

TAHOE OFFICE BUILDING
6939 SUNRISE BLVD
CITRUS HEIGHTS, CA
FOR LEASE
728 RSF - 5,553 RSF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

Todd Newburn
DRE: #01226238
tnewburn@ethanconradprop.com

Sandy Rodriguez
DRE: #01249030
sarodriguez@ethanconradprop.com

VIEW VIRTUAL TOUR

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Striking architectural design
- Secure, shaded parking below building
- Excellent visibility on Sunrise Blvd
- Dedicated cooling (HVAC) for IT rooms available in some suites
- Storage available for lease in covered parking area
- High speed internet access
- XO Fiber Optic data transmission available

PROPERTY DETAILS:

The property features striking design with mature landscaping. Across the street from Copperwood Square Shopping Center with dining and retail options.

Rent for this property is 20% less than rent for comparable buildings in Roseville 5-10 minutes away.



LEASE RATES:

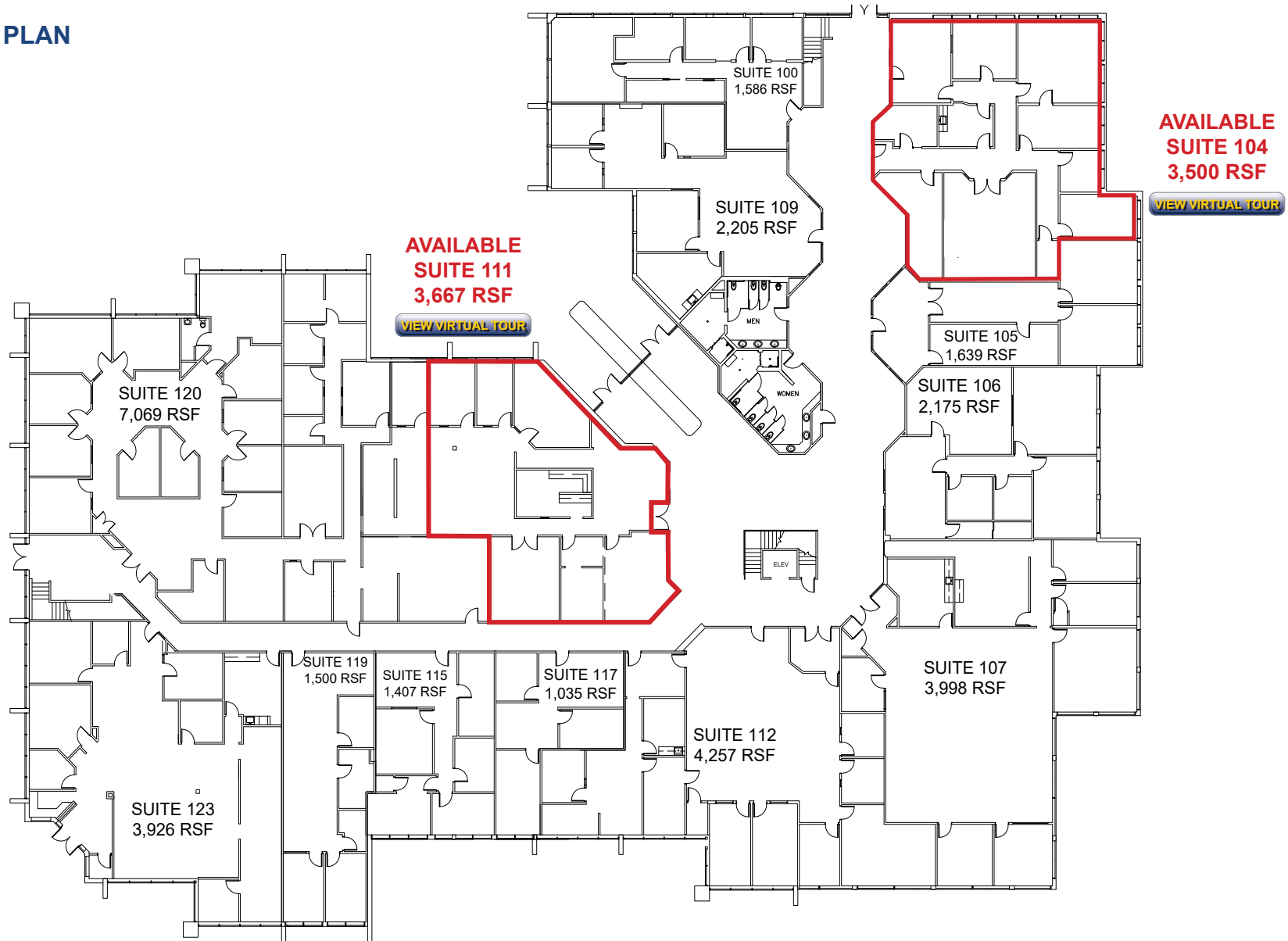
Suite 104:	3,500 RSF	\$5,215.00 (\$1.49 PSF, FS)	VIEW VIRTUAL TOUR
Suite 111:	3,667 RSF	\$5,097.00 (\$1.39 PSF, FS)	VIEW VIRTUAL TOUR
Suite 201:	2,239 RSF	\$3,112.00 (\$1.39 PSF, FS)	VIEW VIRTUAL TOUR
Suite 210:	2,112 RSF	\$3,062.00 (\$1.45 PSF, FS)	VIEW VIRTUAL TOUR
Suite 220:	1,050 RSF	\$1,450.00 (\$1.39 PSF, FS)	VIEW VIRTUAL TOUR
Suite 226:	728 RSF	\$1,056.00 (\$1.45 PSF, FS)	
Suite 240:	2,564 RSF	\$3,564.00 (\$1.39 PSF, FS)	VIEW VIRTUAL TOUR
Suite 250:	3,088 RSF	\$4,292.00 (\$1.39 PSF, FS)	VIEW VIRTUAL TOUR
Suite 260:	1,368 RSF	\$1,984.00 (\$1.45 PSF, FS)	VIEW VIRTUAL TOUR
Suite 270:	877 RSF	\$1,272.00 (\$1.45 PSF, FS)	VIEW VIRTUAL TOUR

ETHAN CONRAD PROPERTIES, INC.

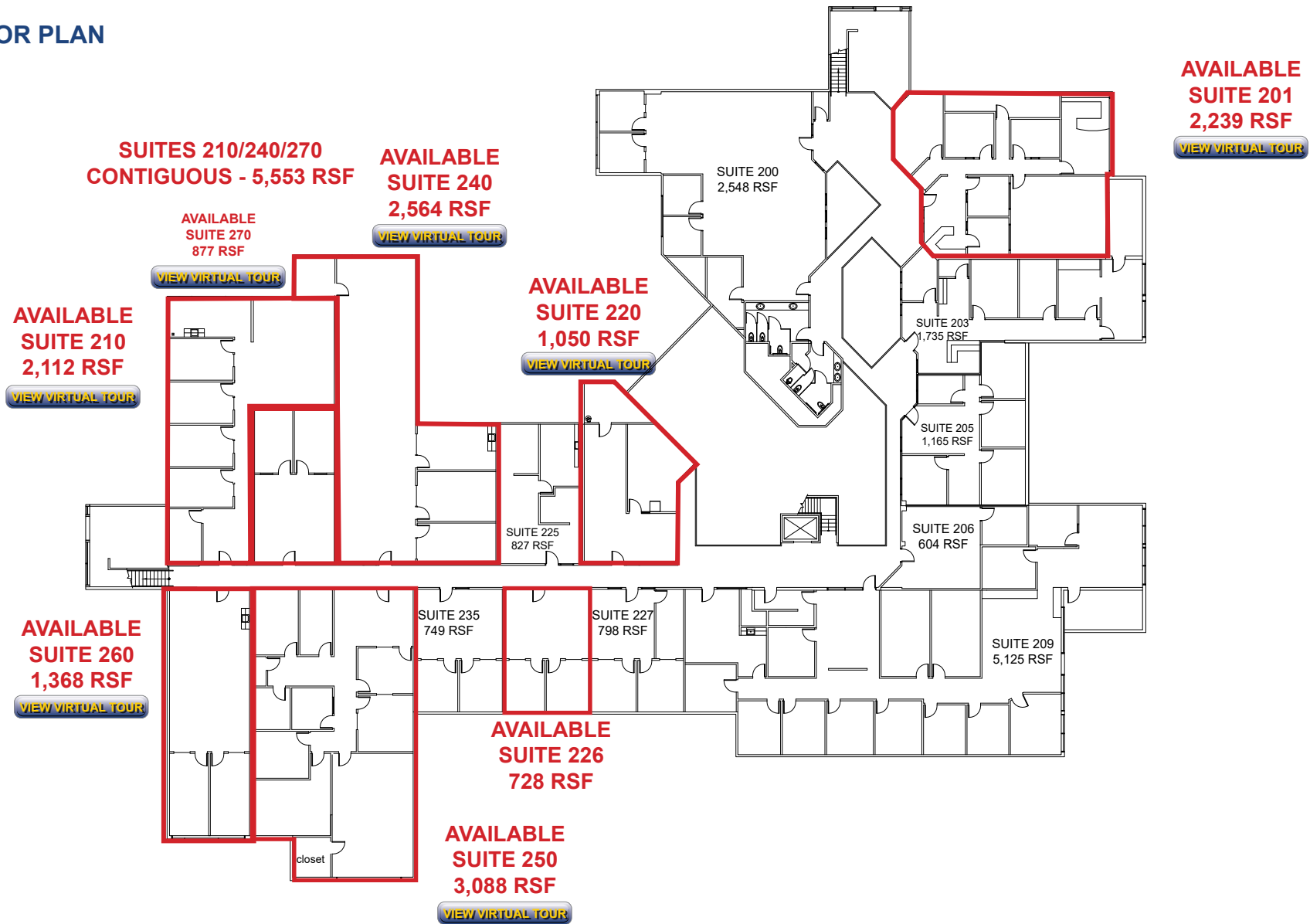
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
 www.ethanconradprop.com

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.

1ST FLOOR PLAN

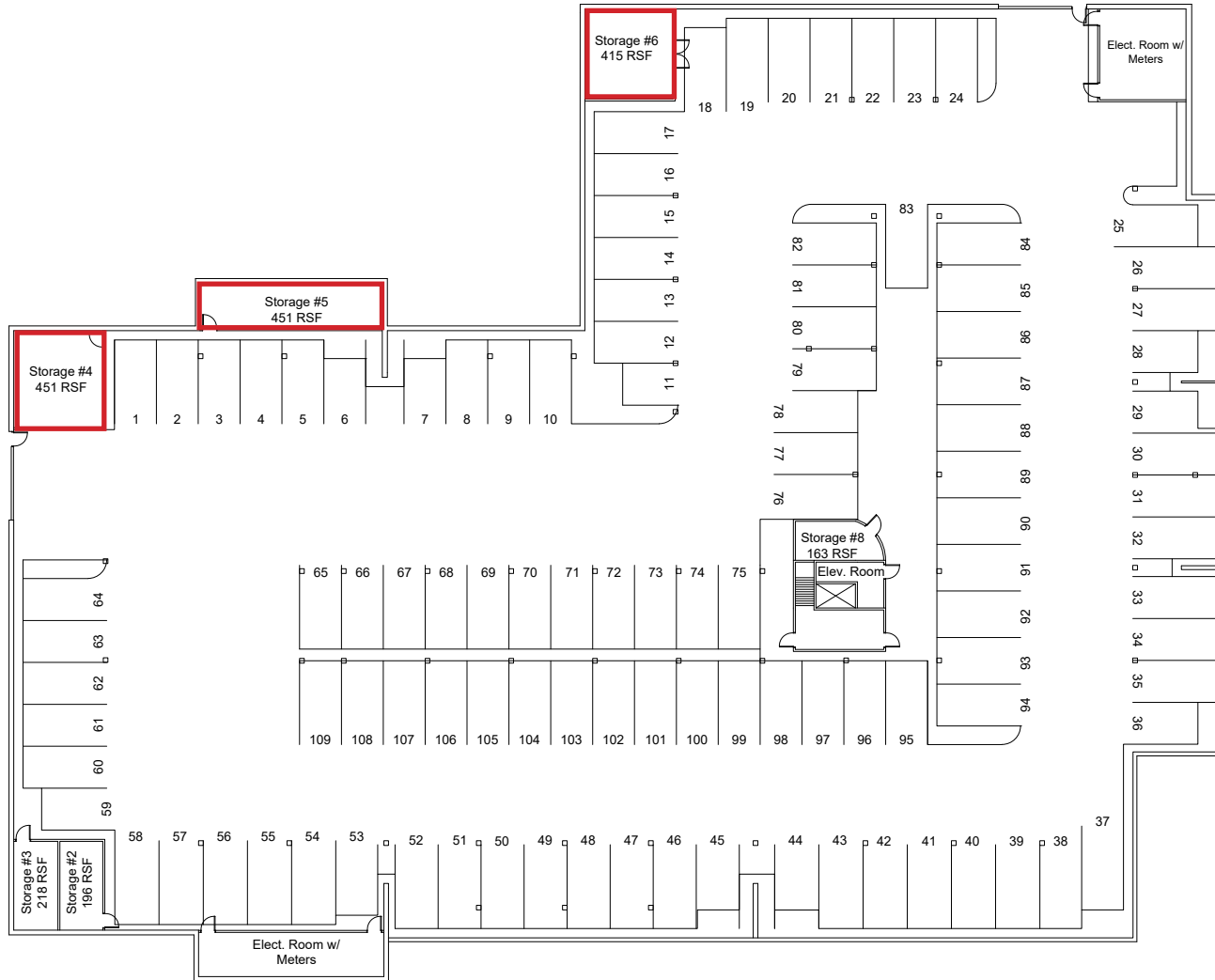


2ND FLOOR PLAN



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.

PARKING GARAGE

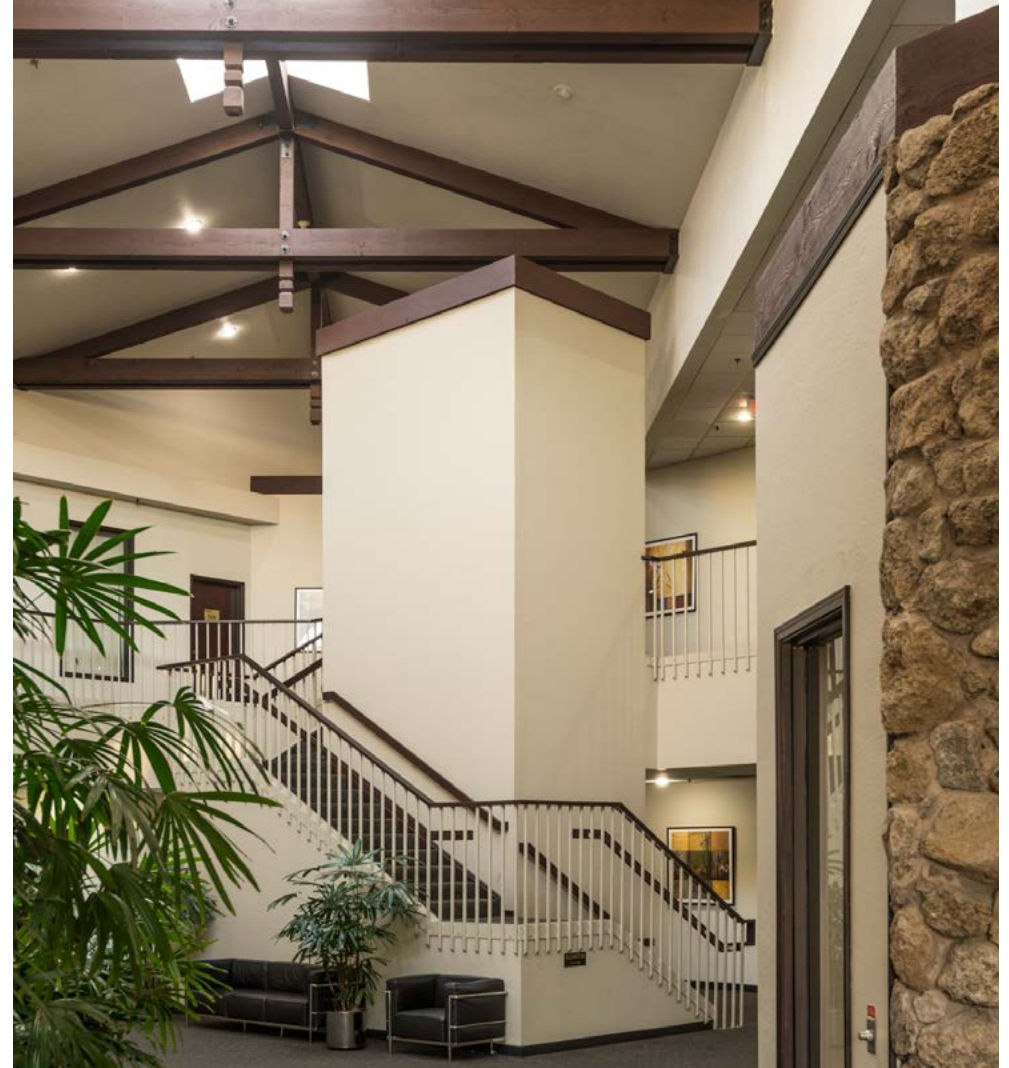


ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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.

FOR LEASE

TAHOE OFFICE BUILDING
6939 SUNRISE BLVD
CITRUS HEIGHTS, CA



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.

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com