

7777 GREENBACK LANE
CITRUS HEIGHTS, CA

FOR LEASE
917 RSF - 9,771 RSF OFFICE
SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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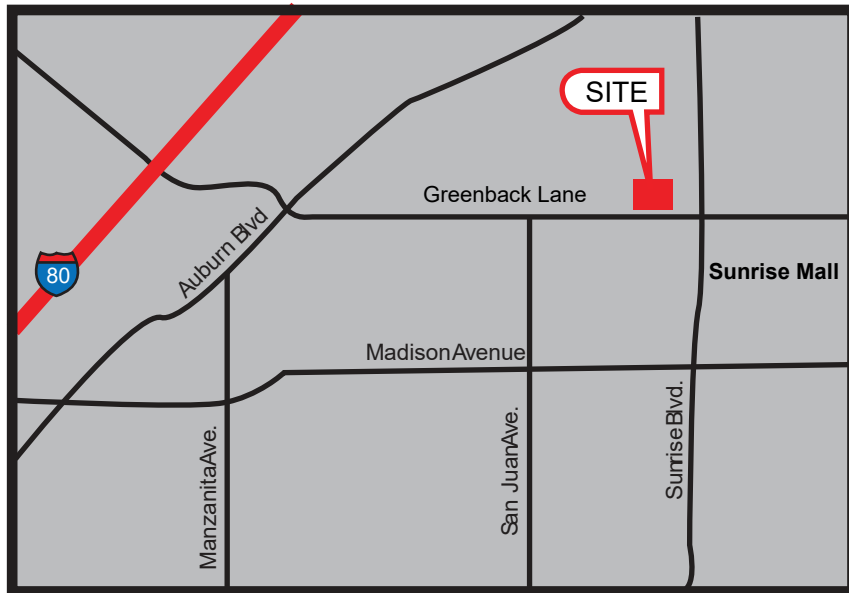
VIEW VIRTUAL TOUR

916.779.1000

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

FEATURES:

- Multiple office configurations available; most with breakrooms and fantastic glassline
- Professionally managed by Ethan Conrad Properties
- Monument signage available
- Secure garage parking beneath and surrounding building
- XO fiber optic available
- Mature landscaping



PROPERTY DETAILS:

One of the nicest office buildings in Citrus Heights. This attractive building includes several balconies, prominent signage and secure, underground garage parking.

The convenient location (across from Sunrise Marketplace) is close to a considerable amount of retail services and dining options.

LEASE RATES:

Suite 101:	917 RSF	\$ 1,513.00 (\$1.65 PSF)
Suite 104B:	1,986 RSF	\$ 3,277.00 (\$1.65 PSF)
Suite 109:	5,169 RSF	\$ 8,219.00 (\$1.59 PSF)
Suite 200*:	2,963 RSF	\$ 4,889.00 (\$1.65 PSF)
Suite 201*:	6,808 RSF	\$10,825.00 (\$1.59 PSF)

*Suites 200/201 can be combined for 8,231 RSF at \$1.49 PSF or demised to suit at \$1.59 PSF.

All rents are Full Service Gross leases which include utilities and janitorial services.

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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.

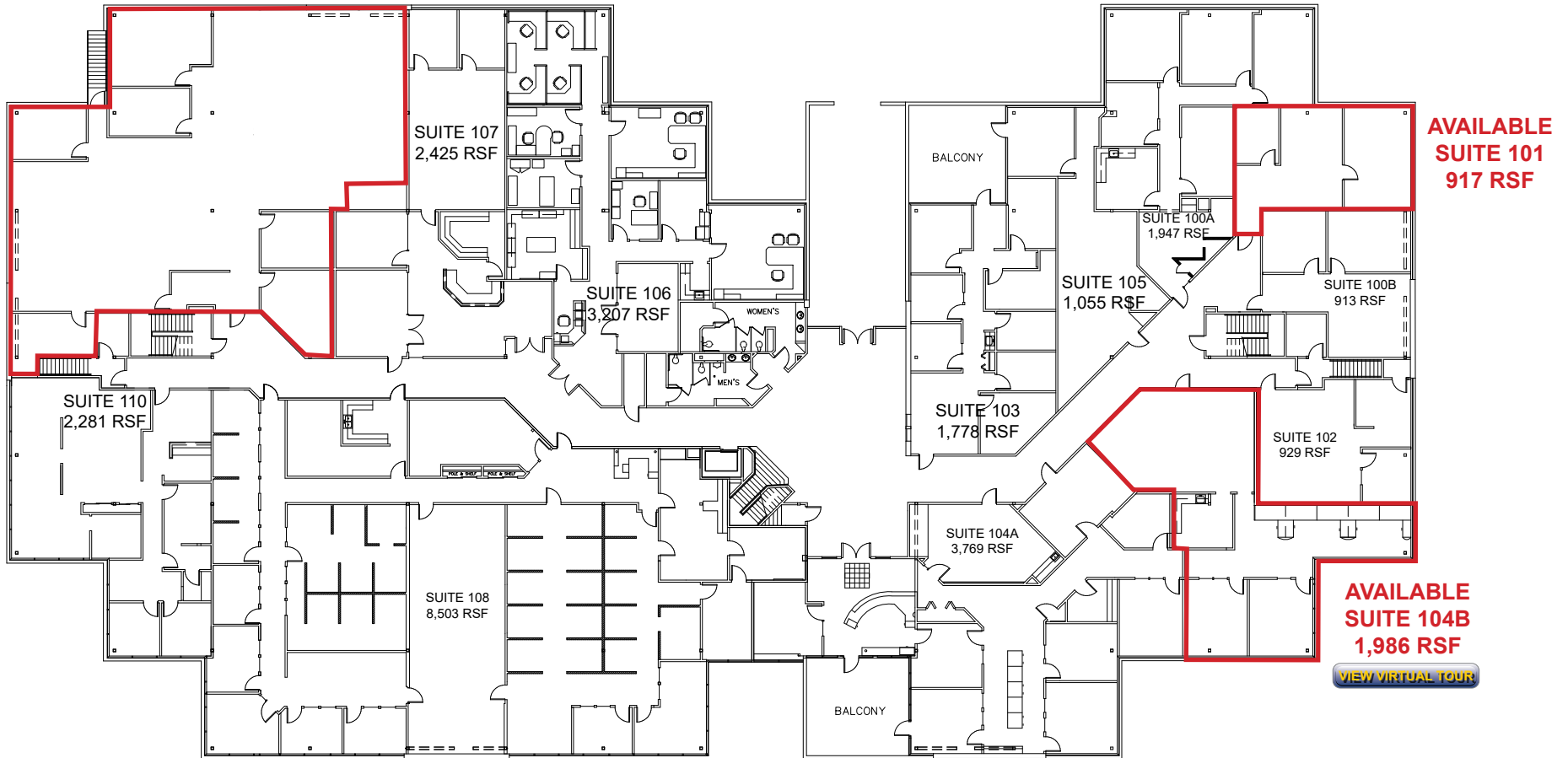
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1ST FLOOR PLAN

AVAILABLE
SUITE 109
5,169 RSF

[VIEW VIRTUAL TOUR](#)



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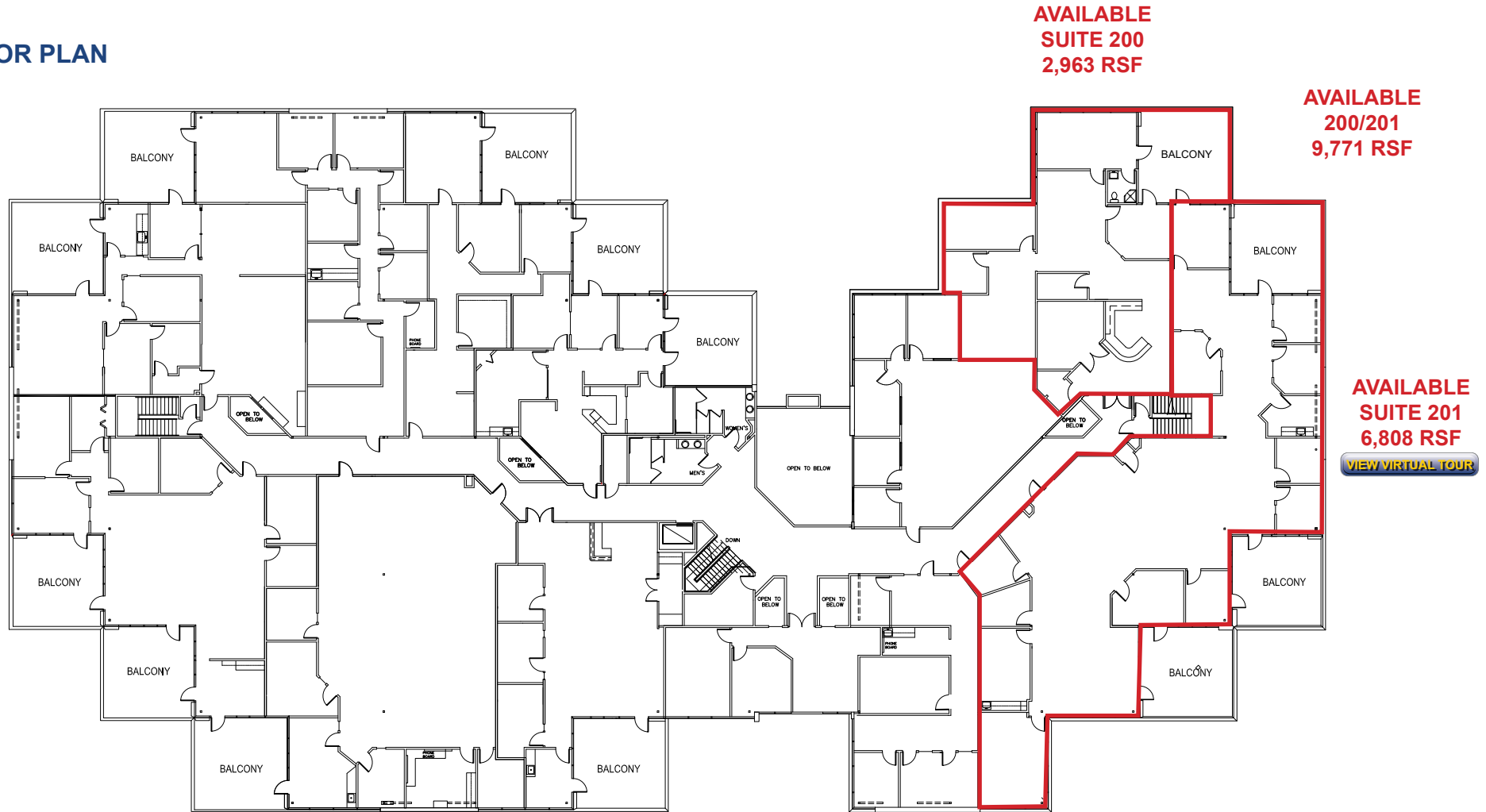
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FOR LEASE

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2ND FLOOR PLAN



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