

**2865 SUNRISE BLVD  
RANCHO CORDOVA, CA**

**FOR LEASE**

**1,002 RSF - 3,816 RSF OFFICE  
SUITES AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.



**COMPLETELY REMODELED**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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

**FEATURES:**

- Monument and building signage available
- Excellent visibility to Sunrise Blvd with 31,000 cars per day
- Two minutes from Hwy 50
- Fiber available
- Strong demographics near major shopping center and dense retail



**PROPERTY DETAILS:**

This building has now been completely remodeled both on the building exterior, landscaping, parking lot, as well as the interior including all common areas and all available suites.

**LEASE RATES:**

Suite 103:	1,126 RSF	\$1,858.00 (\$1.65 PSF, Full Service)
Suite 104:	1,556 RSF	\$2,567.00 (\$1.65 PSF, Full Service)
Suite 108*:	1,002 RSF	\$1,794.00 (\$1.79 PSF, Full Service)
Suite 214:	3,692 RSF	\$5,132.00 (\$1.39 PSF, Full Service)
Suite 218:	1,353 RSF	\$2,232.00 (\$1.65 PSF, Full Service)
Suite 225:	3,816 RSF	\$5,304.00 (\$1.39 PSF, Full Service)

\*Available with 30 days' notice.

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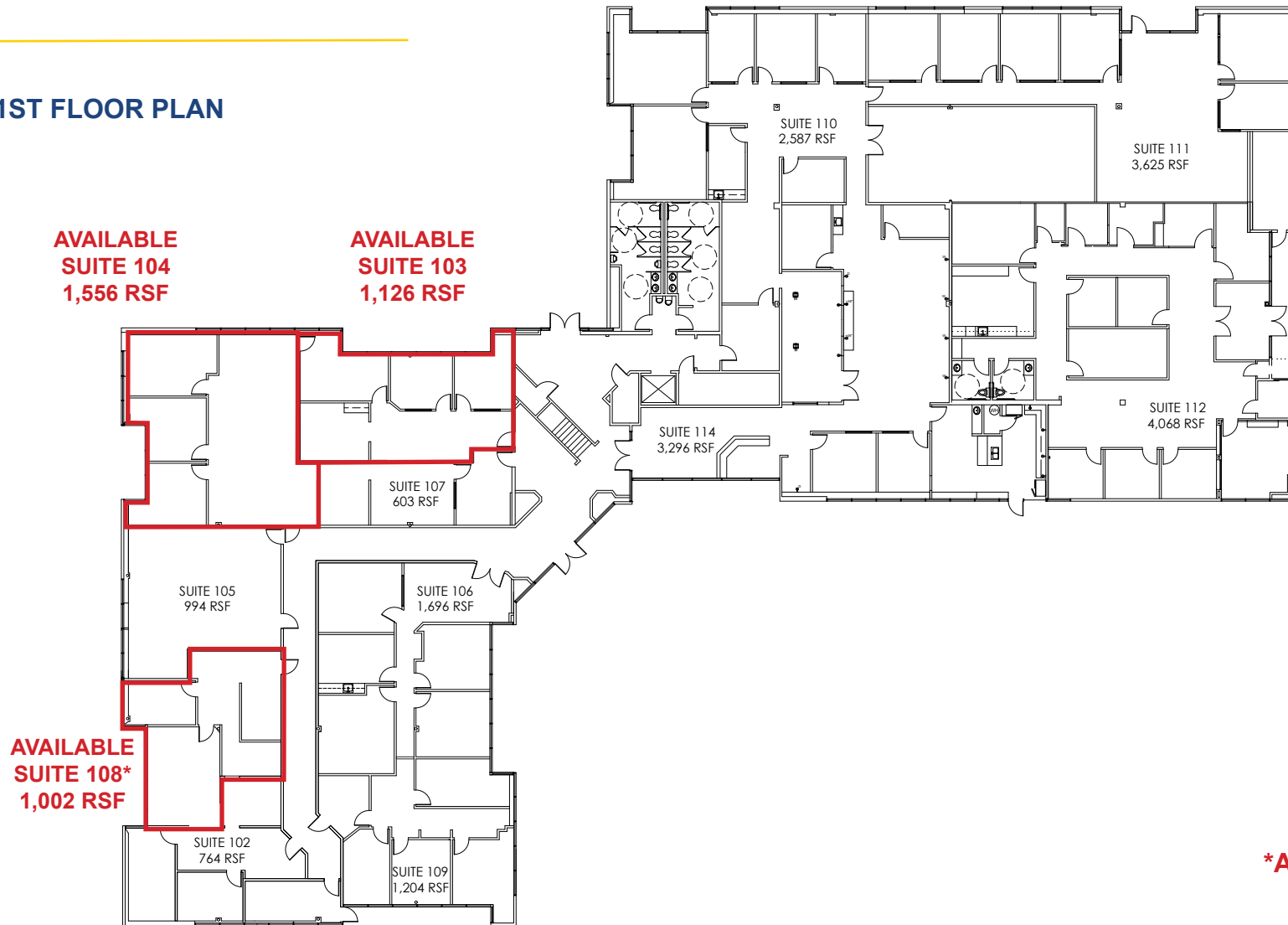
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1ST FLOOR PLAN



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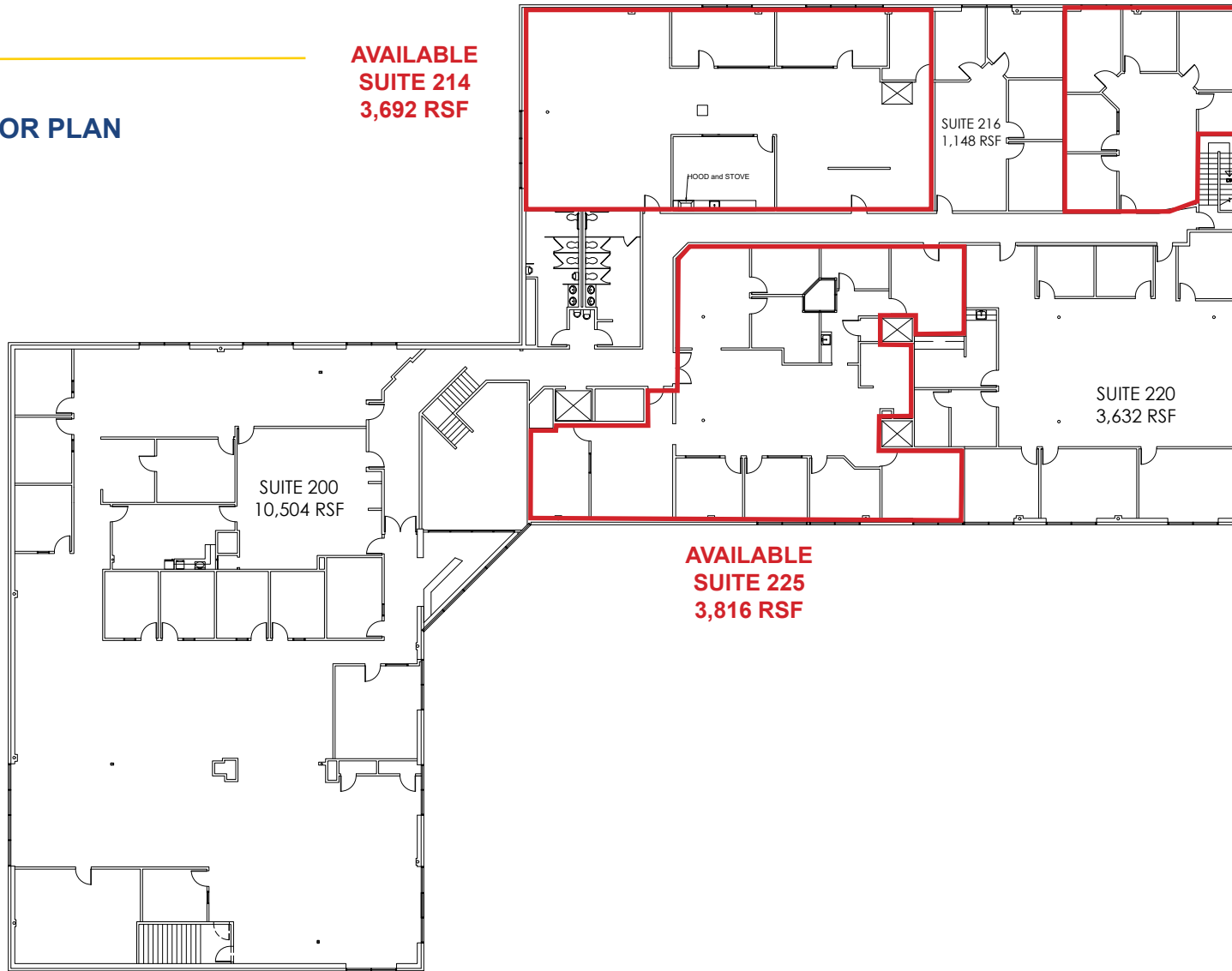
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2ND FLOOR PLAN



AVAILABLE  
SUITE 214  
3,692 RSF

AVAILABLE  
SUITE 218  
1,353 RSF

SUITE 216  
1,148 RSF

SUITE 220  
3,632 RSF

AVAILABLE  
SUITE 225  
3,816 RSF

SUITE 200  
10,504 RSF

[VIEW VIRTUAL TOUR](#)

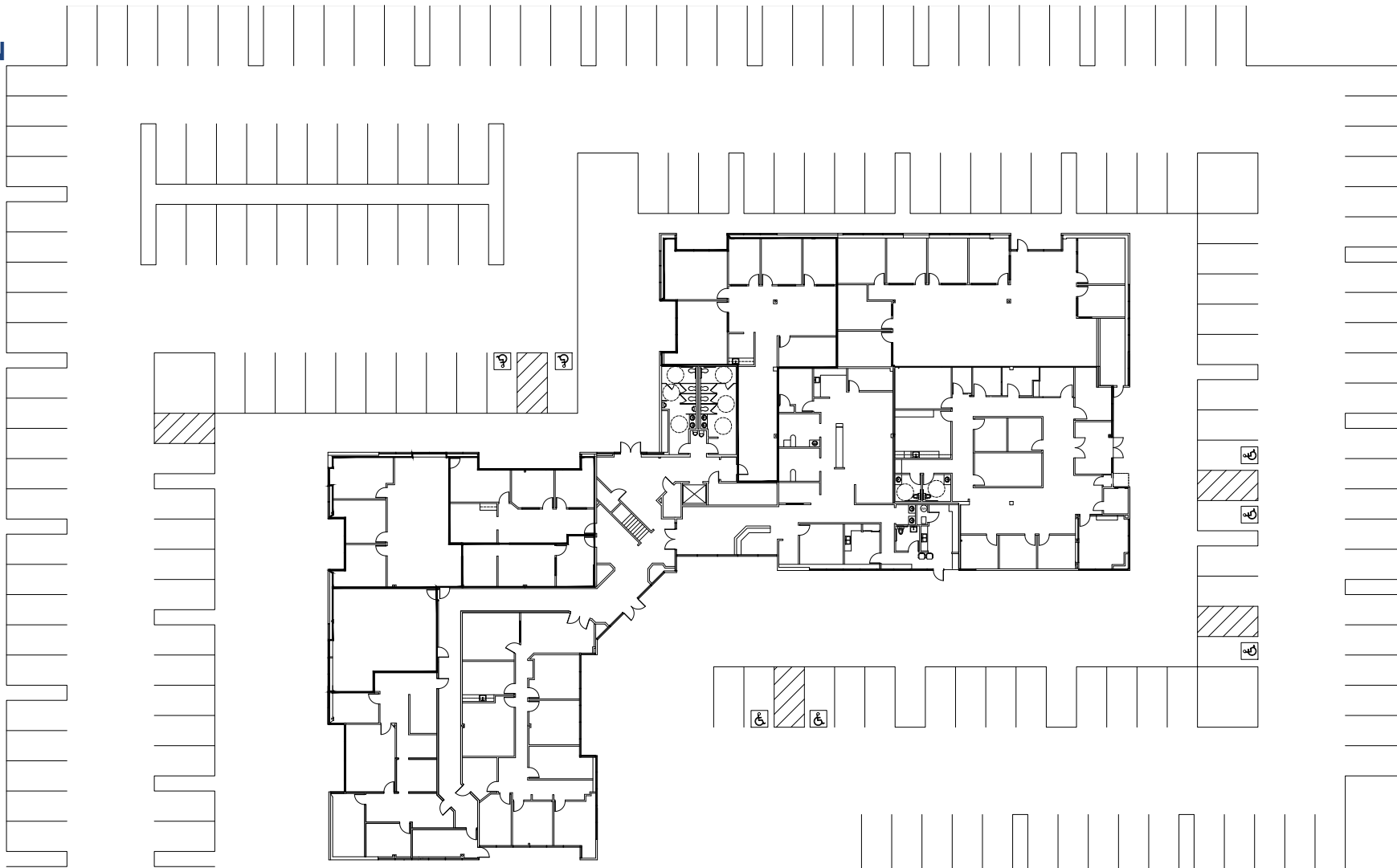
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SITE PLAN



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