

3301-3307 BROADWAY
SACRAMENTO, CA
8,496 SF RETAIL/OFFICE SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

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ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
www.ethanconradprop.com

FEATURES:

- Building is on the corner of 33rd and Broadway
- Excellent access to Hwy 50, Hwy 99 and Capital City Freeway
- Convenient access to Light Rail and bus lines
- Good street parking
- Significant redevelopment within two blocks, including 40 Acres, Broadway Coffee, Oakhaus and others
- Adjacent to future development

PROPERTY DETAILS:

Attractive, retro building. Central location with excellent freeway access to Hwy 50, Hwy 99 & Business 80. Excellent for most office uses.

LEASE RATE:

\$6,712.00 (\$0.79 PSF, IG)
Available with 30 days notice.

CAM Charges are approximately \$.10 PSF

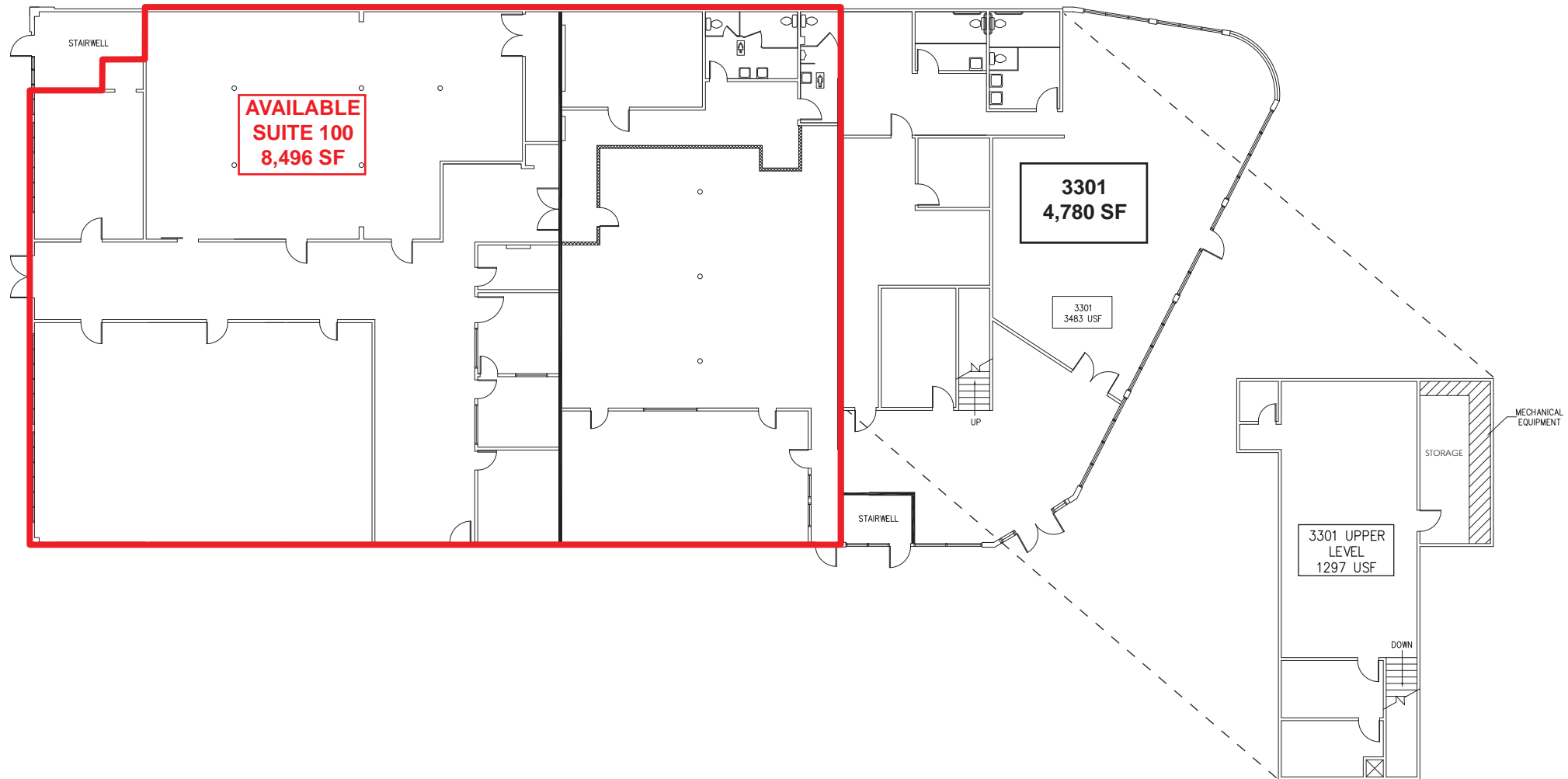


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