

**3707 KINGS WAY
SACRAMENTO CA**

FOR SALE OR LEASE

14,000 - 57,368 RSF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

REMODEL NOW COMPLETE

FOR MORE INFORMATION CONTACT:

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VIEW VIRTUAL TOUR

916.779.1000

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

www.ethanconradprop.com

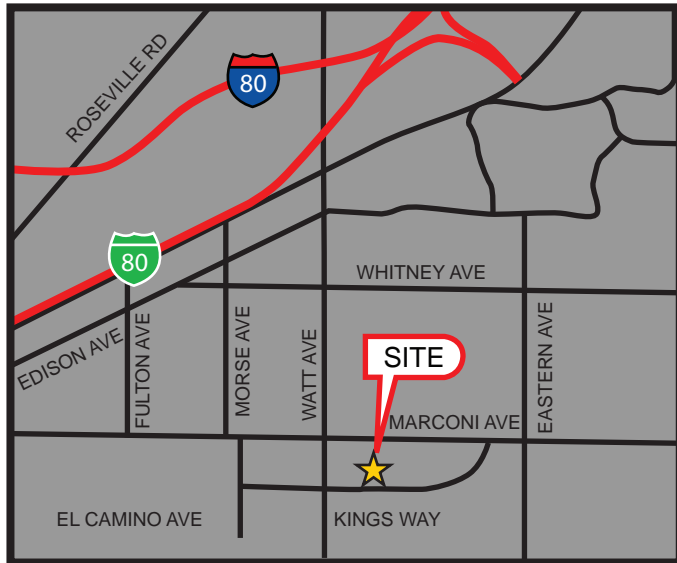
RSF AVAILABLE:

Lease Rate: \$1.35 - \$1.45 PSF/MO Full Service

57,368 RSF*

*Divisible to approximately 14,000 RSF.

PURCHASE PRICE: \$4,532,000 (\$79.00 PSF)



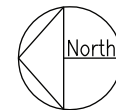
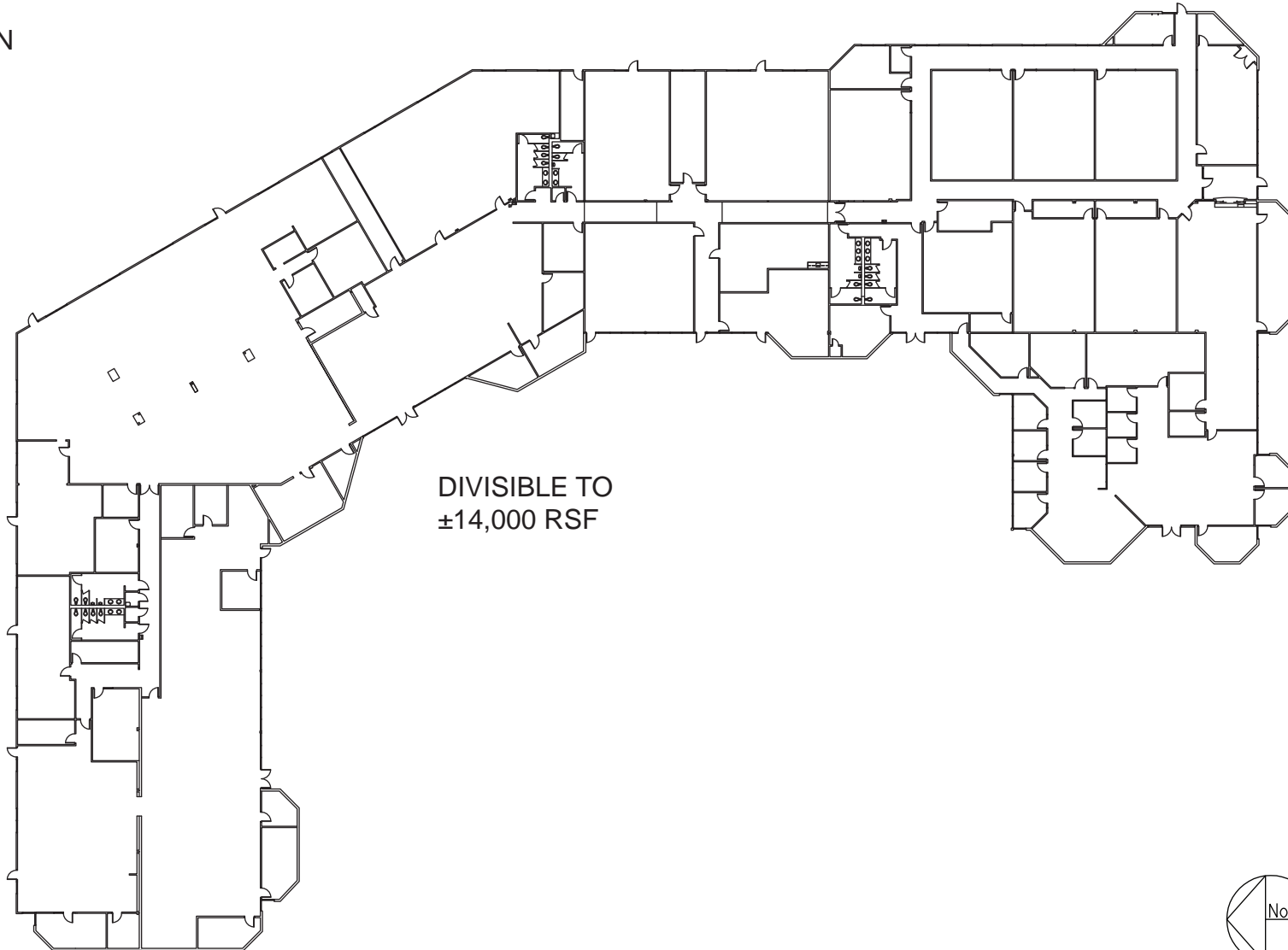
PROPERTY DETAILS:

Office building centrally located in the California State Capital region. The convenient location is walking distance from the Country Club Plaza Mall, Del Paso Country Club and is just 5 miles northeast of Downtown Sacramento. Close proximity to Business 80 and I-80.

FEATURES:

- Year Built: 1986/1987
- Rentable SF: ±57,368 SF
- Parking: Parking ratio ±3.74 spaces/1,000 SF
- Fire System: Fully fire sprinklered with an automatic wet-pipe sprinkler system
- Utilities: Electricity: SMUD, Natural Gas: PG&E, Water: Del Paso Manor, Sanitary/Sewer: Sacramento County and Telephone: AT&T

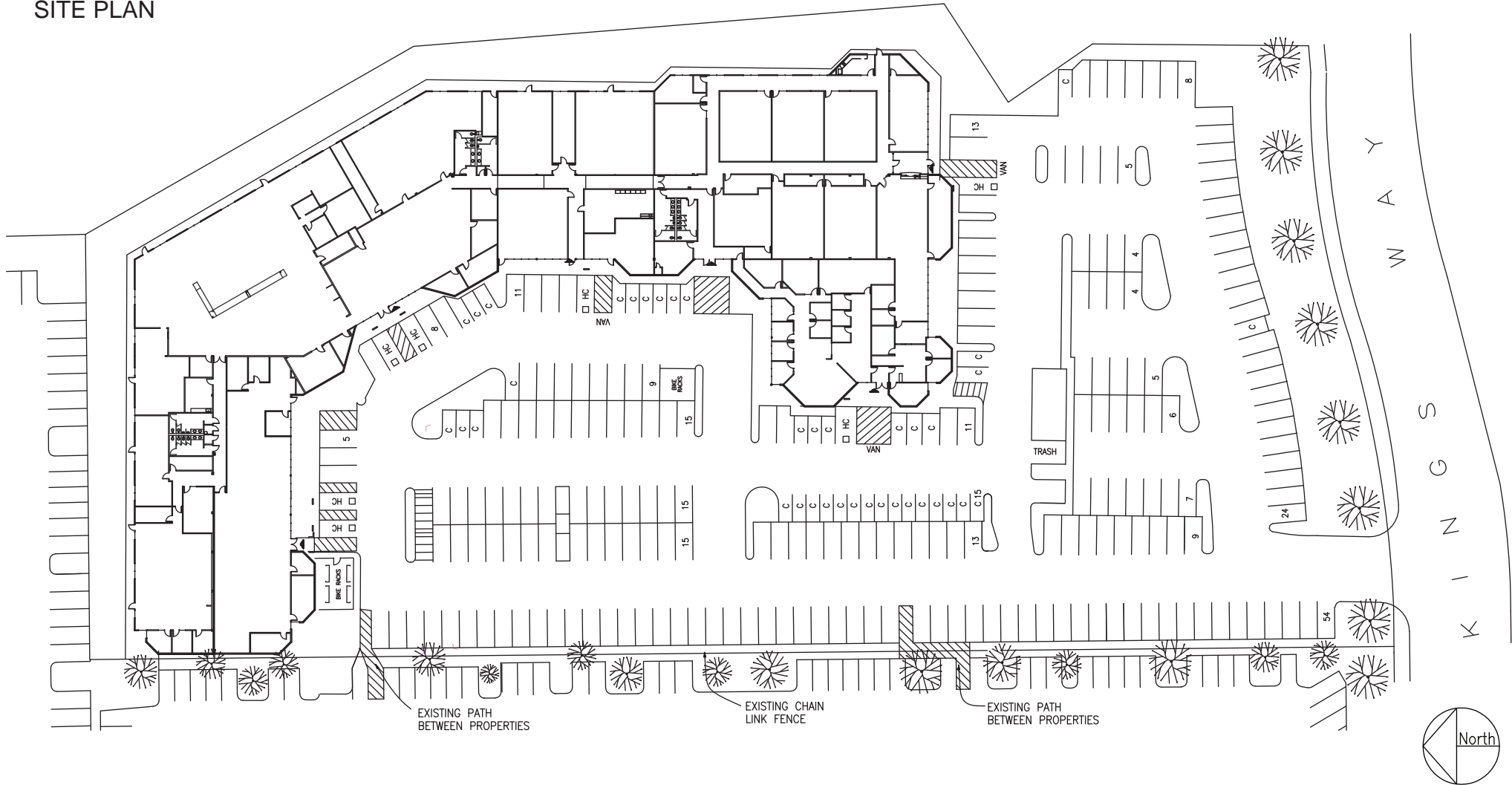
FLOOR PLAN
57,368 RSF



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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.

SITE PLAN



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