

FOR LEASE 8,496 SF RETAIL/OFFICE SUITE AVAILABLE



3307 BROADWAY, SUITE 100 SACRAMENTO, CA

FEATURES:

- Building is on the corner of 33rd and Broadway
- Excellent access to Hwy 50, Hwy 99 and Capital City Freeway
- Convenient access to Light Rail and bus lines
- Good street parking
- Significant redevelopment within two blocks, including 40 Acres, Broadway Coffee, Oakhaus and others
- Adjacent to future development

COMMENTS:

Attractive, retro building. Central location with excellent freeway access to Hwy 50, Hwy 99 & Business 80. Excellent for most office uses.

LEASE RATE:

\$6,712.00 (\$0.79 PSF, IG)
Available with 30 days notice.

CAM Charges are approximately \$.09 PSF

FOR MORE INFORMATION CONTACT:

Sean O'Hare

seano@ethanconradprop.com

Ethan Conrad

Lic: 01298662, ethan@ethanconradprop.com

ETHAN CONRAD
PROPERTIES

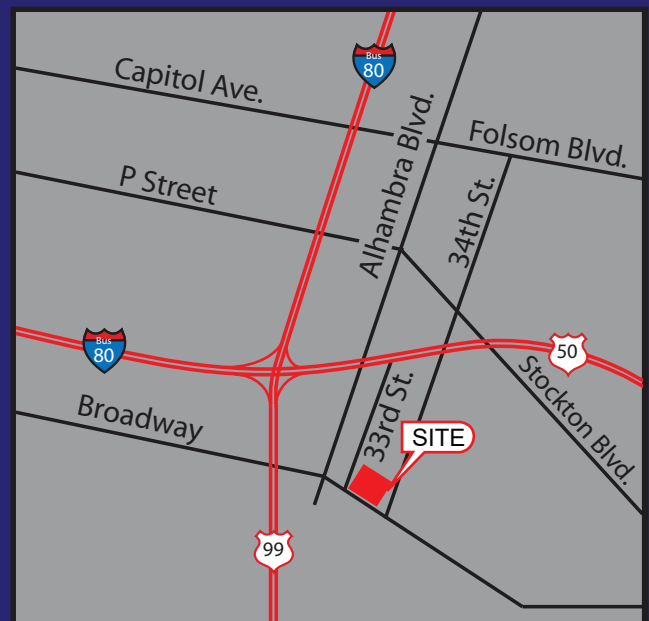
(916) 779-1000

1300 National Drive, Suite 100

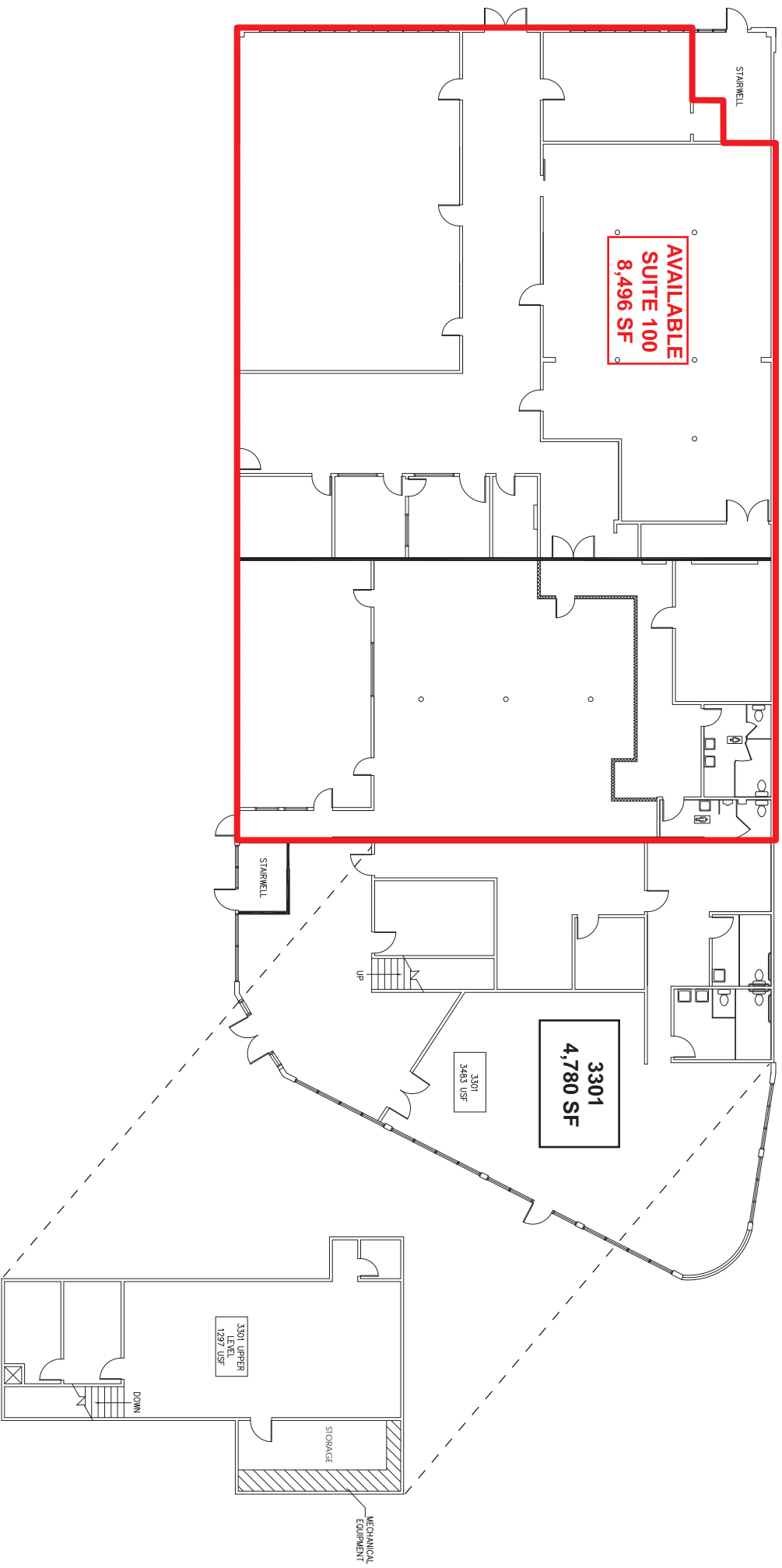
Sacramento, CA 95834

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3307 BROADWAY, SACRAMENTO, CA



3301 & 3307 BROADWAY

SACRAMENTO, CA, 95817

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