

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:

Todd Newburn

DRE: #01226238

tnewburn@ethanconradprop.com

Sandy Rodriguez

DRE: #01249030

sarodriguez@ethanconradprop.com

Matt DeTorres

DRE: #02445601

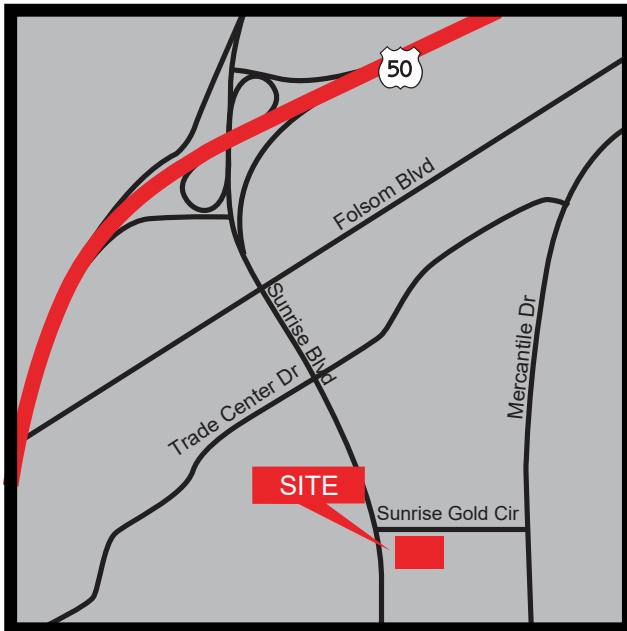
mdetorres@ethanconradprop.com

916.779.1000

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)

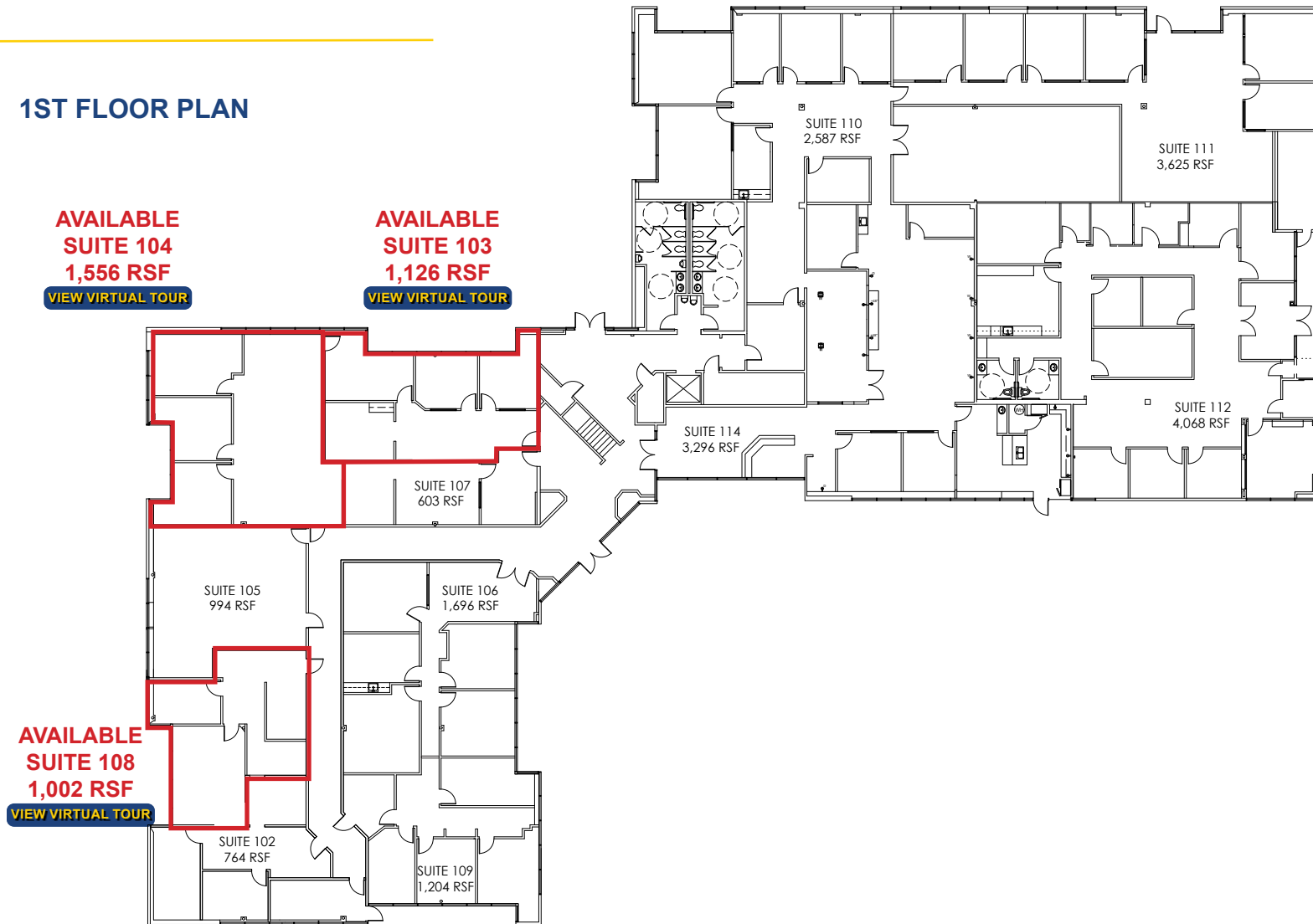
ETHAN CONRAD PROPERTIES, INC.

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



ETHAN CONRAD PROPERTIES, INC.

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

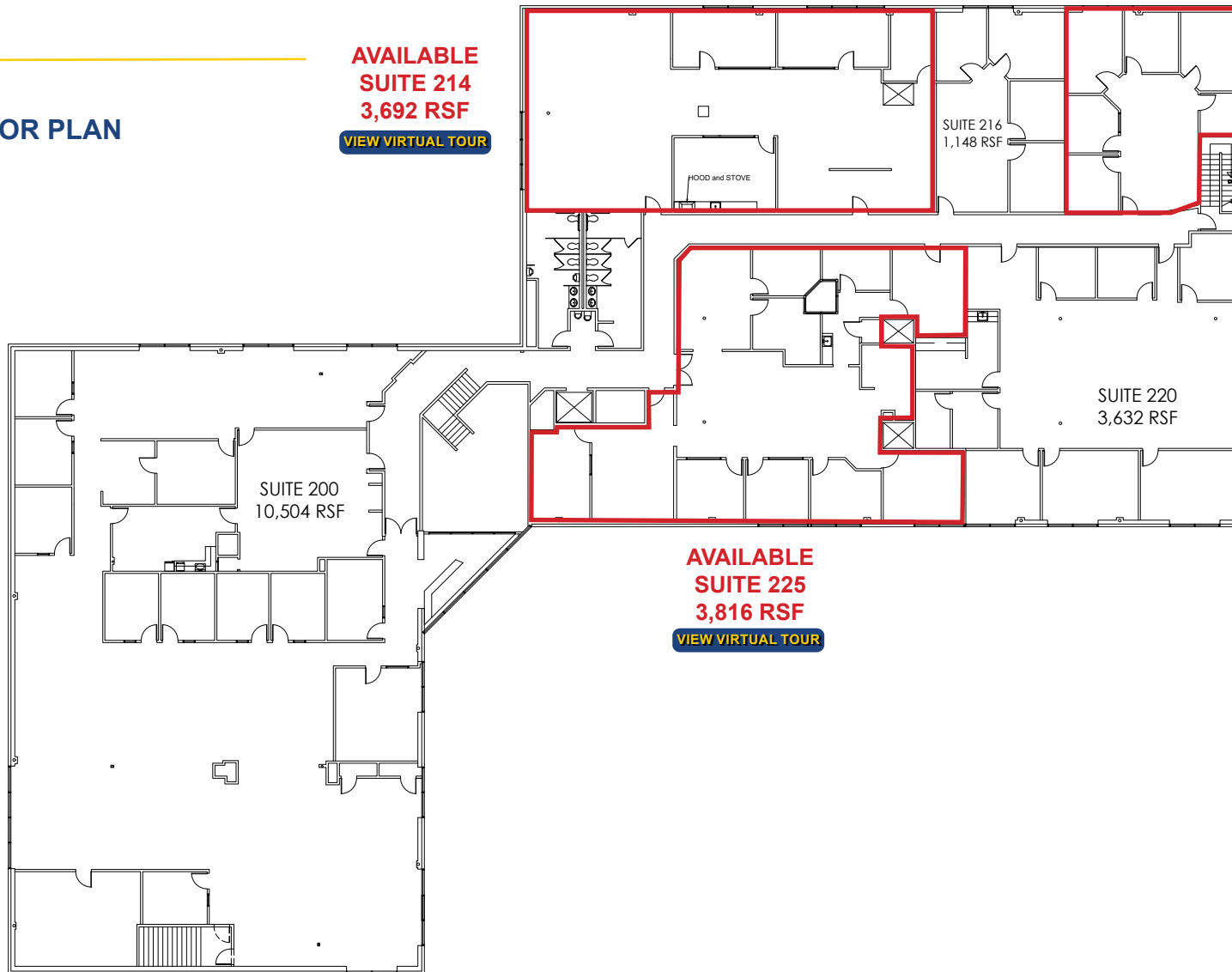
www.ethanconradprop.com

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

2865 SUNRISE BLVD
RANCHO CORDOVA, CA

2ND FLOOR PLAN



**AVAILABLE
SUITE 214
3,692 RSF**
[VIEW VIRTUAL TOUR](#)

**AVAILABLE
SUITE 218
1,353 RSF**
[VIEW VIRTUAL TOUR](#)

**AVAILABLE
SUITE 225
3,816 RSF**
[VIEW VIRTUAL TOUR](#)

SUITE 200
10,504 RSF

SUITE 216
1,148 RSF

SUITE 220
3,632 RSF

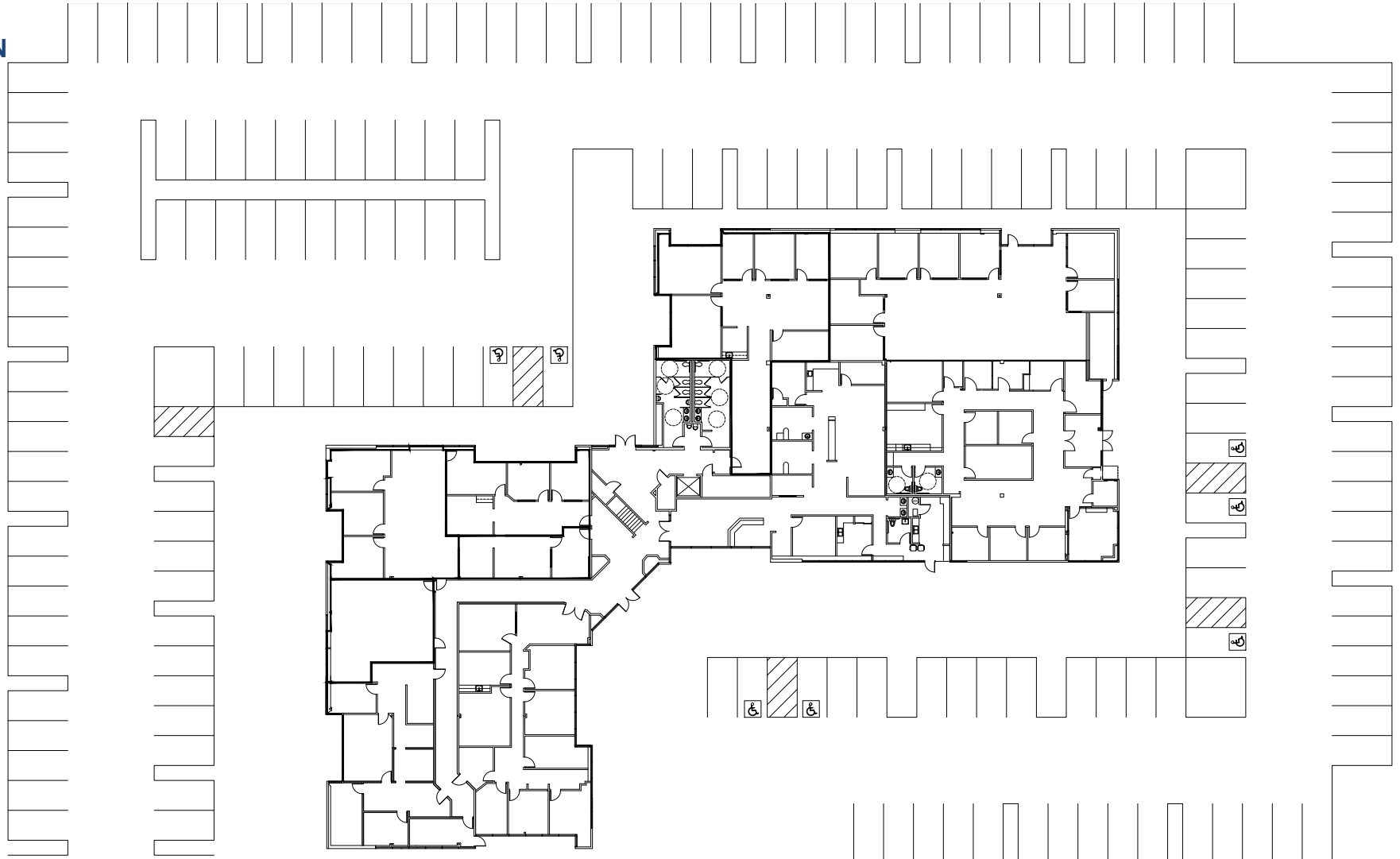
ETHAN CONRAD PROPERTIES, INC.

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.

SITE PLAN



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

2865 SUNRISE BLVD
RANCHO CORDOVA, CA



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.

PAGE

6