

TAHOE OFFICE BUILDING

877 SF - 8,487 SF AVAILABLE



6939 SUNRISE BLVD CITRUS HEIGHTS, CA

FEATURES:

- Striking architectural design
- Secure, shaded parking below building
- Excellent Sunrise Blvd. visibility
- Dedicated cooling (HVAC) for IT rooms available in some suites
- High speed internet access
- Excellent lease rates and variety of suite sizes (see available suites list)
- XO Fiber Optic data transmission available.

COMMENTS:

Building now renovated and updated. The property looks beautiful based on this renovation and remodeling. Rent for this property is 20% less than rent for comparable buildings in Roseville 5-10 minutes away.

AVAILABLE SUITES AND LEASE RATES:

See page 2

FOR MORE INFORMATION CONTACT:

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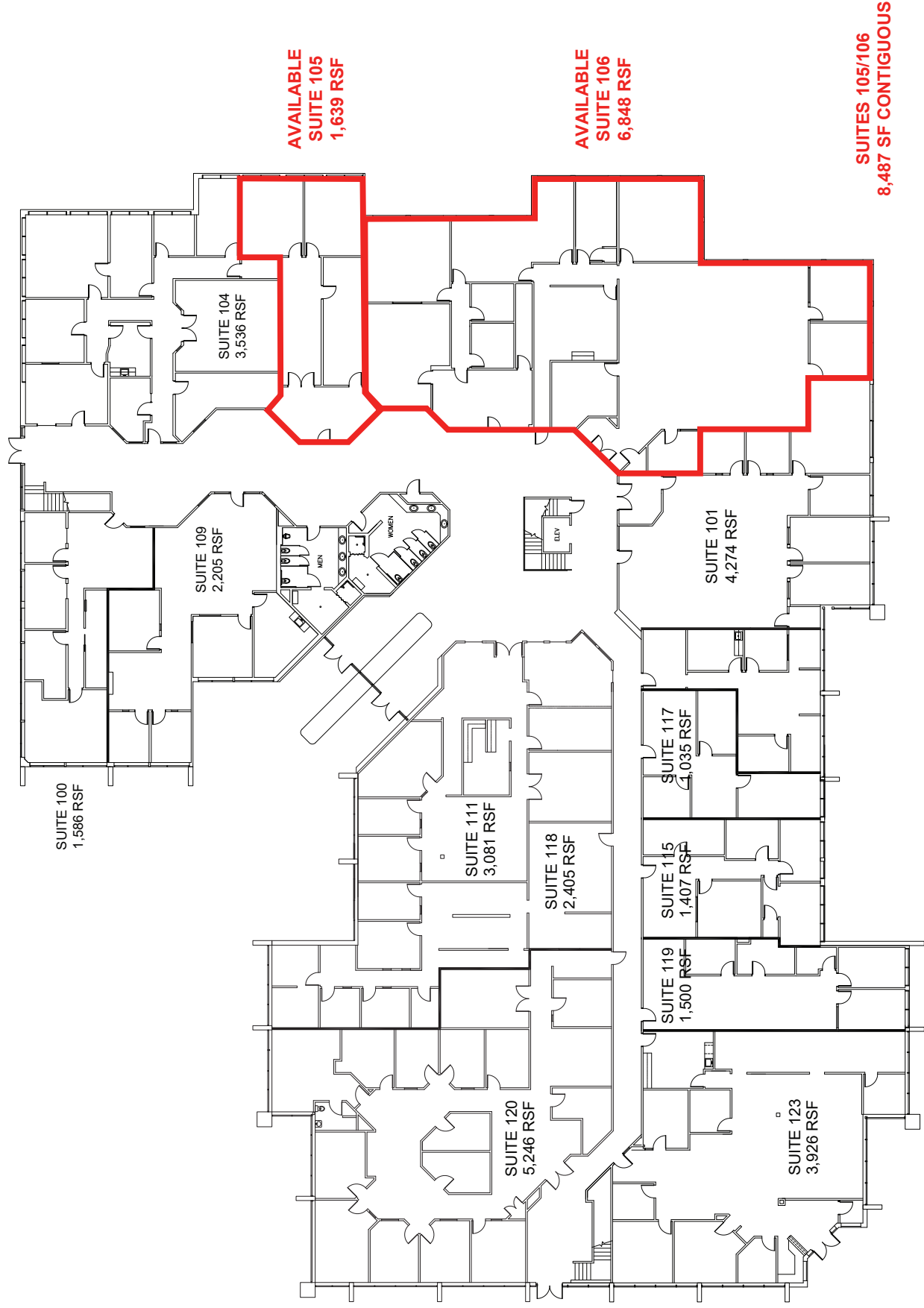
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ETHAN CONRAD
PROPERTIES INC.

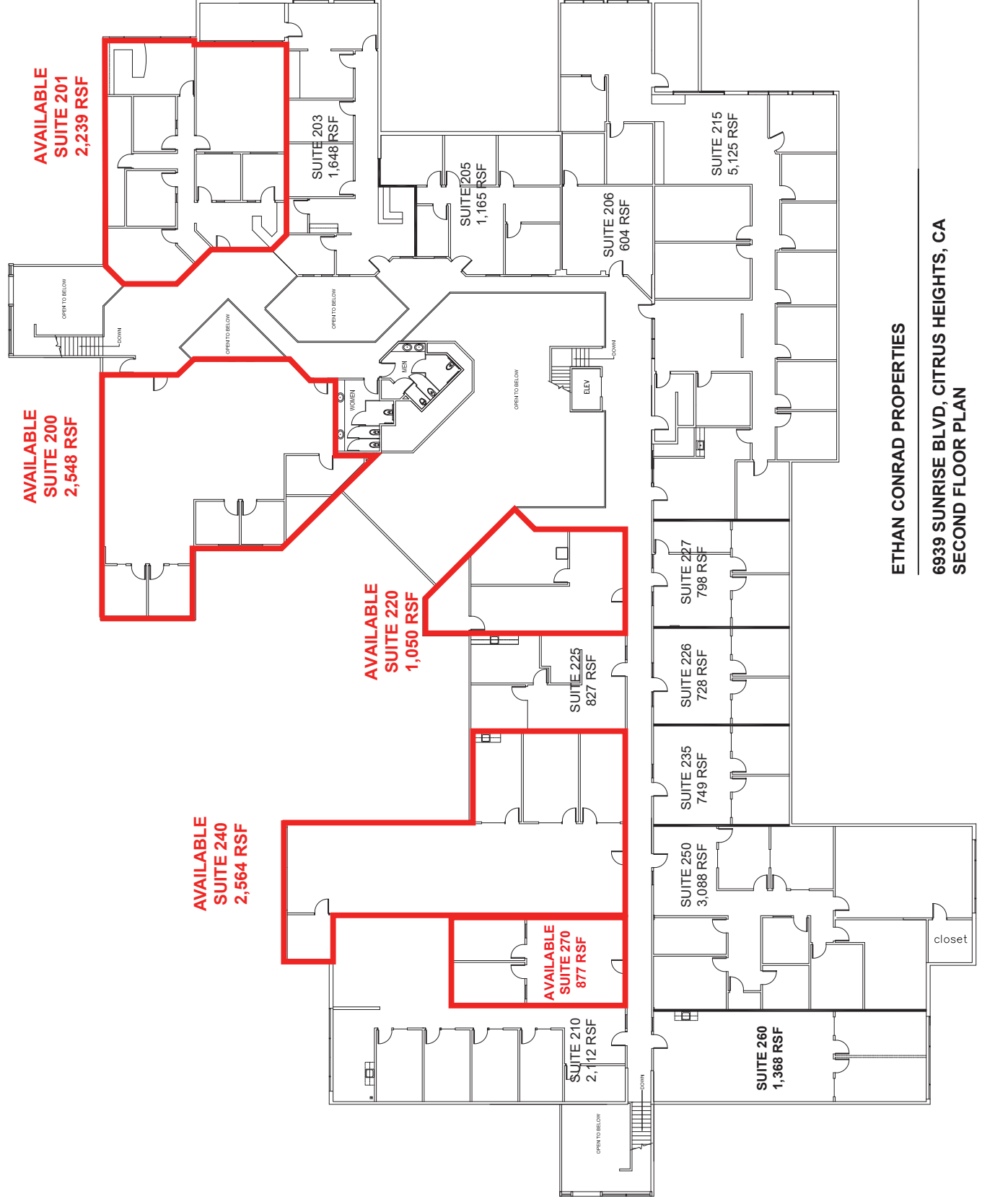


The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

6939 SUNRISE BOULEVARD, CITRUS HEIGHTS CA



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ETHAN CONRAD PROPERTIES

6939 SUNRISE BLVD, CITRUS HEIGHTS, CA
SECOND FLOOR PLAN



6939 SUNRISE BOULEVARD, CITRUS HEIGHTS, CA



**ETHAN CONRAD PROPERTIES
TAHOE OFFICE BUILDING
6939 SUNRISE BLVD
CITRUS HEIGHTS, CA**

Suites	Rentable Sq. Ft.	Rent
Suite 105 Light filled reception area leads to multiple offices, conference rooms and plumbed break room. Great glass line	1,639	\$1.29 PSF Full Service \$2,114.00 per month
Suite 106 Large reception leads to 9 private offices, several large “bull pen” areas, conference and a break room. Excellent window line. Divisible.	6,848	\$1.19 PSF Full Service \$8,149.00 per month
Suite 200 Primarily open suite including 4 enclosed offices, a store room and wet bar.	2,548	\$1.29 PSF Full Service \$3,287.00 per month
Suite 201 Reception area, 5 enclosed offices, conference room and store room.	2,239	\$1.39 PSF Full Service \$3,112.00 per month
Suite 220 Attractive suite with open build out and 2 private offices.	1,050	\$1.29 PSF Full Service \$1,355.00 per month
Suite 240 Primarily open space with 2 private offices, store/file room and break room with plumbing.	2,564	\$1.34 PSF Full Service \$3,436.00 per month
Suite 270 Attractive suite with open build out and 2 private offices.	877	\$1.29 PSF Full Service \$1,131.00 per month
Contiguous Suites Can be combined at the rate shown.	8,487 (105 & 106)	\$1.24 PSF, Full Service

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Reserved garage parking spaces and Sunrise Blvd. monument signage available at reasonable costs