

**NEW
OWNERSHIP**

**AMERICAN CENTER BUSINESS PARK
13,864 SF AVAILABLE FOR SALE
600 SF - 11,667 SF OFFICE SUITES FOR LEASE**

**NOW
BEING
REMODELED**



**10419 OLD PLACERVILLE RD
SACRAMENTO, CA**

FEATURES:

- Excellent access to Hwy 50 at Mather Field Rd
- 4/1,000 SF parking
- Attractive mature landscaping
- Flexible plans and layouts
- Adjacent to Mather Airport
- Building signage available

COMMENTS:

Situated in the prominent American Center Business Park with convenient access to Hwy 50 at Mather Field Rd. Suite 265, 2,197 SF is leased at \$2,306.85 per month, MG until July 21, 2022.

LEASE RATES:

See page 2.

SALE PRICE:

\$1,234,000 (\$89.00 PSF)

FOR MORE INFORMATION CONTACT:

Grant Keeney

Lic: 00891996, grant@ethanconradprop.com

Ethan Conrad

Lic: 01298662, ethan@ethanconradprop.com

ETHAN CONRAD
PROPERTIES INC.

(916) 779-1000

1300 National Drive, Suite 100

Sacramento, CA 95834

Fax: (916) 779-1200

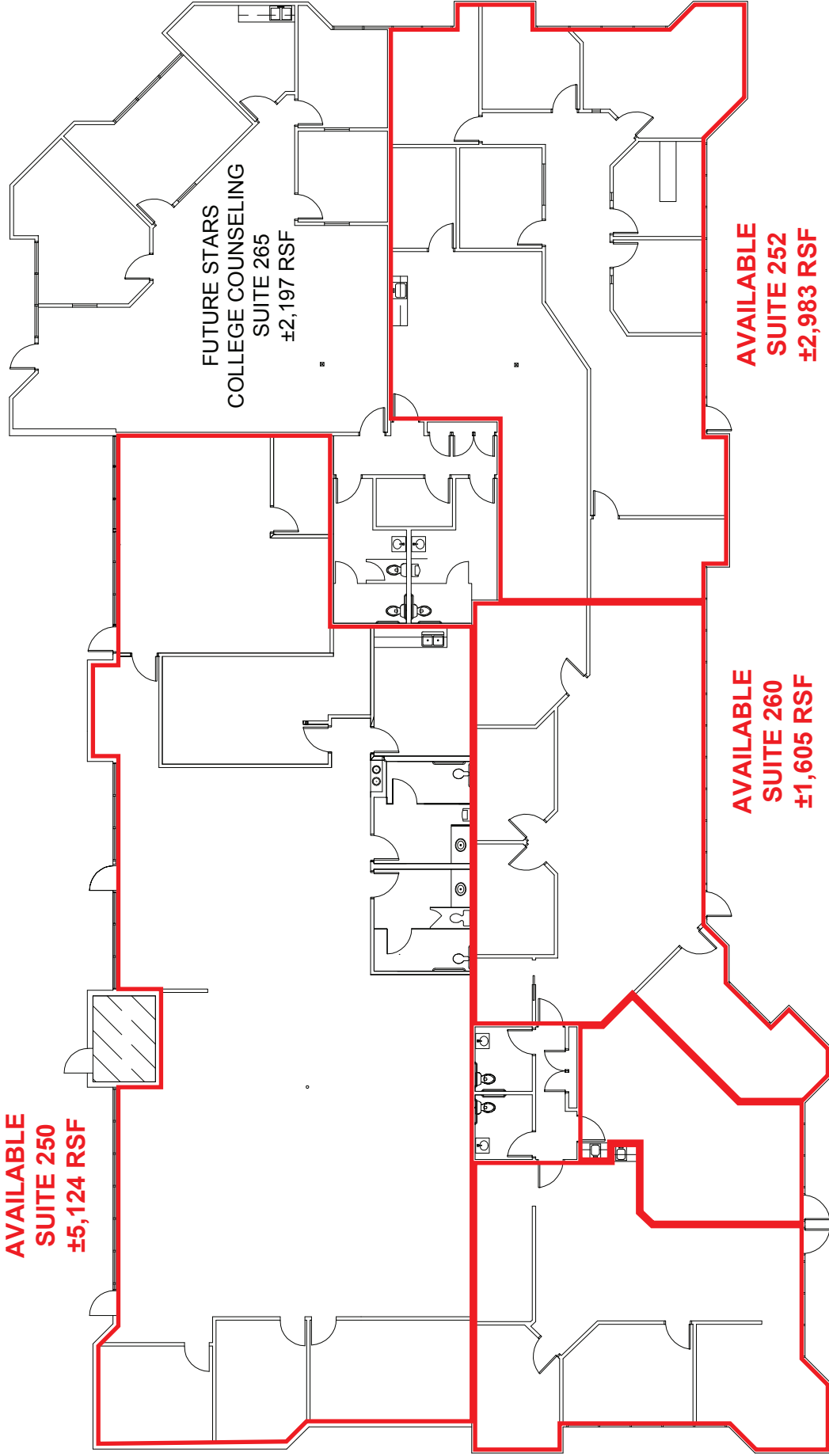
www.ethanconradprop.com



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.

AMERICAN CENTER BUSINESS PARK - 10419 OLD PLACERVILLE RD, SACRAMENTO CA

**AVAILABLE
SUITE 250
±5,124 RSF**



**FUTURE STARS
COLLEGE COUNSELING
SUITE 265
±2,197 RSF**

**AVAILABLE
SUITE 252
±2,983 RSF**

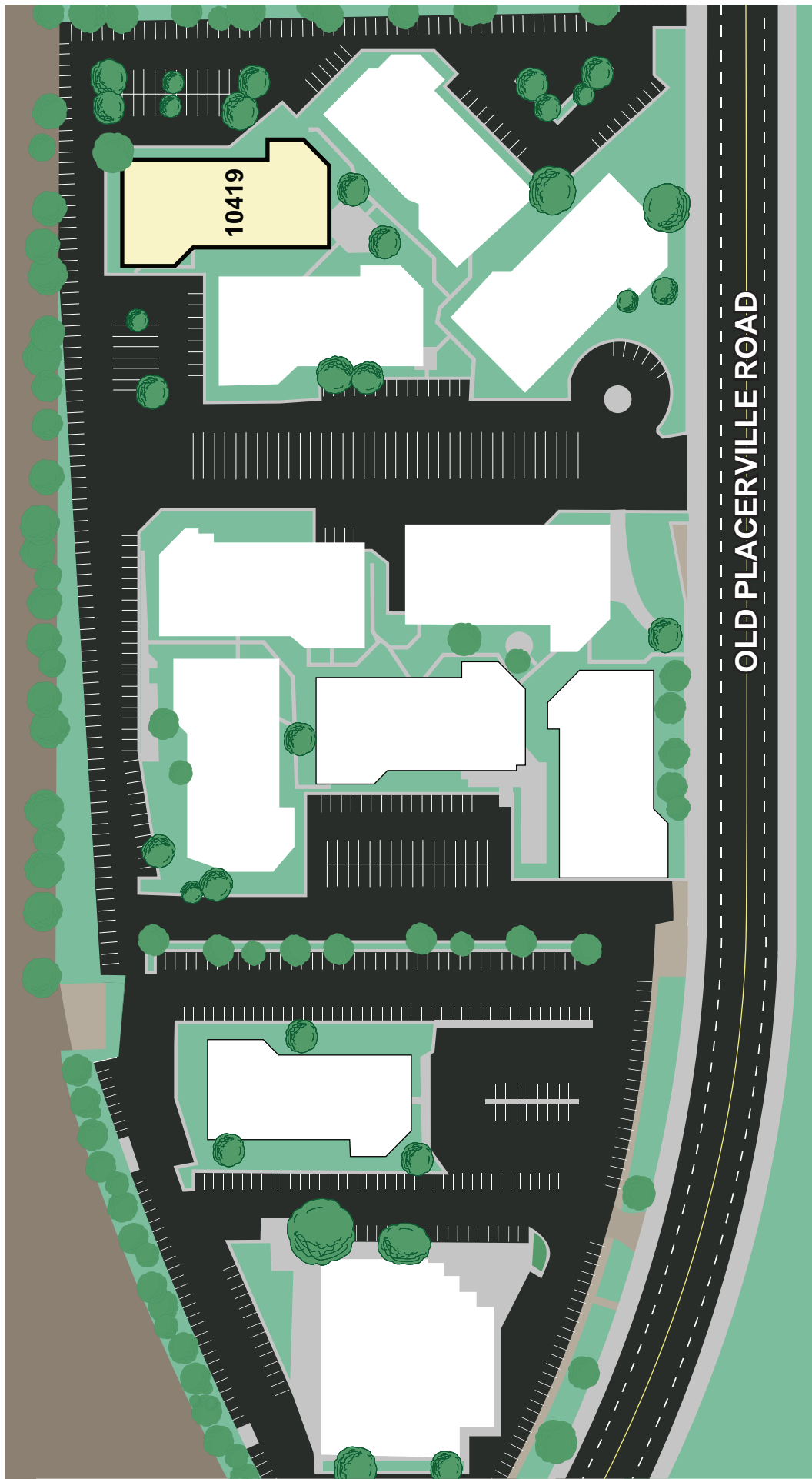
**AVAILABLE
SUITE 260
±1,605 RSF**

**AVAILABLE
SUITE 258
±600 RSF**

**AVAILABLE
SUITE 262
±1,355 RSF**

Suite:	SF:	Lease Rate:	Monthly Rent:
250:	5,124	\$1.15, MG	\$5,893.00
252:	2,983	\$1.29, MG	\$3,848.00
258:	600	\$1.19, MG	\$ 714.00
260*:	1,605	\$1.19, MG	\$1,910.00
262:	1,355	\$1.29, MG	\$1,748.00

AMERICAN CENTER BUSINESS PARK - 10419 OLD PLACERVILLE RD, SACRAMENTO CA



AMERICAN CENTER BUSINESS PARK 10419 OLD PLACERVILLE RD, SACRAMENTO CA

