

TECH CENTER

**NOW
REMODELED**

1,217 SF - 2,305 SF FOR LEASE



9343 TECH CENTER DRIVE SACRAMENTO, CA

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
- Variety of attractive suites
- Fiber Available

COMMENTS:

- Excellent Highway 50 visibility and signage (170,000 cars/day)
- Excellent value rent given the attributes of the building

LEASE RATES:

- See page 2

FOR MORE INFORMATION CONTACT:

Grant Keeney

916-779-1000

grant@ethanconradprop.com

Lic: 00891996

Ethan Conrad

916-779-1000

ethan@ethanconradprop.com

Lic: 01298662

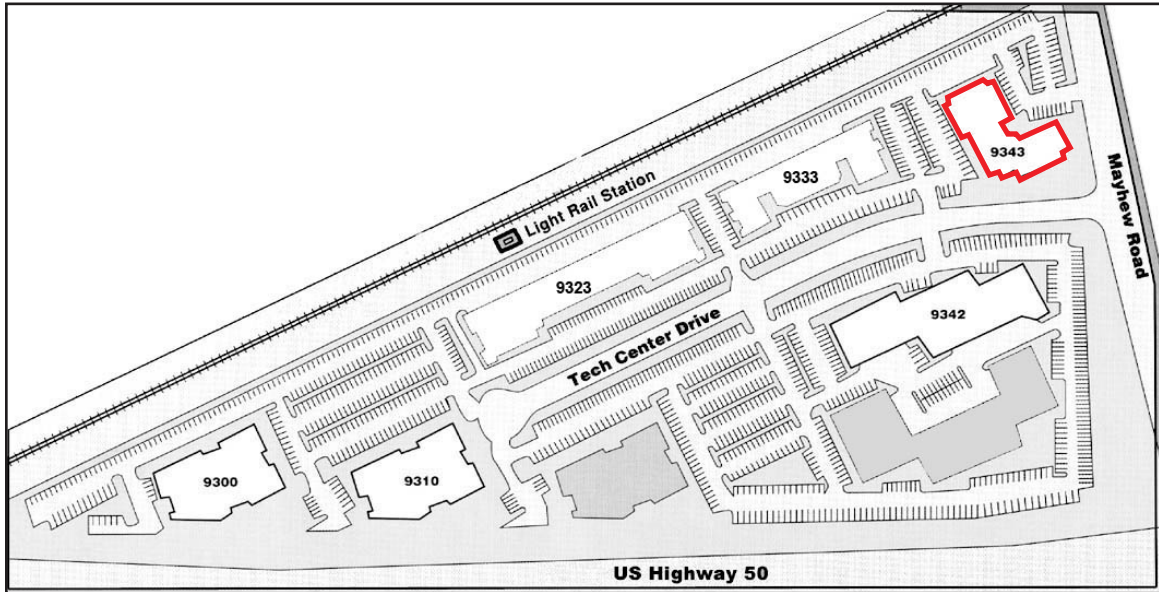


ETHAN CONRAD
PROPERTIES INC.

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.

9343 TECH CENTER DRIVE, SACRAMENTO CA

Site Plan



9343 Tech Center Drive

SUITE	SF	LEASE RATE	MONTHLY RENT
125:	2,305 SF	\$1.35, FSG	\$3,112.00
130:	1,997 SF	\$1.35, FSG	\$2,696.00
165:	1,766 SF	\$1.35, FSG	\$2,384.00
185:	1,217 SF	\$1.35, FSG	\$1,643.00

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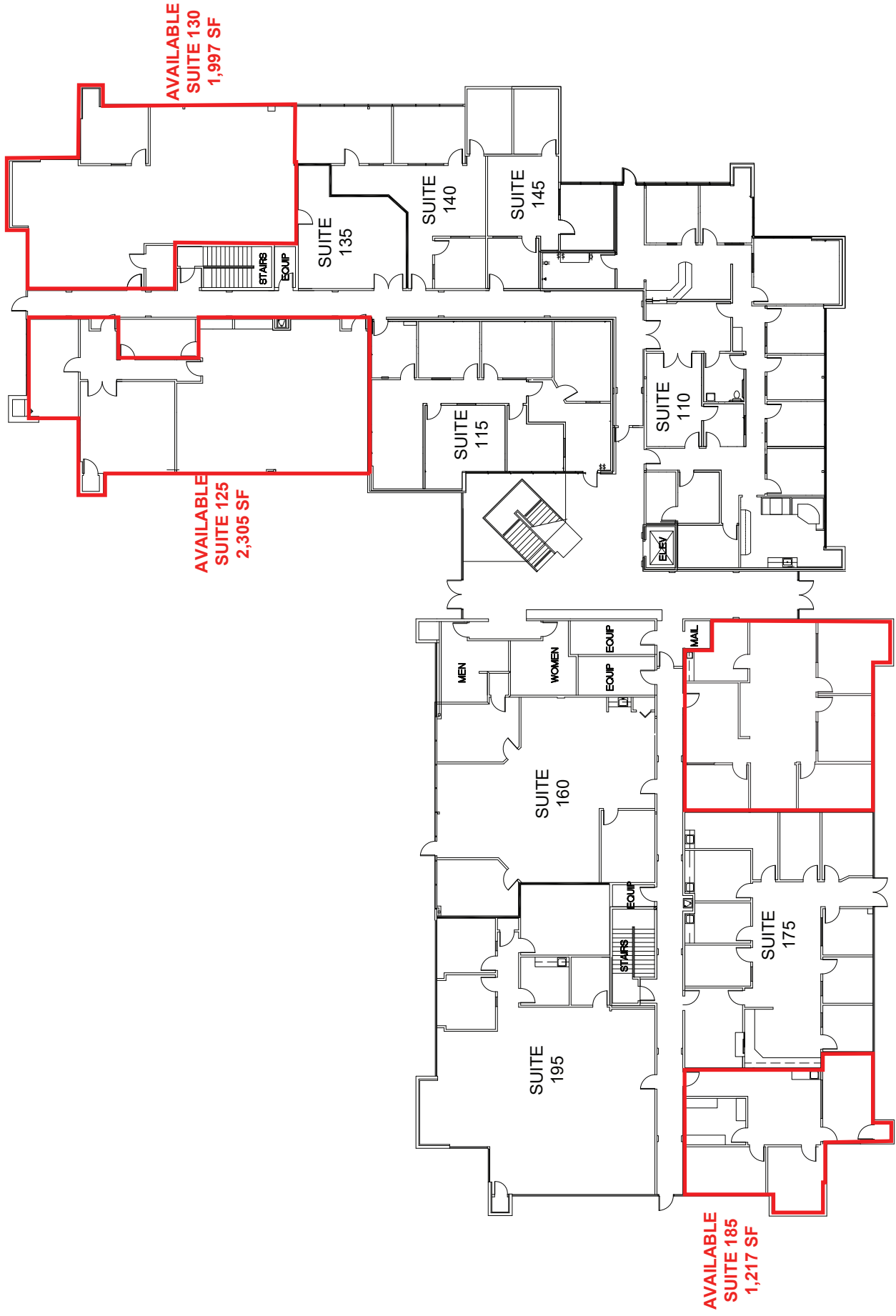
(916) 779-1000

1300 National Drive, Suite 100 • Sacramento, CA 95834

Fax: (916) 779-1200

www.ethanconradprop.com

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