

TECH CENTER 50
9310 TECH CENTER DRIVE
SACRAMENTO CA

FOR LEASE

1,968 SF - 28,377 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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Ethan Conrad
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916.779.1000

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
- Fiber Available
- Showers and lockers onsite



PROPERTY DETAILS:

Excellent Highway 50 visibility and signage (170,000 cars/day)

Excellent value rent given the attributes of the building.

LEASE RATES:

Suite 200 - 6,696 SF:	\$10,379.00 (\$1.55 PSF, FSG)
Suite 205 - 14,805 SF:	\$22,948.00 (\$1.55 PSF, FSG)
Suite 240 - 2,526 SF:	\$ 3,915.00 (\$1.55 PSF, FSG)
Suite 250 - 1,999 SF:	\$ 3,098.00 (\$1.55 PSF, FSG)
Suite 290 - 2,351 SF:	\$ 3,879.00 (\$1.65 PSF, FSG)

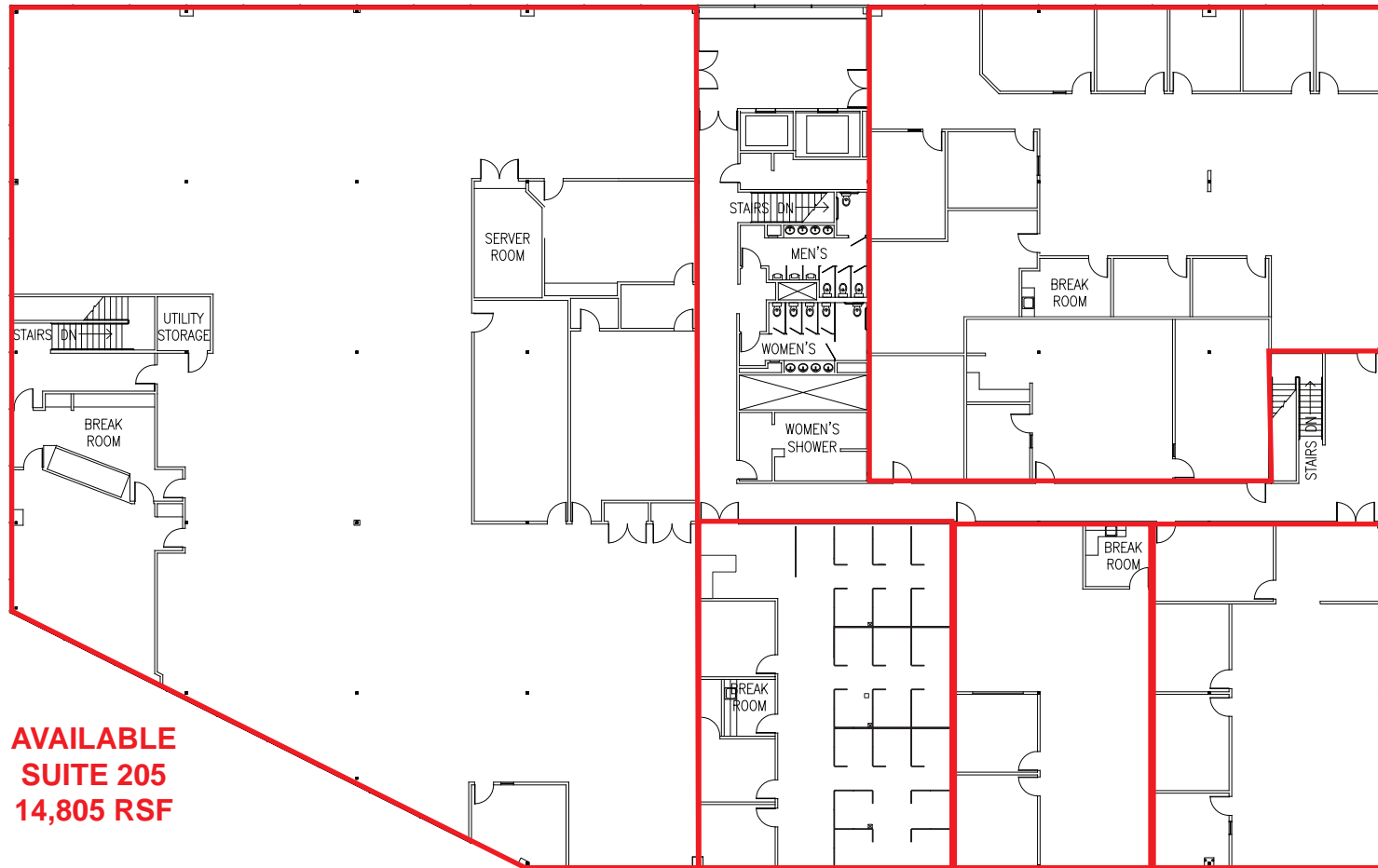


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 www.ethanconradprop.com

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.



**AVAILABLE
SUITE 200
6,696 RSF**

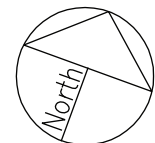
**AVAILABLE
SUITE 205
14,805 RSF**

**AVAILABLE
SUITE 240
2,526 RSF**

**AVAILABLE
SUITE 250
1,999 RSF**

**AVAILABLE
SUITE 290
2,351 RSF**

SECOND FLOOR - 28,377 SF



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