

FOR SALE OR LEASE 6,231 SF OFFICE BUILDING

**CLASS A
TENANT
IMPROVEMENTS**



4040 LENNANE DRIVE SACRAMENTO, CA

FEATURES:

- High end finishes
- Dramatic reception area
- 15 Offices/Conference rooms
- Break room
- Open cubicle area
- 4:1,000 SF parking ratio (9 reserved)
- Building signage available
- Unique Architectural elements in wall design
- "One of a kind" single user building

COMMENTS:

- Distinctive design and mature landscaping
- Excellent access to I-80 and I-5
- High quality Retail and Restaurants nearby
- Well established business park environment

LEASE RATE:

\$1.79 RSF/MO, Modified Gross

PURCHASE PRICE:

\$1,489,000 (\$239.00 PSF)

FOR MORE INFORMATION CONTACT:

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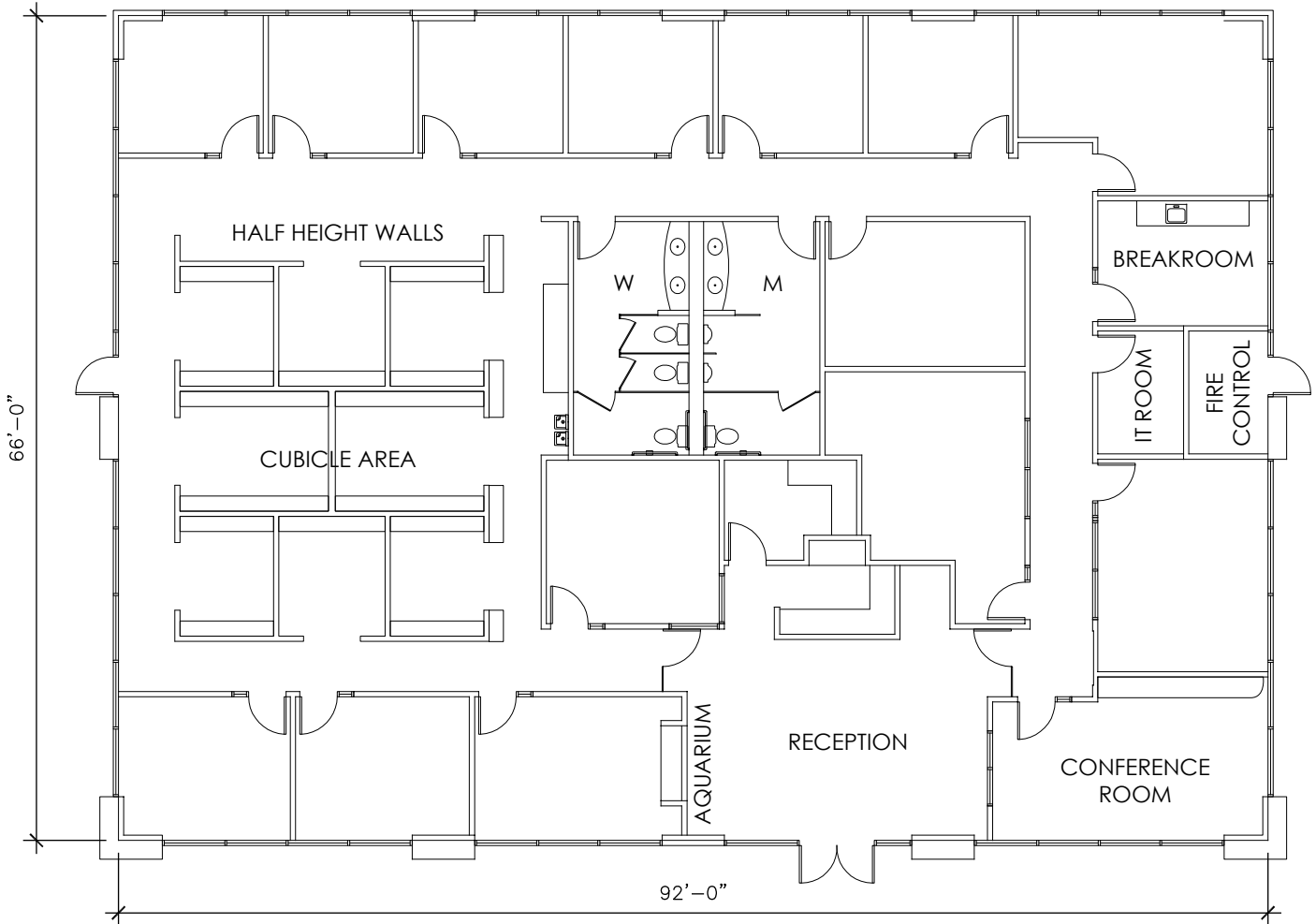
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ETHAN CONRAD
PROPERTIES INC.



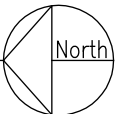
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4040 LENNANE DRIVE, SACRAMENTO CA

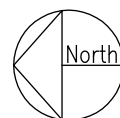


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SACRAMENTO, CA

8/16/2017



LENNANE DR



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Dramatic Reception Area w/ Built-in Desk
Stone, Wood And Granite Finishes



Reception Area w/ Aquarium



Class A Restroom w/ Stone, Granite and
Wood Finishes



Modern Breakroom w/ Stone Tile



10' Ceilings throughout w/ Pendant Lighting



Glass Panel Bullpen Area