

# TECH CENTER

## 3,988 SF OF OFFICE SPACE FOR LEASE



### 9333 TECH CENTER DRIVE, SUITE 100 SACRAMENTO CA

#### 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
- Ample Parking
- Fiber Available
- New building upgrades

#### COMMENTS:

- Private entrance
- In-suite restrooms
- No load factor
- Excellent value rent given the attributes of the building

#### LEASE RATE:

\$4,945.00 (\$1.24 RSF/MO, MG)

#### FOR MORE INFORMATION CONTACT:

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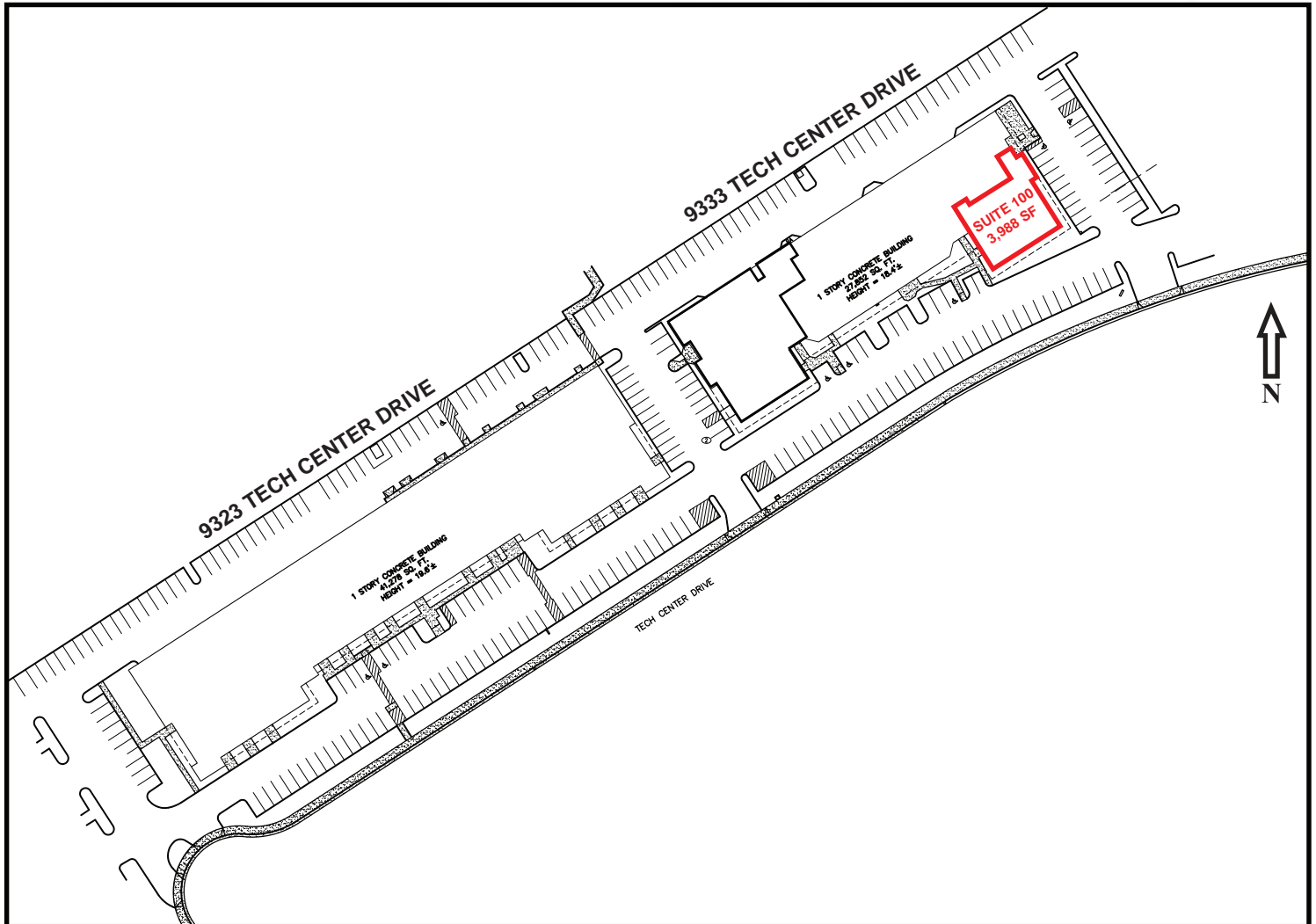
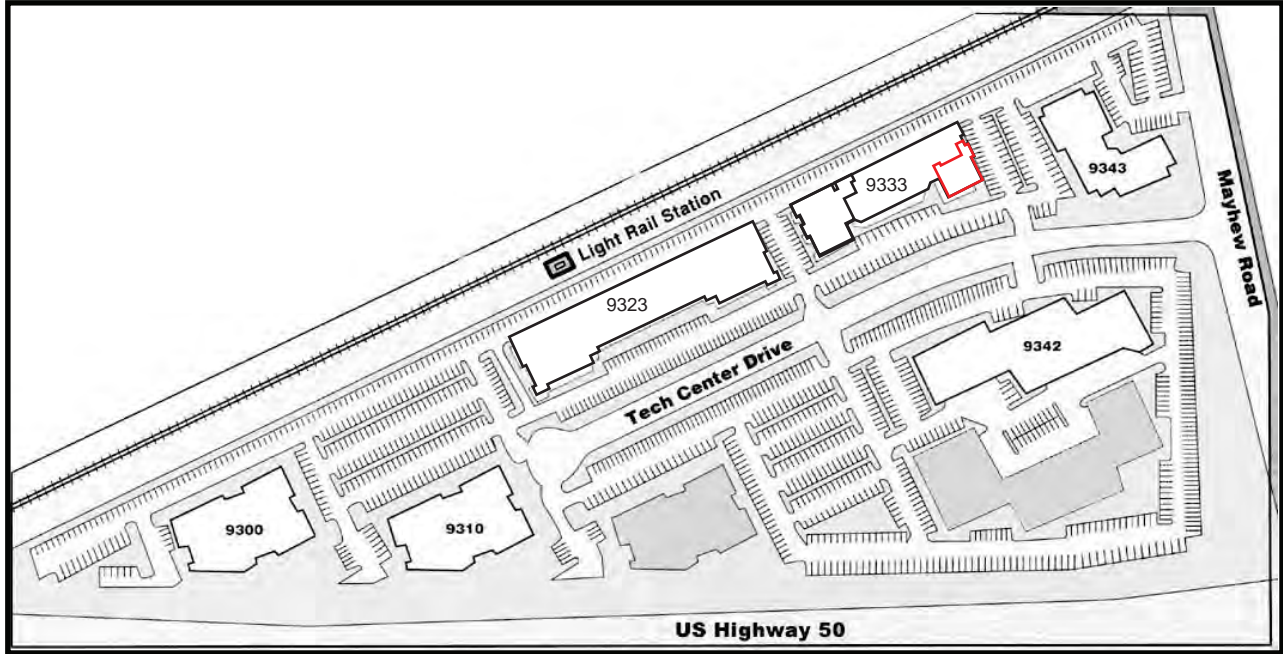
**ETHAN CONRAD**  
PROPERTIES INC.



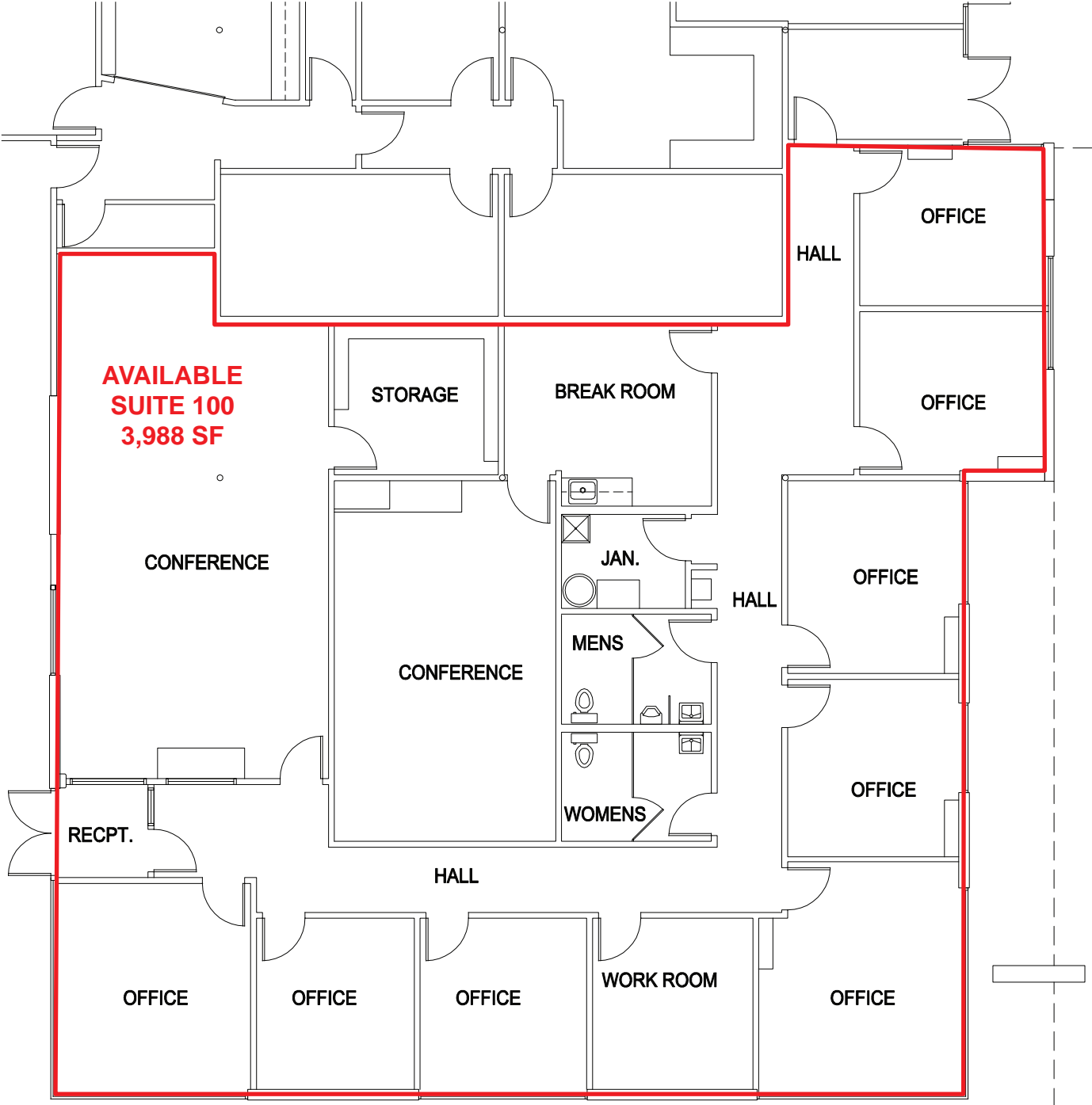
*The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

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## Site Plan



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SUITE 100  
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10/10/2017

SCALE: 3/32" = 1'-0"

