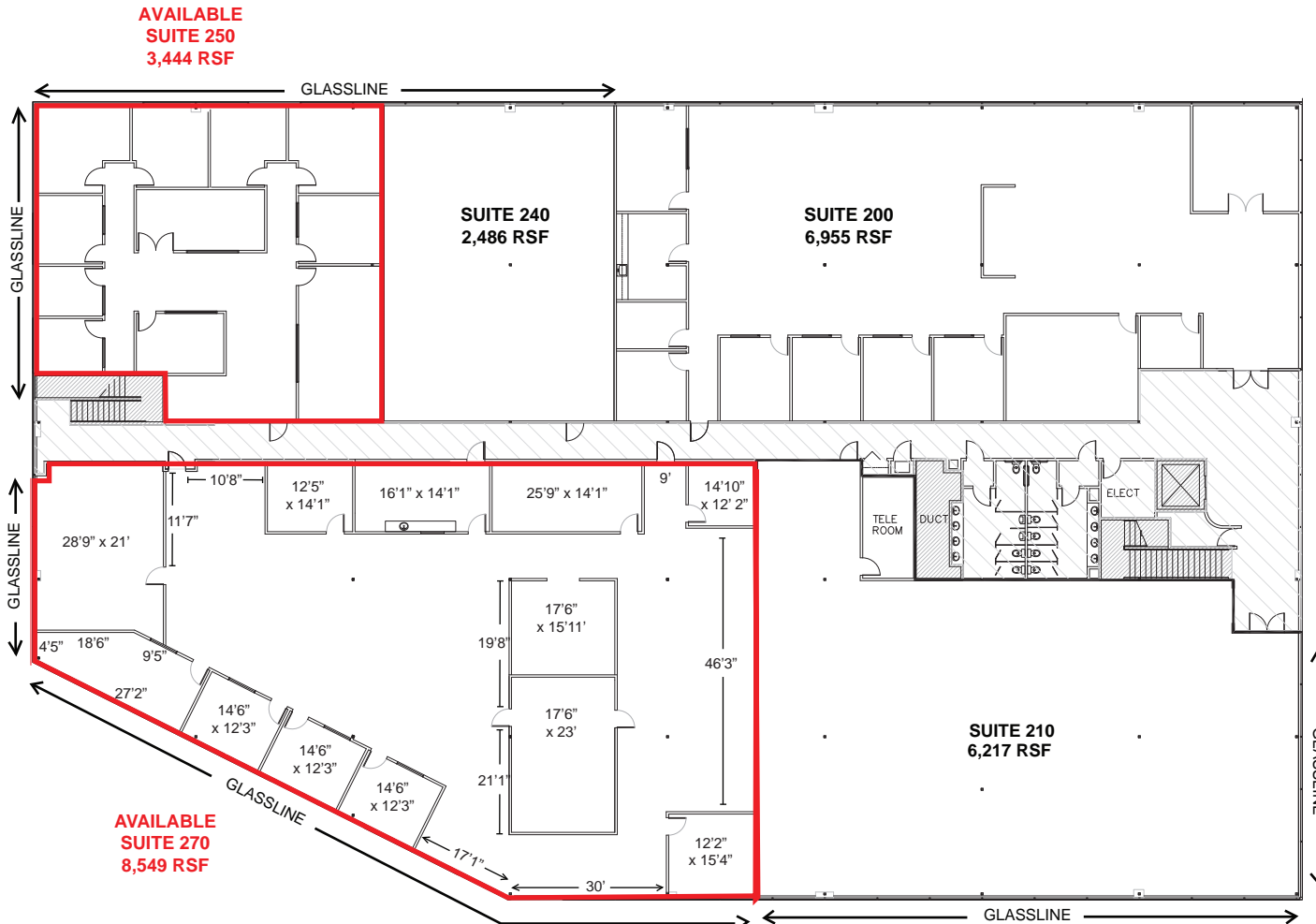
ETHAN CONRAD PROPERTIES
9300 TECH CENTER DRIVE
1ST FLOOR
SACRAMENTO, CA



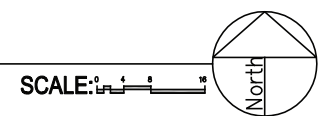
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ETHAN CONRAD PROPERTIES
9300 TECH CENTER DRIVE
2ND FLOOR
SACRAMENTO CA



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