

TECH CENTER

19,376 SF PROFESSIONAL OFFICE SUITE



9323 TECH CENTER DRIVE SACRAMENTO CA

FEATURES:

- Easy access to Highway 50
- Bradshaw exit via Watt Ave
- Served by Tiber Light Rail Station
- Ample Parking
- 4:1,000 SF
- Fiber Available
- Private entrance with in-suite restrooms
- No load factor

COMMENTS:

Suite 200 - 19,370 SF
Up to 10 classrooms, auditorium and extra capacity restrooms

LEASE RATE:

\$1.25 PSF/MO, Modified Gross

FOR MORE INFORMATION CONTACT:

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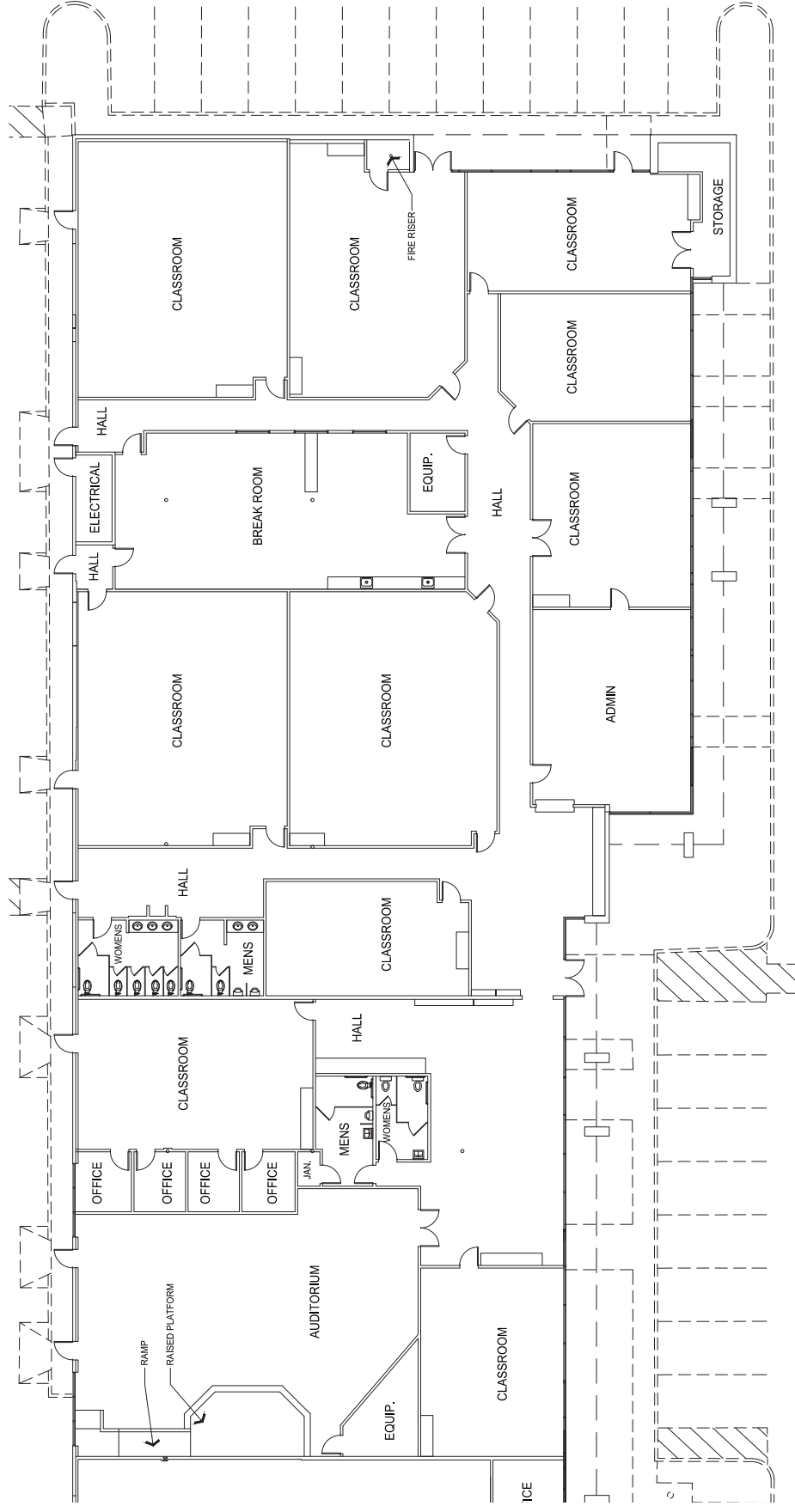
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ETHAN CONRAD
PROPERTIES INC.



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.

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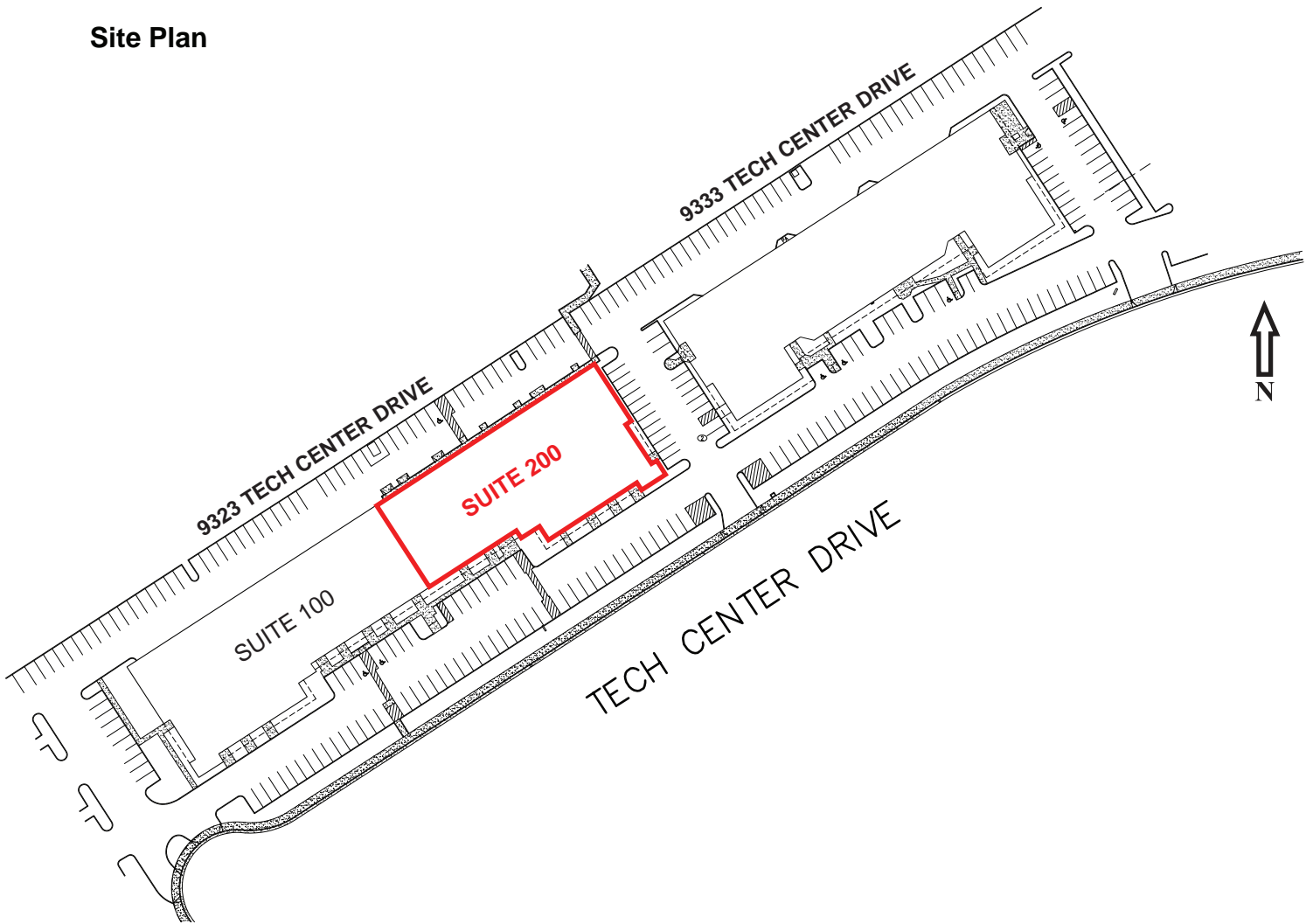
TECH CENTER 50

SUITE 200 - 19,376 SF

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Site Plan



9323 Tech Center Drive

SUITE	SF	LEASE RATE	MONTHLY RENT
200:	19,376	\$1.25 RSF, FSG	\$24,220.00