

**TECH CENTER 50**  
**9310 TECH CENTER DRIVE**  
**SACRAMENTO CA**  
**FOR SALE OR LEASE**  
**13,613 SF - 55,868 SF AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.

**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200  
www.ethanconradprop.com



## FOR SALE OR LEASE

## OFFICE BUILDING SUITES AVAILABLE

9310 TECH CENTER DRIVE  
SACRAMENTO, CA

### PROPERTY DETAILS:

Excellent Highway 50 visibility and signage (170,000 cars/day)

Excellent value rent given the attributes of the building.

### 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
- Fiber Available
- Showers and lockers onsite

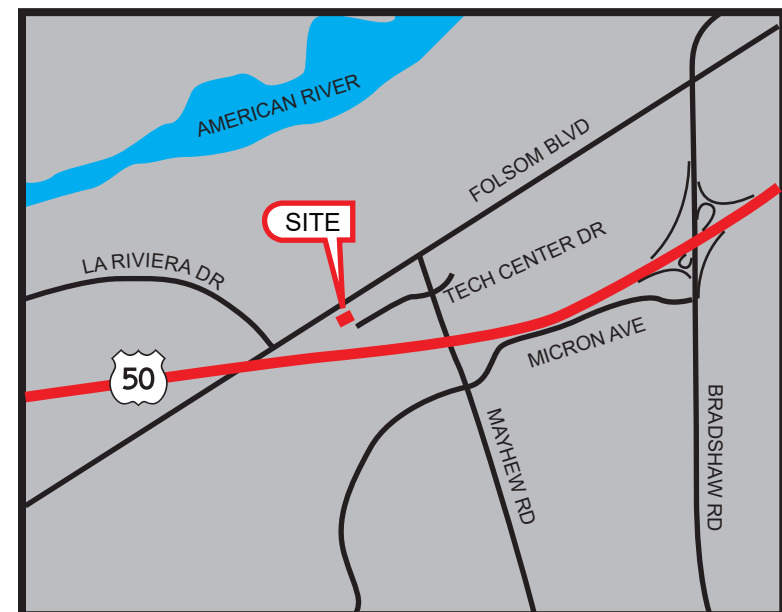
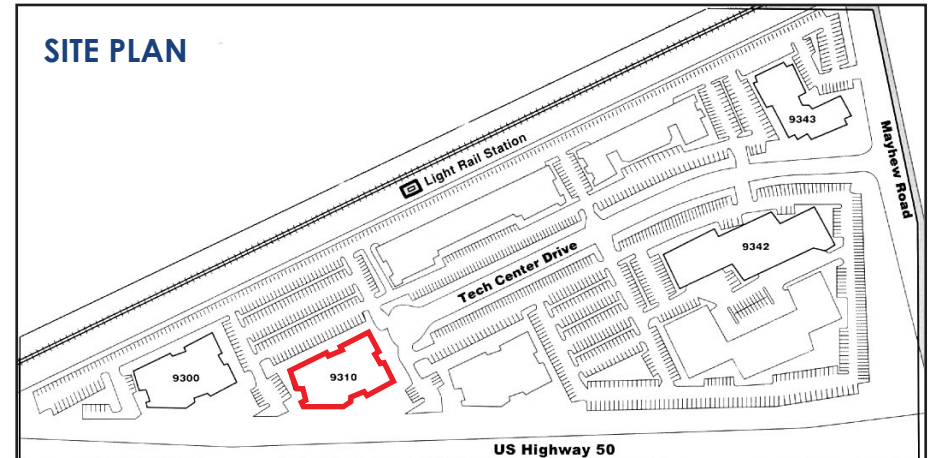
### LEASE RATES:

\$1.49 - 1.59 PSF, FSG

\$1.35 PSF for entire building

### SALE PRICE:

\$5,531,000.00 (\$99.00 PSF)



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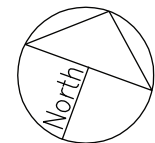
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FIRST FLOOR - 27,637 SF



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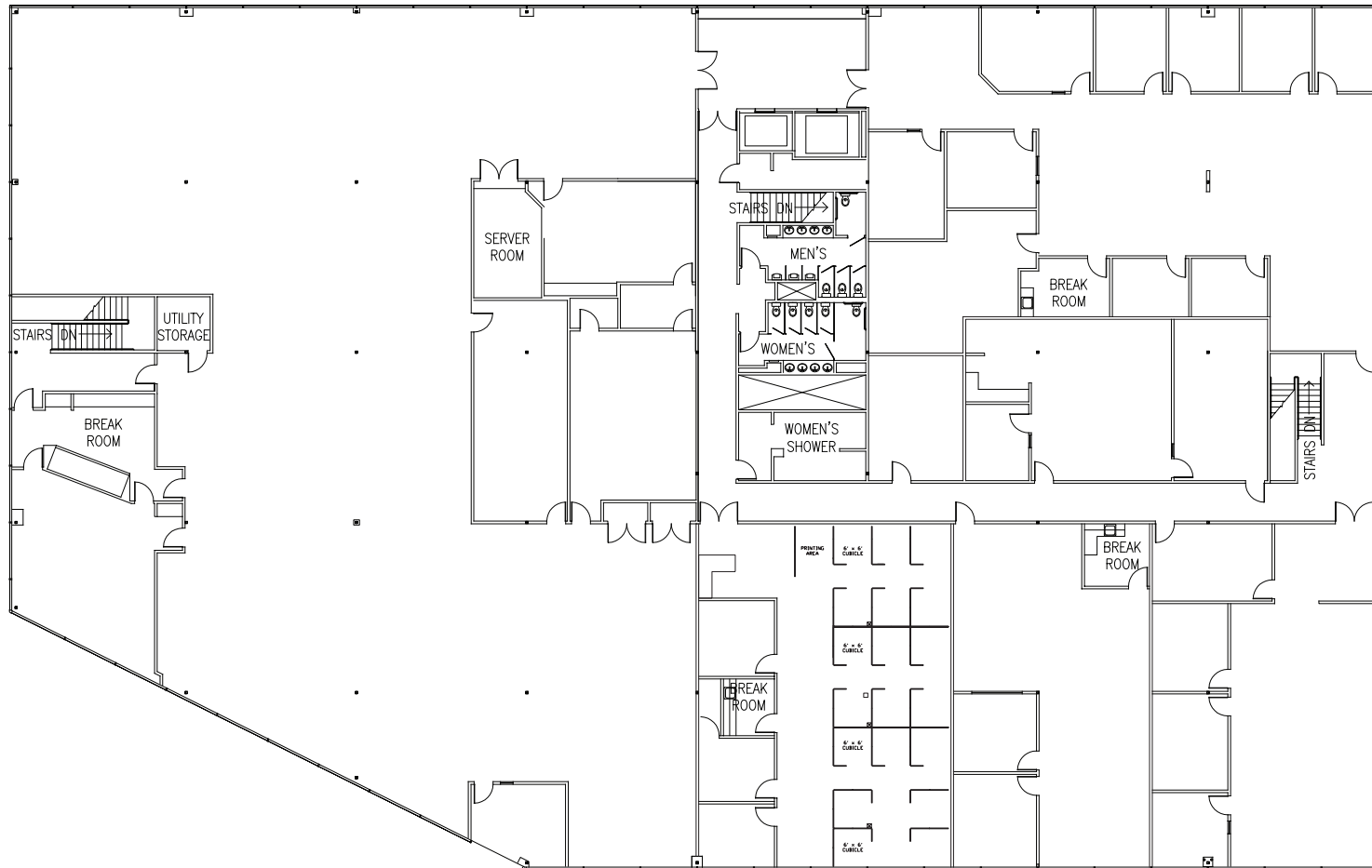
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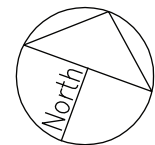
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**SECOND FLOOR - 28,231 SF**



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