

**TECH CENTER 50**  
**9343 TECH CENTER DR**  
**SACRAMENTO, CA**

FOR LEASE

1,872 RSF - 8,946 RSF OFFICE SUITES

**ETHAN CONRAD**  
PROPERTIES INC.

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

**Grant Keeney**

DRE: #00891996

grant@ethanconradprop.com

**Todd Newburn**

DRE: #01226238

tnewburn@ethanconradprop.com

**916.779.1000**

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

**FEATURES:**

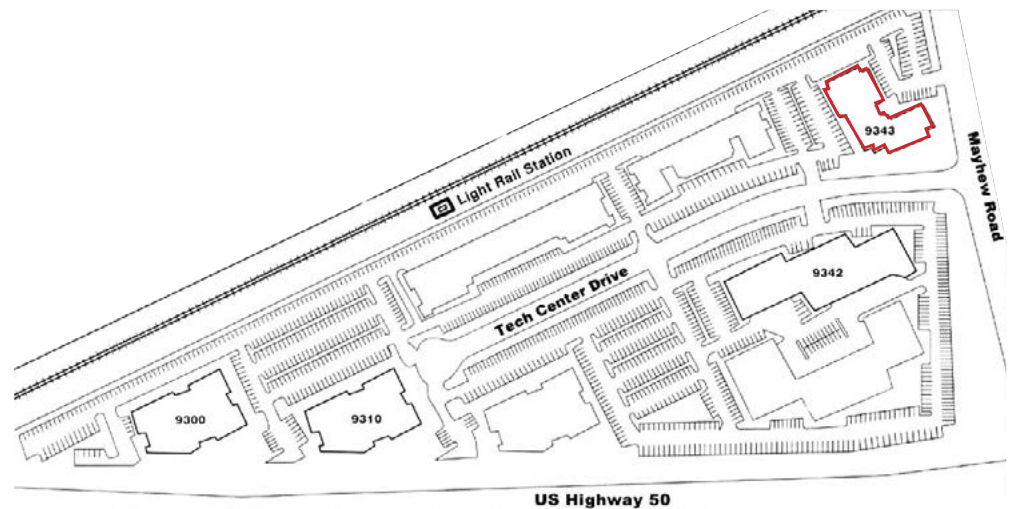
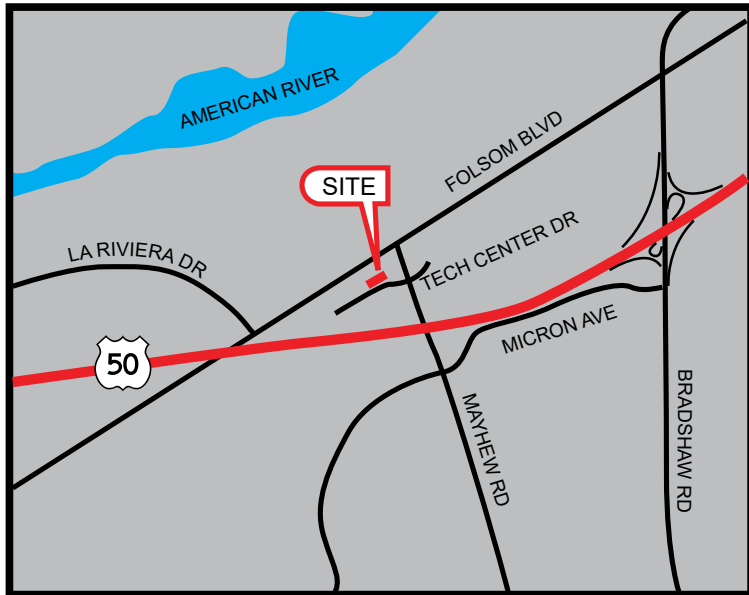
- Easy access to Hwy 50; 1 mile from Bradshaw Rd exit via Micron Ave (1-2 minutes), 1.5 miles from Watt Ave via Folsom Blvd (3-4 minutes)
- Served by Tiber light rail station
- Ample parking, 4/1,000 SF parking ratio
- Variety of attractive suites
- Fiber available

**PROPERTY DETAILS:**

- Excellent Hwy 50 visibility and signage (170,000 cars per day)
- Excellent value rent given the attributes of the building

**LEASE RATES:**

\$1.39 - \$1.49 PSF, Full Service



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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1ST FLOOR  
FLOOR PLAN

Suite	RSF	Lease Rate	Monthly Rent
130	1,997	\$1.49 PSF	\$2,976.00
160	1,872	\$1.49 PSF	\$2,789.00
195	2,797	\$1.49 PSF	\$4,168.00
160/195	4,669	\$1.49 PSF	\$6,957.00

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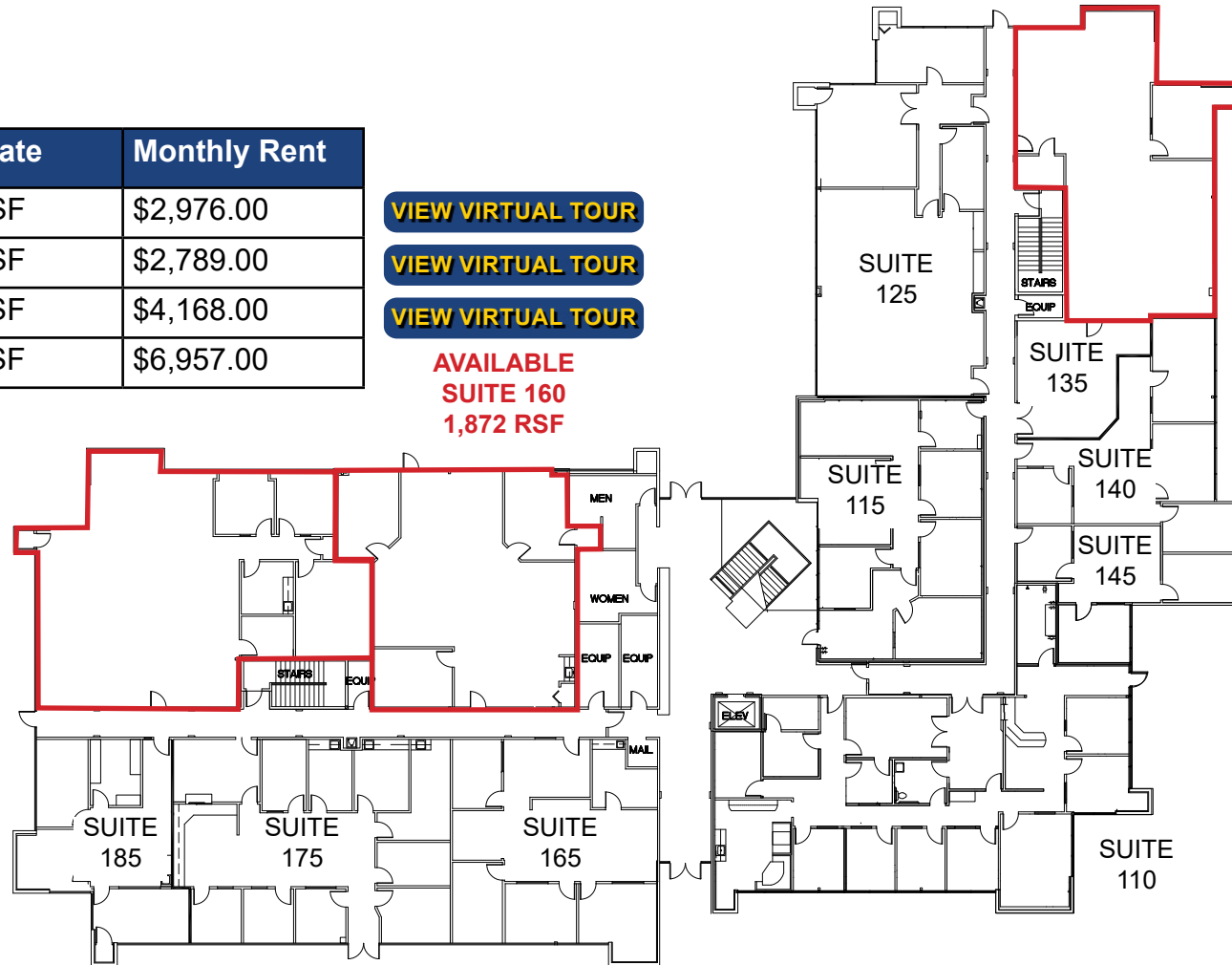
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AVAILABLE  
SUITE 160  
1,872 RSF

AVAILABLE  
SUITE 130  
1,997 RSF

AVAILABLE  
SUITE 195  
2,797 RSF

AVAILABLE  
SUITE 160/195  
4,669 RSF



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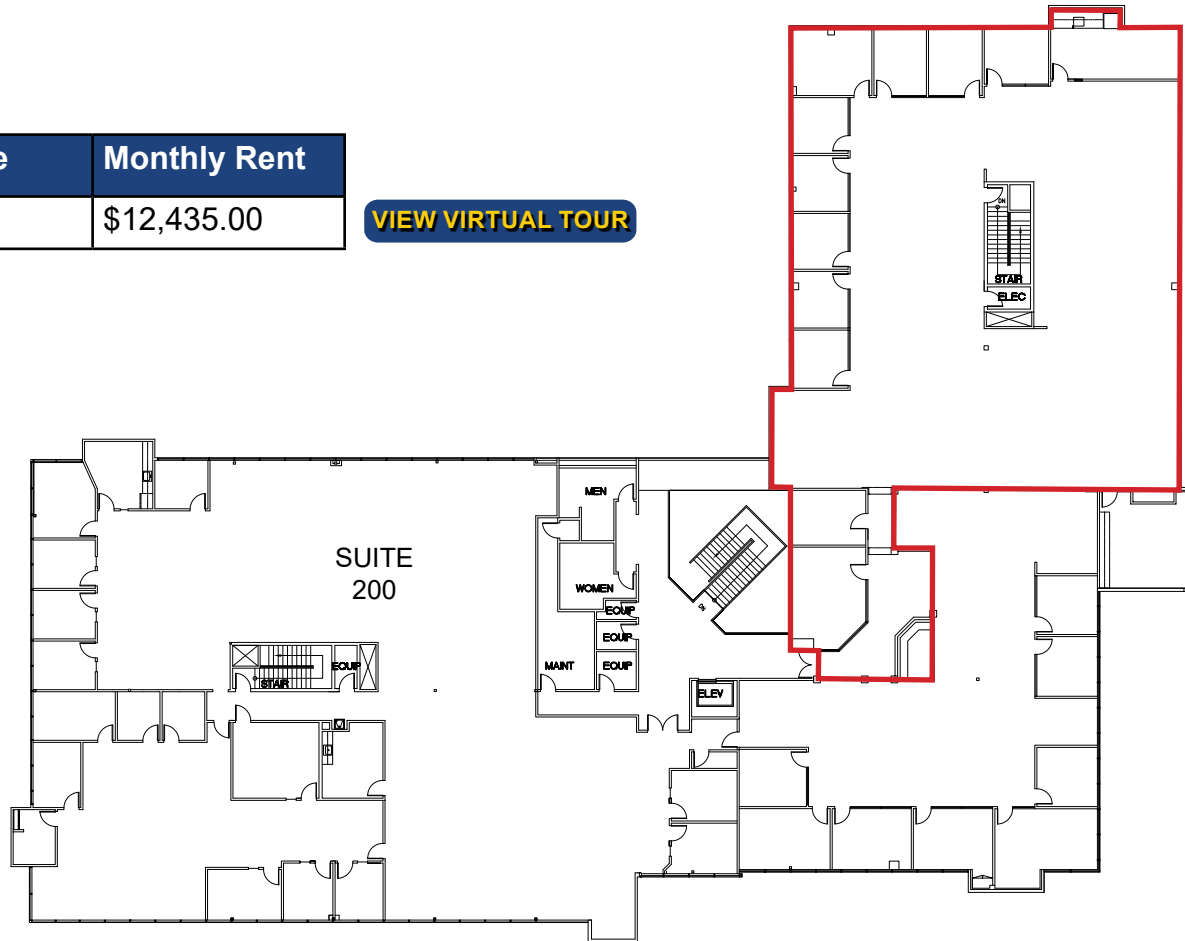
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2ND FLOOR  
FLOOR PLAN

Suite	RSF	Lease Rate	Monthly Rent
250	8,946	\$1.39 PSF	\$12,435.00

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AVAILABLE  
SUITE 250  
8,946 RSF



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