

**PLAZA DE ORO**  
**2941 SUNRISE BLVD**  
**RANCHO CORDOVA, CA**

**FOR LEASE**  
**1,079 RSF - 9,553 RSF OFFICE SUITES**

**ETHAN CONRAD**  
PROPERTIES INC.

**LEASE SIGNED!**

**EVgo**  
FAST CHARGING

**COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

**Todd Newburn**

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**Sandy Rodriguez**

DRE: #01249030

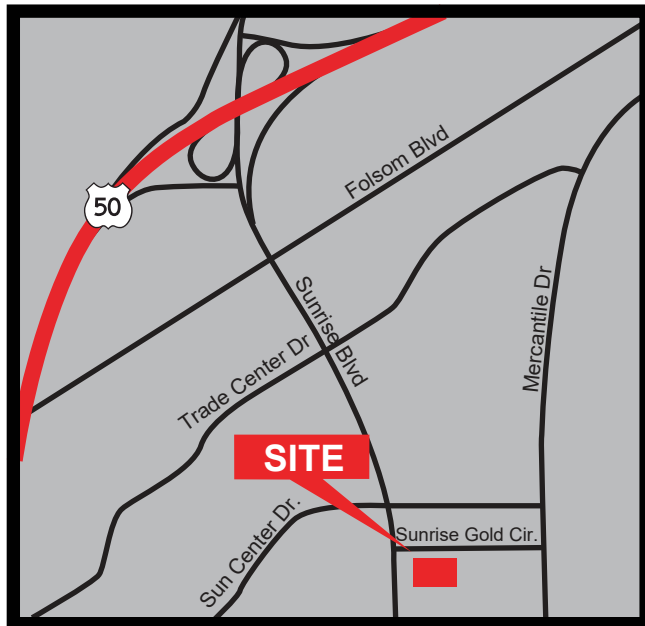
sarodriguez@ethanconradprop.com

**916.779.1000**

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

**FEATURES:**

- Located at the signalized intersection of Sunrise Blvd and Sunrise Gold Circle
- Monument and building signage opportunities
- Excellent visibility from Sunrise Blvd
- Three minutes from Hwy 50
- Multiple restaurants on-site

**PROPERTY DETAILS:**

These buildings in the Plaza de Oro development have undergone a complete remodeling both on the building exterior, landscaping, parking lot, as well as all common areas and available suites.

Surrounded by many dining, retail, and service options. Excellent access to Hwy 50 at Sunrise Blvd.

EVgo fast charging stations on-site.

**LEASE RATE: (Full Service Gross)**

|                     |           |                         |
|---------------------|-----------|-------------------------|
| Suite 110*:         | 5,483 RSF | \$8,499.00 (\$1.55 PSF) |
| Suite 120*:         | 2,014 RSF | \$3,323.00 (\$1.65 PSF) |
| Suite 130*:         | 2,056 RSF | \$3,392.00 (\$1.65 PSF) |
| Suites 120/130*:    | 4,070 RSF | \$6,271.00 (\$1.59 PSF) |
| Suite 200:          | 1,079 RSF | \$1,780.00 (\$1.65 PSF) |
| Suite 220:          | 1,145 RSF | \$1,889.00 (\$1.65 PSF) |
| Suite 110/120/130*: | 9,553 RSF |                         |

\*Available with 30 days' notice.

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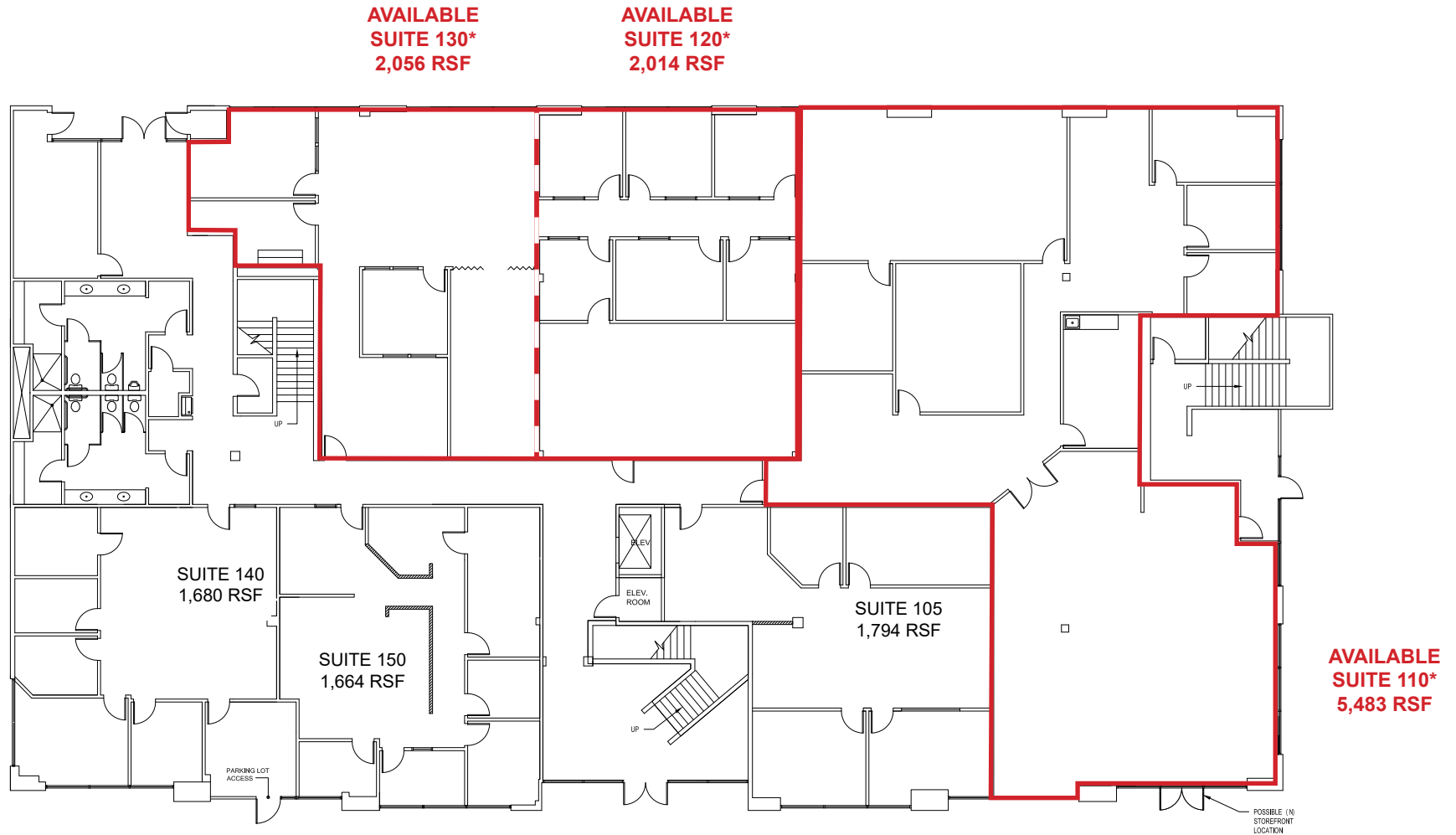
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their 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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FLOOR PLAN  
1ST FLOOR



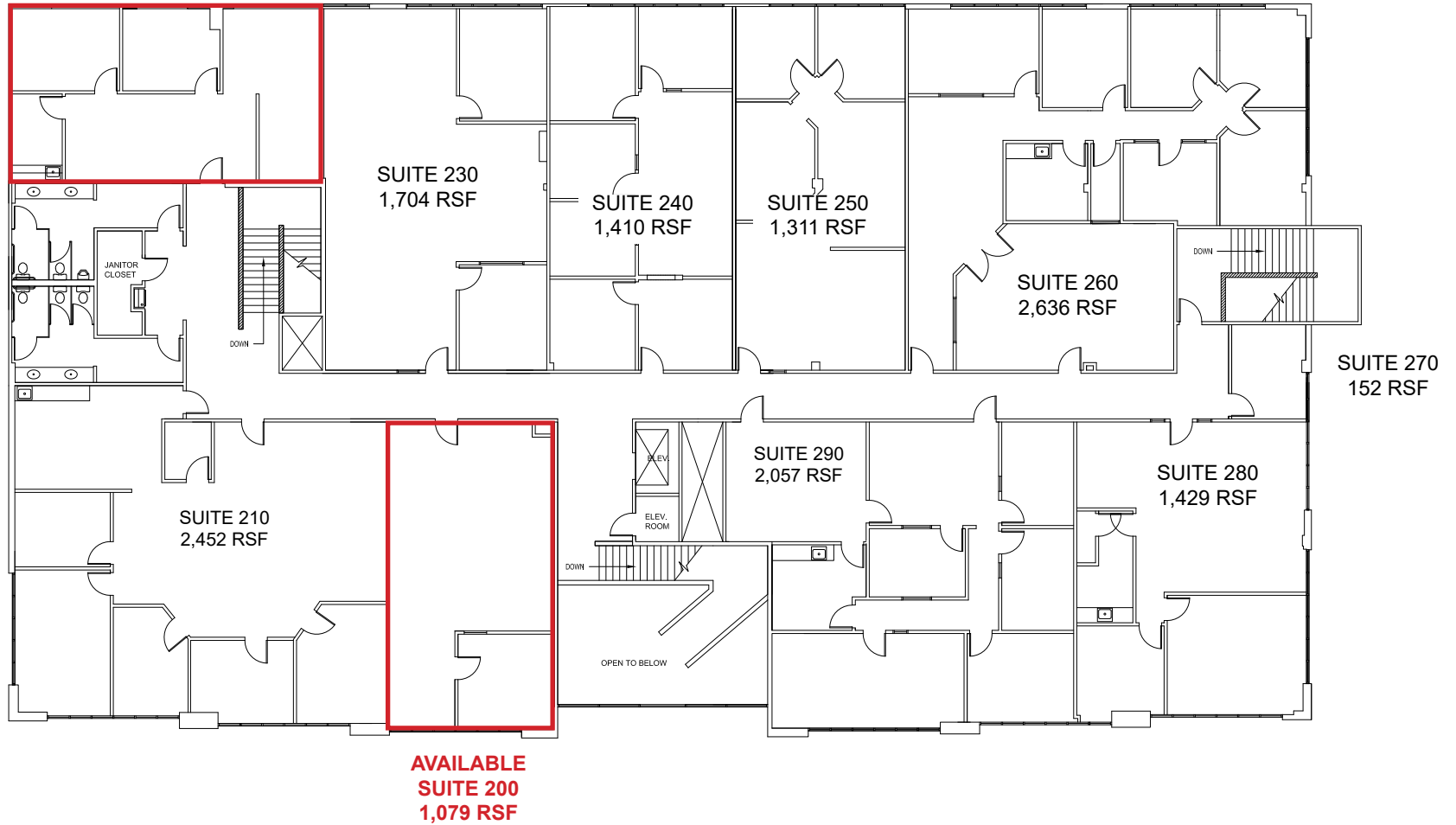
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FLOOR PLAN  
2ND FLOOR

AVAILABLE  
SUITE 220  
1,145 RSF



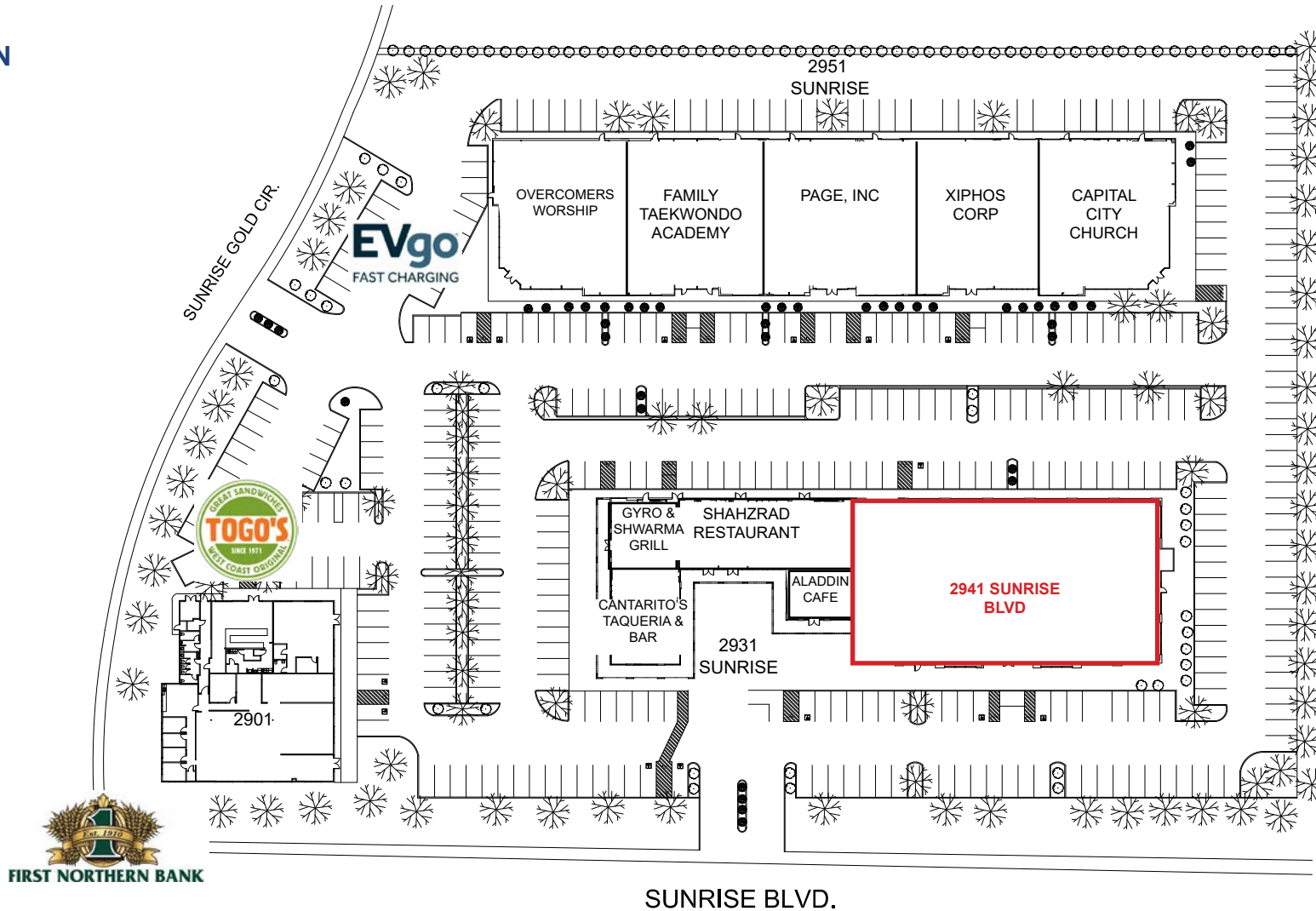
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SITE PLAN



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