

TECH CENTER 50
9343 TECH CENTER DR
SACRAMENTO, CA
1,114 RSF - 8,946 RSF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

FOR MORE INFORMATION CONTACT:

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

PROPERTY DETAILS:

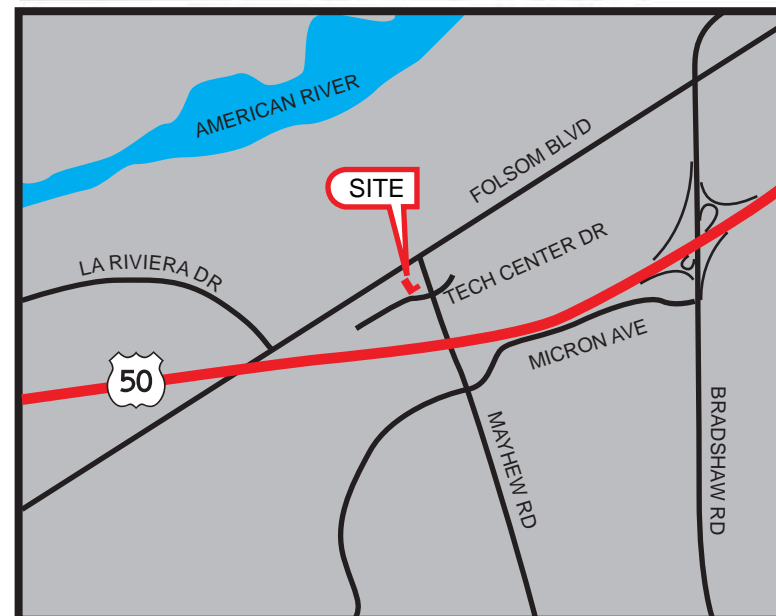
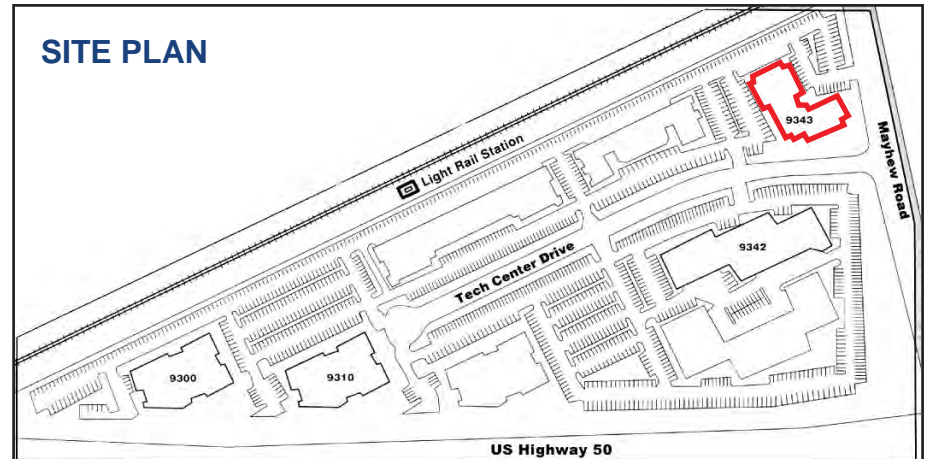
- Excellent Highway 50 visibility and signage (170,000 cars/day)
- Excellent value rent given the attributes of the building

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
- Ample Parking, 4/1,000 SF
- Variety of attractive suites
- Fiber Available

LEASE RATES:

\$1.39 PSF - \$1.59 PSF, Full Service



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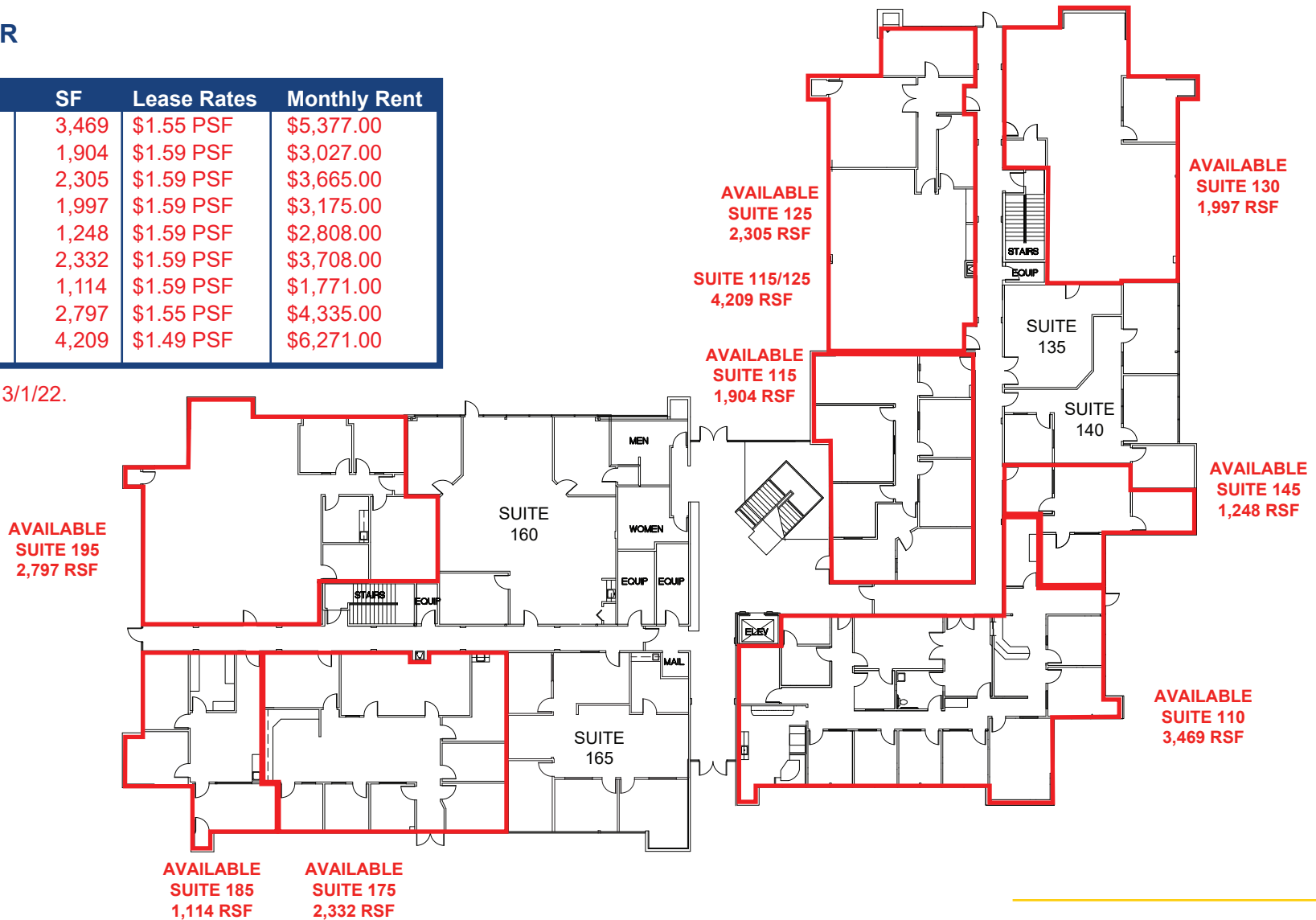
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1ST FLOOR

Suite	SF	Lease Rates	Monthly Rent
110	3,469	\$1.55 PSF	\$5,377.00
115	1,904	\$1.59 PSF	\$3,027.00
125	2,305	\$1.59 PSF	\$3,665.00
130	1,997	\$1.59 PSF	\$3,175.00
145*	1,248	\$1.59 PSF	\$2,808.00
175	2,332	\$1.59 PSF	\$3,708.00
185*	1,114	\$1.59 PSF	\$1,771.00
195	2,797	\$1.55 PSF	\$4,335.00
115/125	4,209	\$1.49 PSF	\$6,271.00

*Available 3/1/22.



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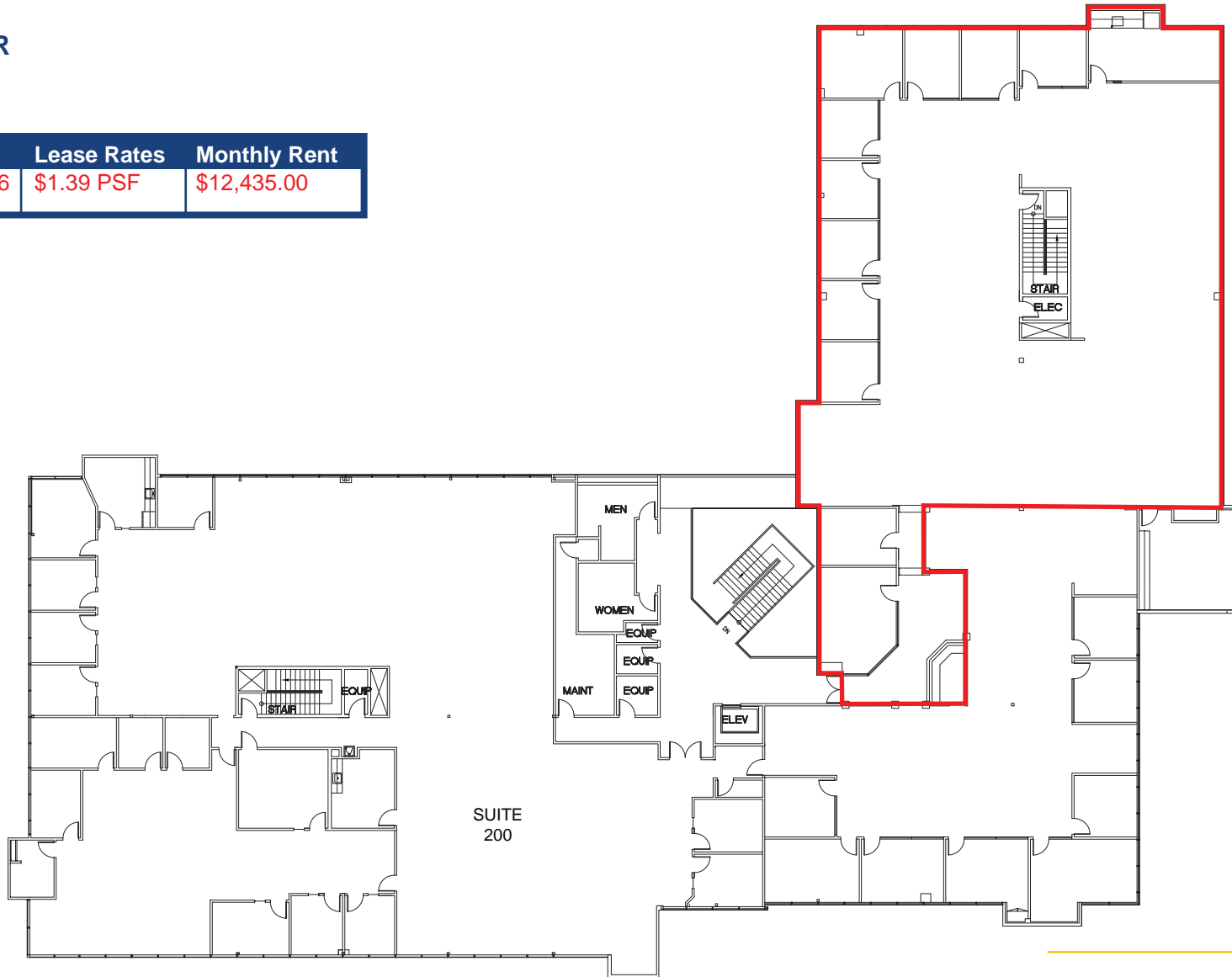
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2ND FLOOR

Suite	SF	Lease Rates	Monthly Rent
250	8,946	\$1.39 PSF	\$12,435.00



AVAILABLE
SUITE 250
8,946 RSF

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