

# CLASS A OFFICE SUITES FOR LEASE

## 594 RSF - 14,634 RSF

MAJOR  
REMODEL  
COMPLETE



## 8880 CAL CENTER DRIVE SACRAMENTO, CA

### FEATURES:

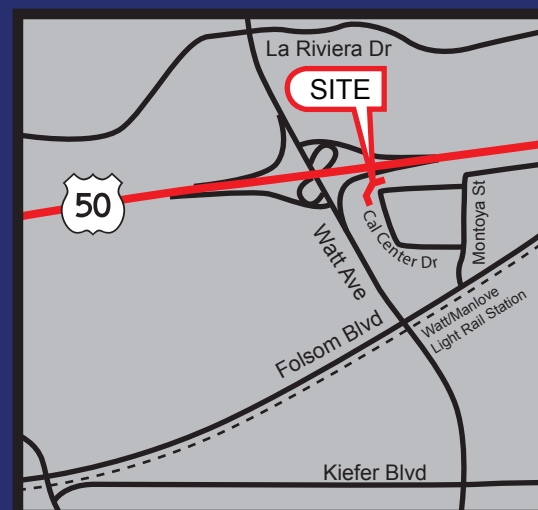
- Four story ±120,000 RSF Class A Office
- Prominent freeway visibility
- Immediate access to Hwy 50 and Watt Ave
- Parking ratio 4:1,000 SF
- Walking distance to Light Rail
- Numerous retail amenities nearby
- Adjacent to Golden 1 Credit Union HQ
- Excellent freeway signage available
- Move in ready suites
- Flexible and efficient layouts
- Private balconies
- Spectacular on-site Conference Center
- Fitness Center w/ showers & lockers
- Beautiful double volume lobby
- Lease rates: \$1.90 - \$1.99 RSF/MO, Full Service

**ETHAN CONRAD**  
PROPERTIES INC.

### FOR MORE INFORMATION CONTACT:

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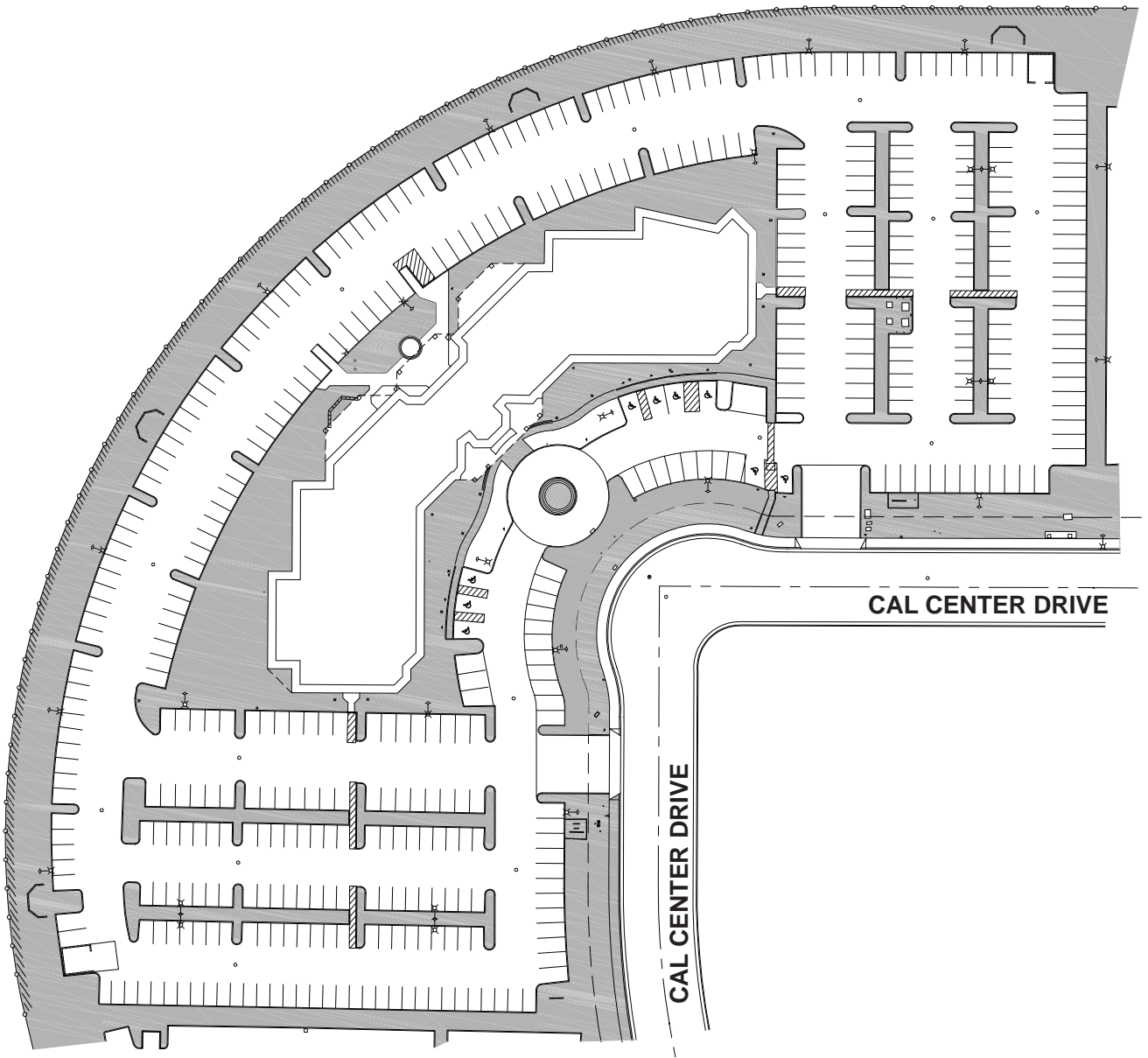


*The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

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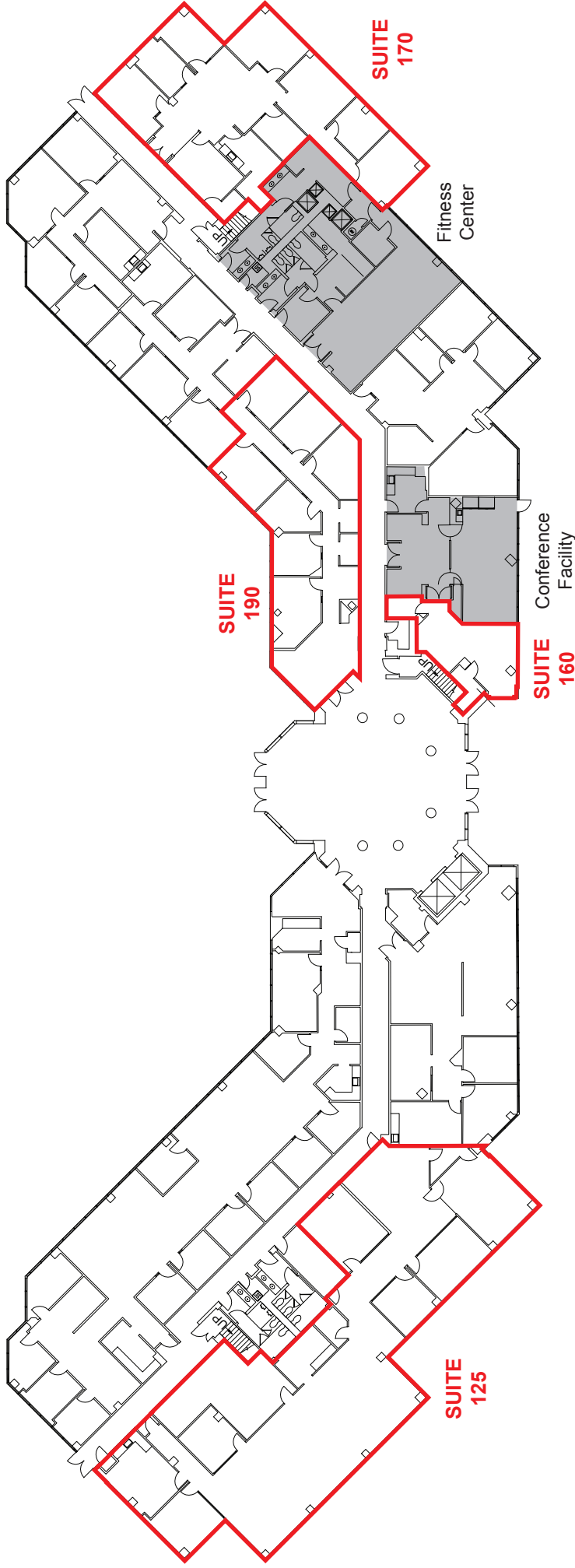


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1ST FLOOR



SUITES	SF	RENT	LEASE RATES
125	5,698 RSF	\$10,826	\$1.90 PSF/MO FSG
160	594 RSF	\$ 1,158	\$1.95 PSF/MO FSG
170	2,872 RSF	\$ 5,600	\$1.95 PSF/MO FSG
190	2,336 RSF	\$ 4,555	\$1.95 PSF/MO FSG

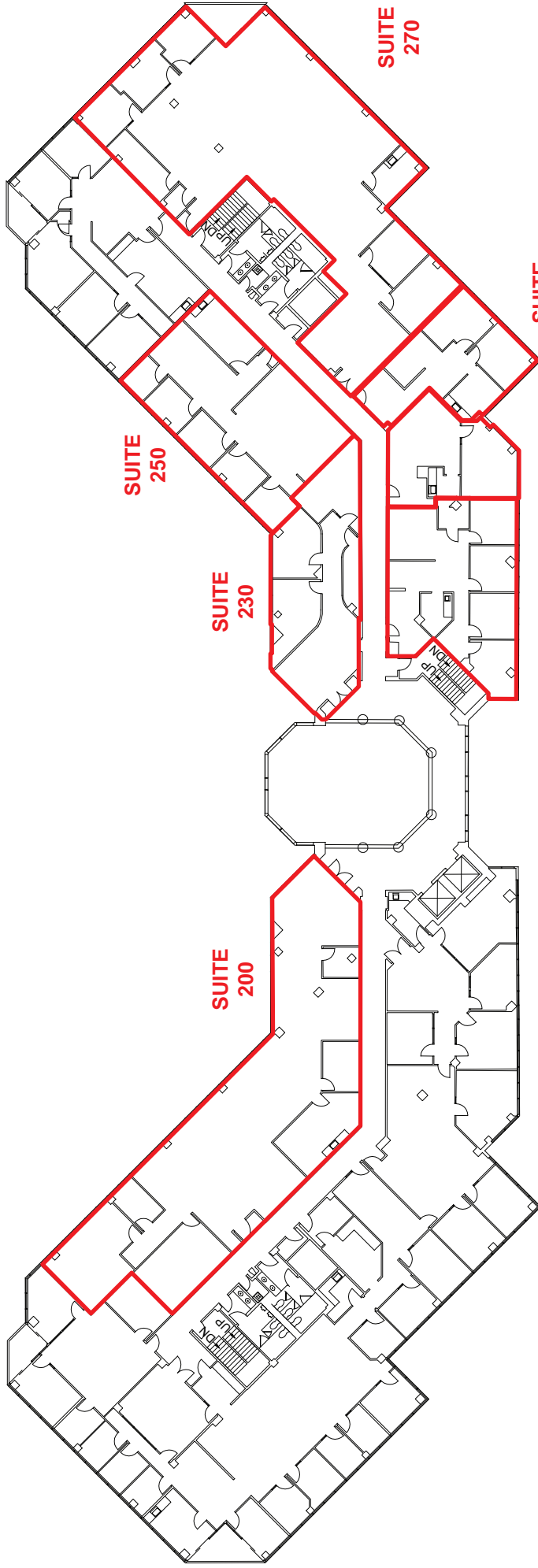
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2ND FLOOR



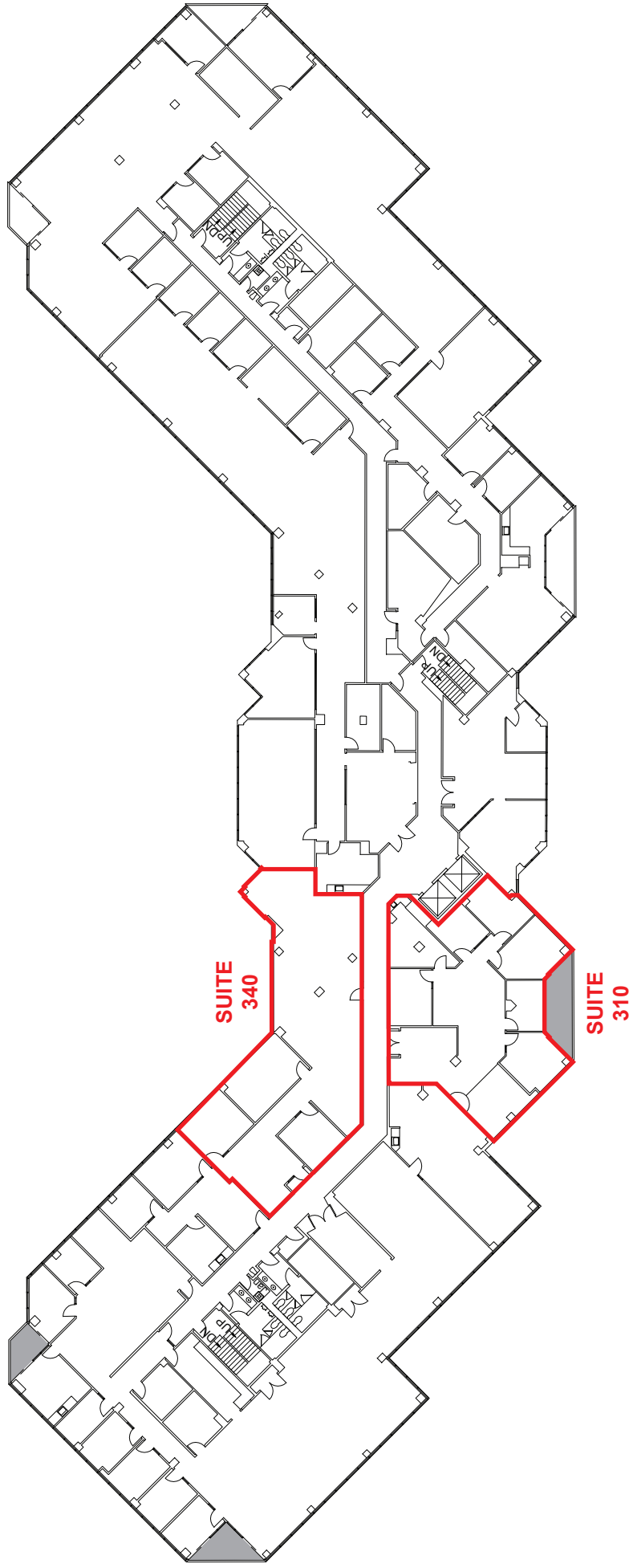
SUITES	SF	RENT	LEASE RATES
200	4,397 RSF	\$ 8,354	\$1.90 PSF/MO FSG
230	1,506 RSF	\$ 2,997	\$1.99 PSF/MO FSG
240	846 RSF	\$ 1,650	\$1.95 PSF/MO FSG
250	2,064 RSF	\$ 4,025	\$1.95 PSF/MO FSG
230 & 250	3,570 RSF	\$ 6,962	\$1.95 PSF/MO FSG
270	4,902 RSF	\$ 9,559	\$1.95 PSF/MO FSG
280	1,037 RSF	\$ 2,064	\$1.99 PSF/MO FSG
290	1,689 RSF	\$ 3,294	\$1.95 PSF/MO FSG
240/270/280/290	8,474 RSF	\$16,101	\$1.90 PSF/MO FSG

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3RD FLOOR



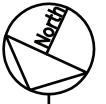
■ = Private Balcony

SUITES	SF	RENT	LEASE RATES
310	2,579 RSF	\$ 5,029	\$1.95 PSF/MO FSG
340	2,767 RSF	\$ 5,396	\$1.95 PSF/MO FSG

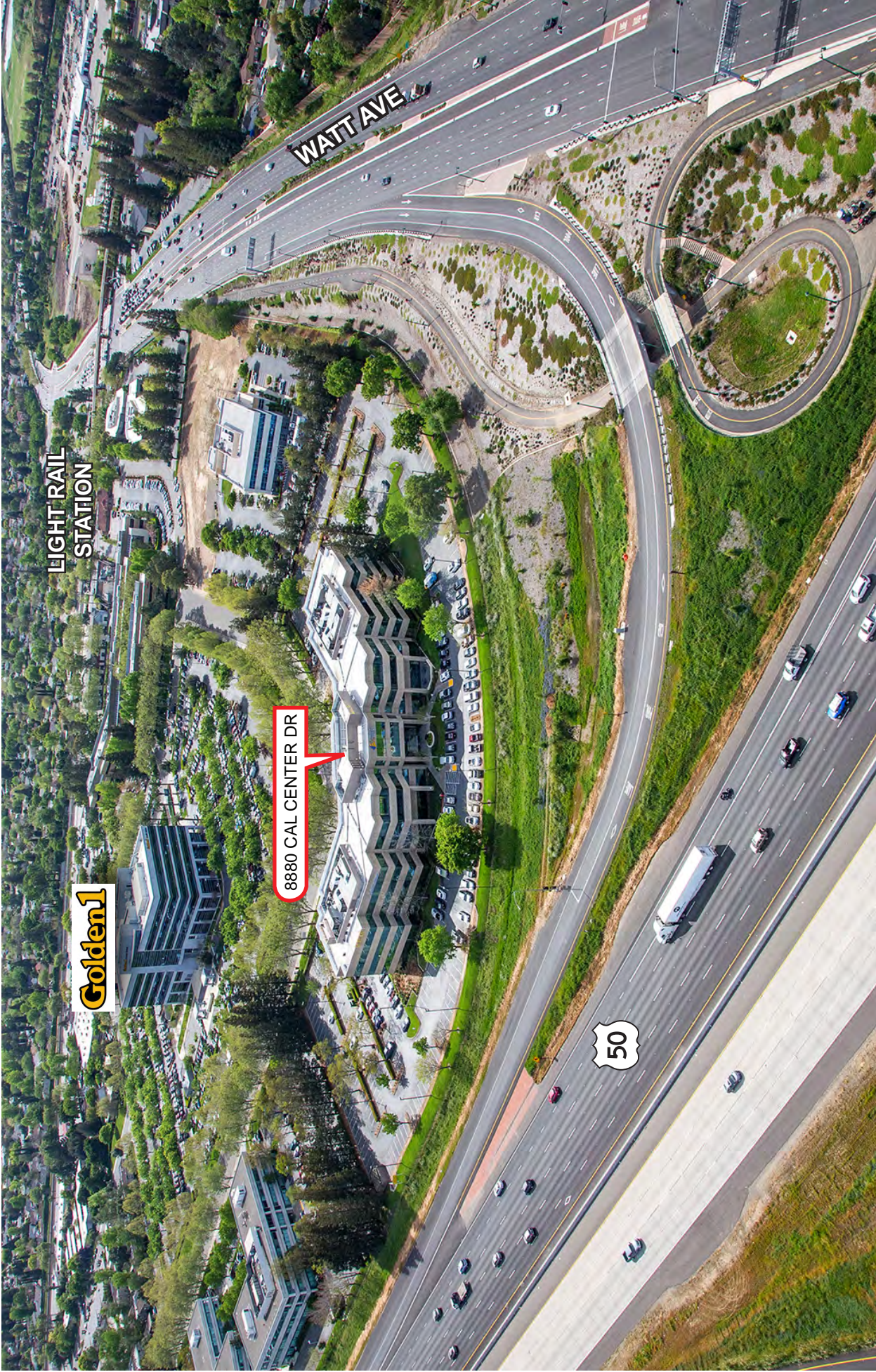
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LIGHT RAIL  
STATION

Golden1

8880 CAL CENTER DR

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