

**ONE CAPITAL CENTER**

**3100 ZINFANDEL DR**

**RANCHO CORDOVA, CA**

FOR LEASE

1,151 RSF - 22,246 RSF OFFICE SUITES

**ETHAN CONRAD**

PROPERTIES INC.

**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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[thewburn@ethanconradprop.com](mailto:thewburn@ethanconradprop.com)

**VIEW VIRTUAL TOUR**

**PROPERTY HIGHLIGHT VIDEO**

**916.779.1000**

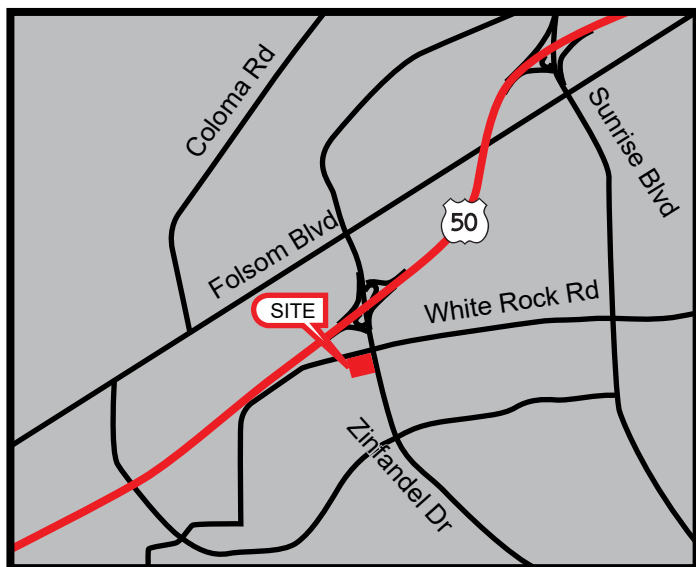
ETHAN CONRAD PROPERTIES, INC

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

[www.ethanconradprop.com](http://www.ethanconradprop.com)

**FEATURES:**

- Six story ±129,000 RSF Class-A office building
- Immediate occupancy available
- Building and monument signage available
- Immediate access to Hwy 50 at Zinfandel Dr
- Above standard parking
- Fully-equipped fitness center
- Showers and lockers on-site
- Energy Star certified



**Watch Property Highlight on Youtube**  
[Click Here](#)

**PROPERTY DETAILS:**

One Capital Center is located at the gateway to Capital Center and Prospect Park, Sacramento's Premiere Master Planned Business Community.

One Capital Center is walking distance to restaurants and hotels and situated in a mature park setting.

**LEASE RATES:**

Suite 110	1,151 RSF	\$2.15 RSF/MO, FSG	
Suite 125	5,649 RSF	\$2.15 RSF/MO, FSG	
Suite 240	6,282 RSF	\$2.15 RSF/MO, FSG	<a href="#">VIEW VIRTUAL TOUR</a>
Suite 275	1,455 RSF	\$2.15 RSF/MO, FSG	<a href="#">VIEW VIRTUAL TOUR</a>
Suite 280	2,686 RSF	\$2.09 RSF/MO, FSG	<a href="#">VIEW VIRTUAL TOUR</a>
Suite 285*	1,362 RSF	\$2.15 RSF/MO, FSG	
Suite 280/285	4,048 RSF	\$2.09 RSF/MO, FSG	
Suite 325	2,914 RSF	\$2.15 RSF/MO, FSG	<a href="#">VIEW VIRTUAL TOUR</a>
Suite 340	5,197 RSF	\$2.05 RSF/MO, FSG	<a href="#">VIEW VIRTUAL TOUR</a>
Suite 410	6,777 RSF	\$2.15 RSF/MO, FSG	<a href="#">VIEW VIRTUAL TOUR</a>
Suite 500	22,246 RSF	\$2.09 RSF/MO, FSG	<a href="#">VIEW VIRTUAL TOUR</a>
		-\$0.25 PSF Fully Furnished <sup>1</sup>	
Suite 600	12,057 RSF	\$2.09 RSF/MO, FSG	<a href="#">VIEW VIRTUAL TOUR</a>
		-\$0.25 PSF Fully Furnished <sup>1</sup>	

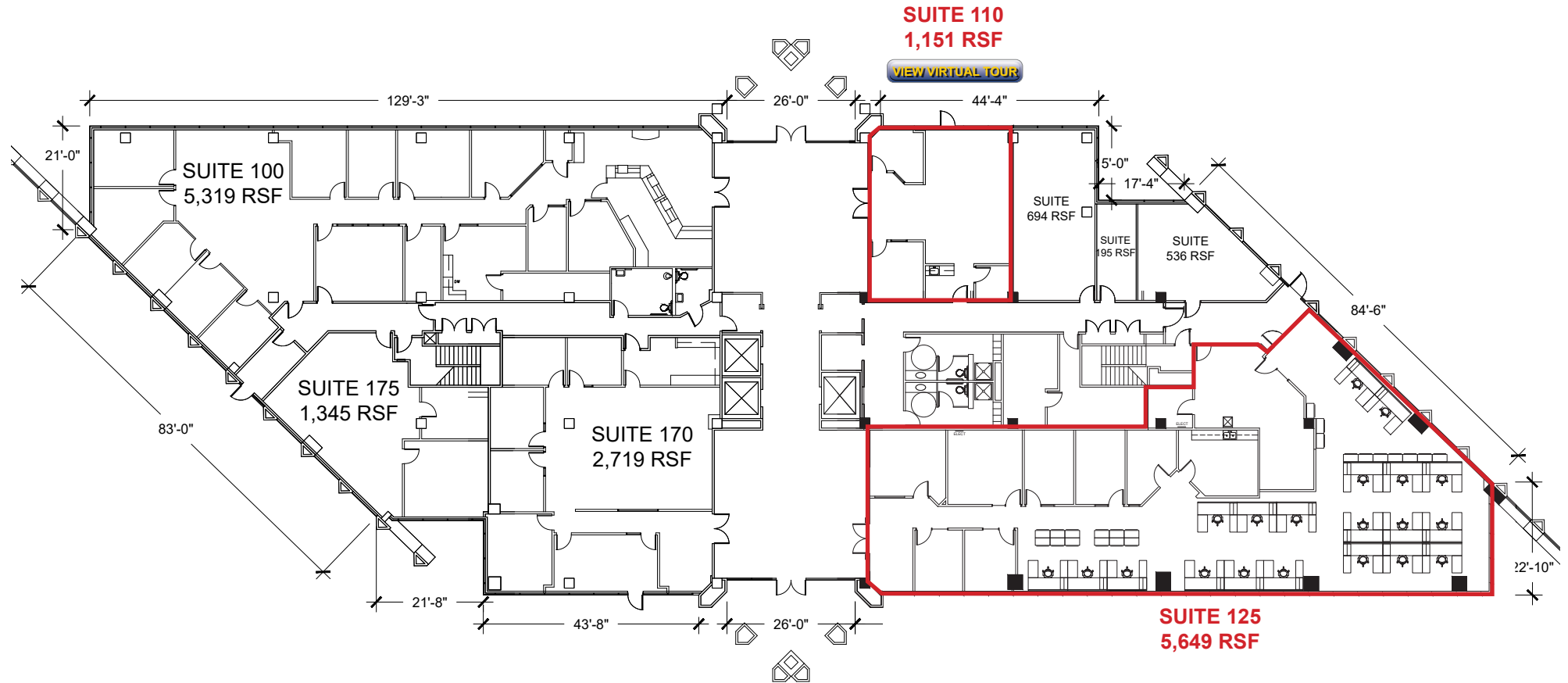
<sup>1</sup>Furniture and Cubicles are very high quality, brand new and cost over \$1.3 million. \*Available with 30 days' notice.

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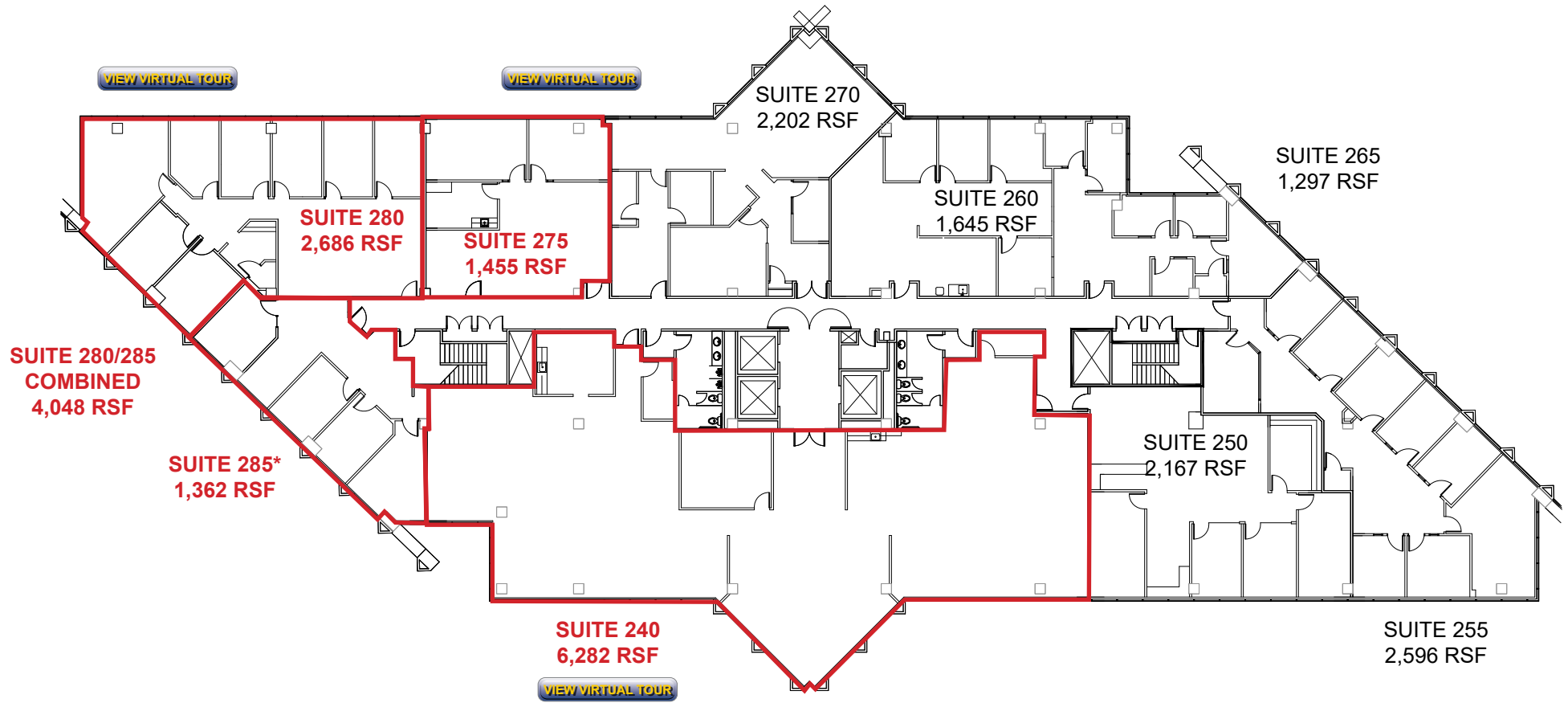
1ST FLOOR



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2ND FLOOR



\*Available with 30 days' notice.

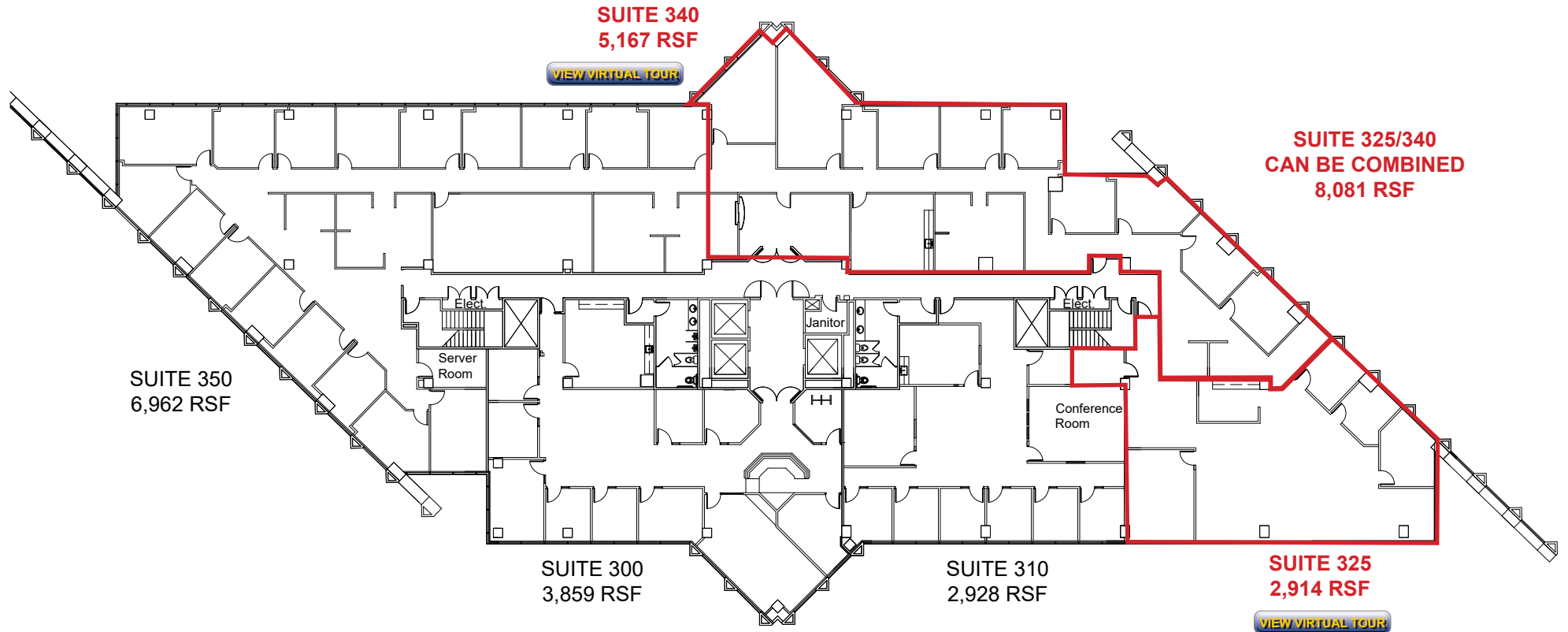
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3RD FLOOR



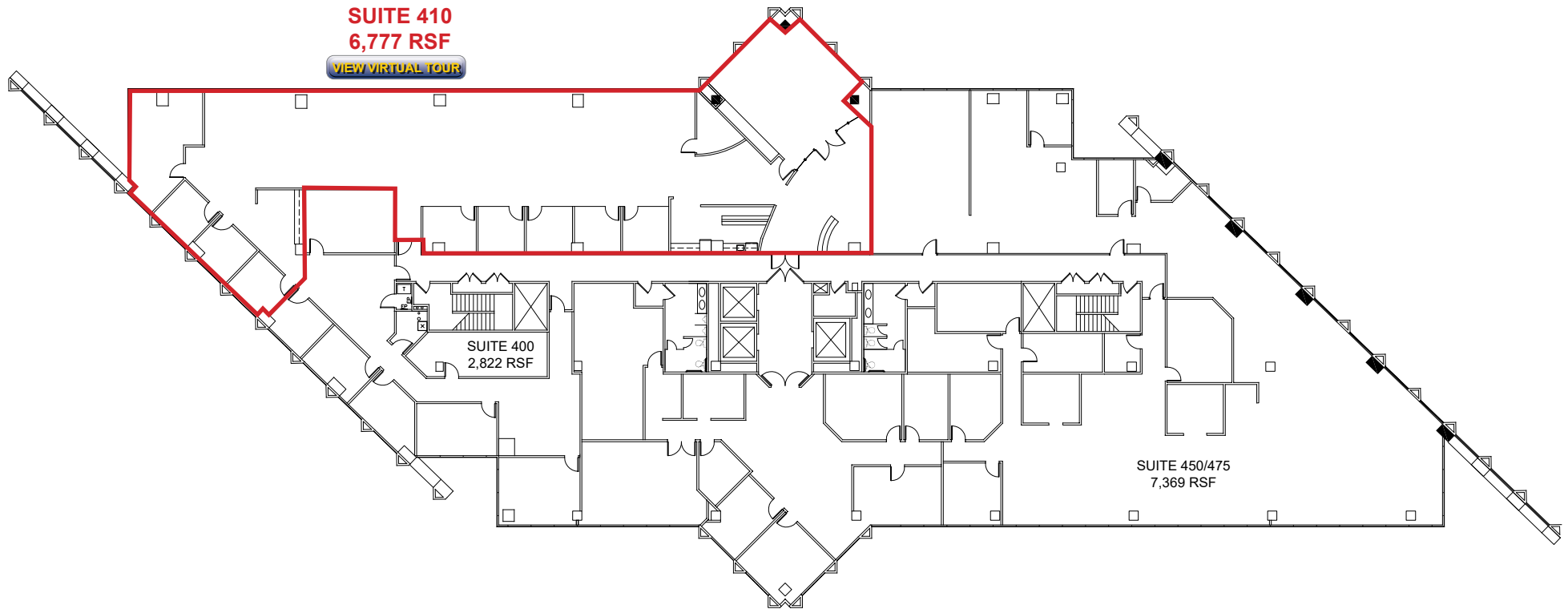
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4TH FLOOR



SUITE 410  
6,777 RSF

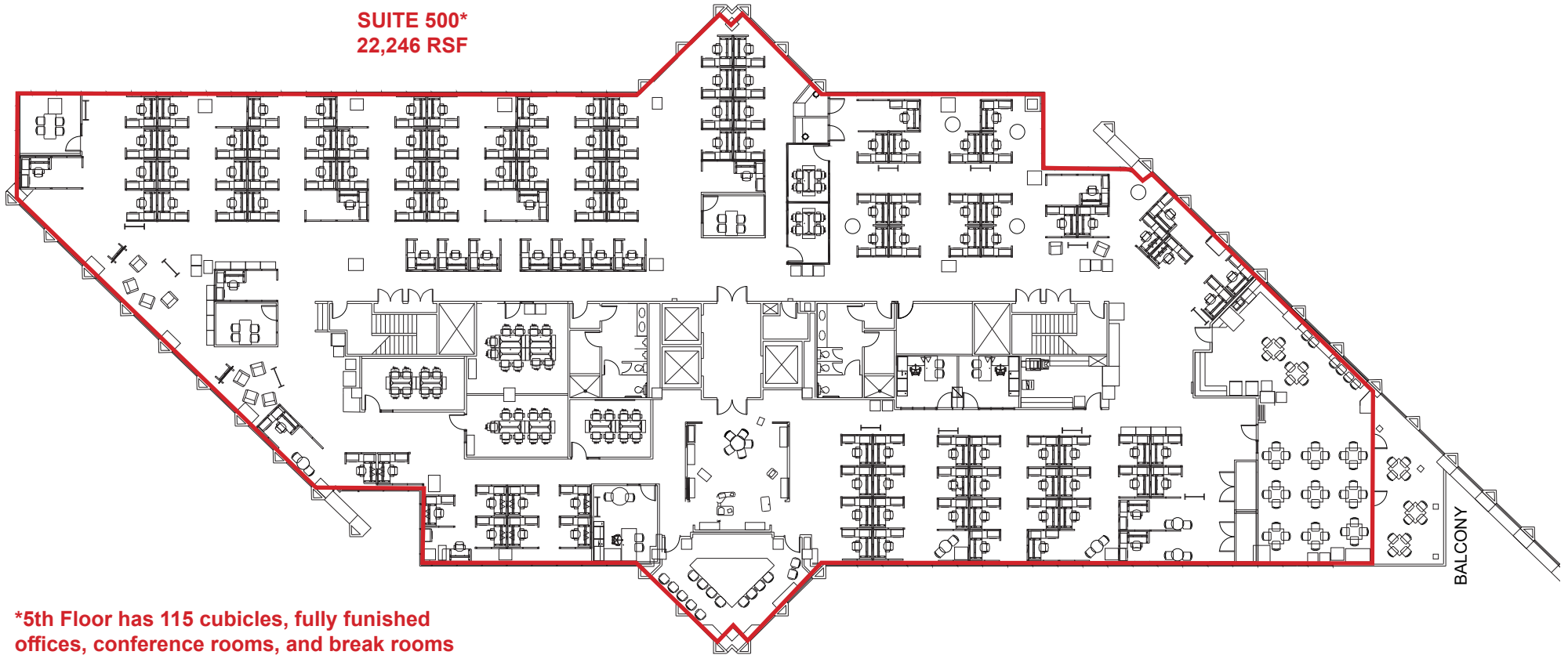
[VIEW VIRTUAL TOUR](#)

SUITE 400  
2,822 RSF

SUITE 450/475  
7,369 RSF

5TH FLOOR

SUITE 500\*  
22,246 RSF



\*5th Floor has 115 cubicles, fully furnished offices, conference rooms, and break rooms that are high quality and brand new.

\$0.25 PSF Fully Finished.

[VIEW VIRTUAL TOUR](#)

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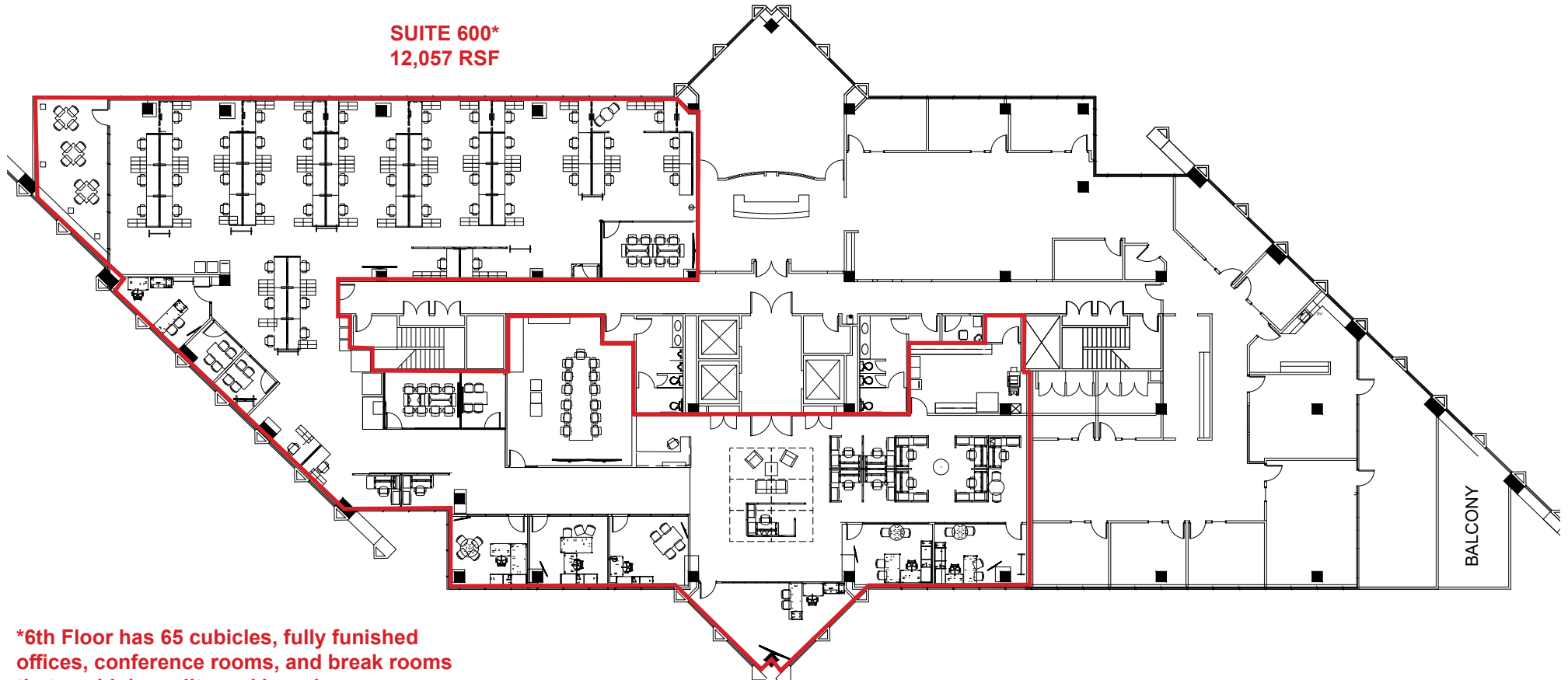
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6TH FLOOR

SUITE 600\*  
12,057 RSF



\*6th Floor has 65 cubicles, fully finished offices, conference rooms, and break rooms that are high quality and brand new.

\$0.25 PSF Fully Finished.

[VIEW VIRTUAL TOUR](#)

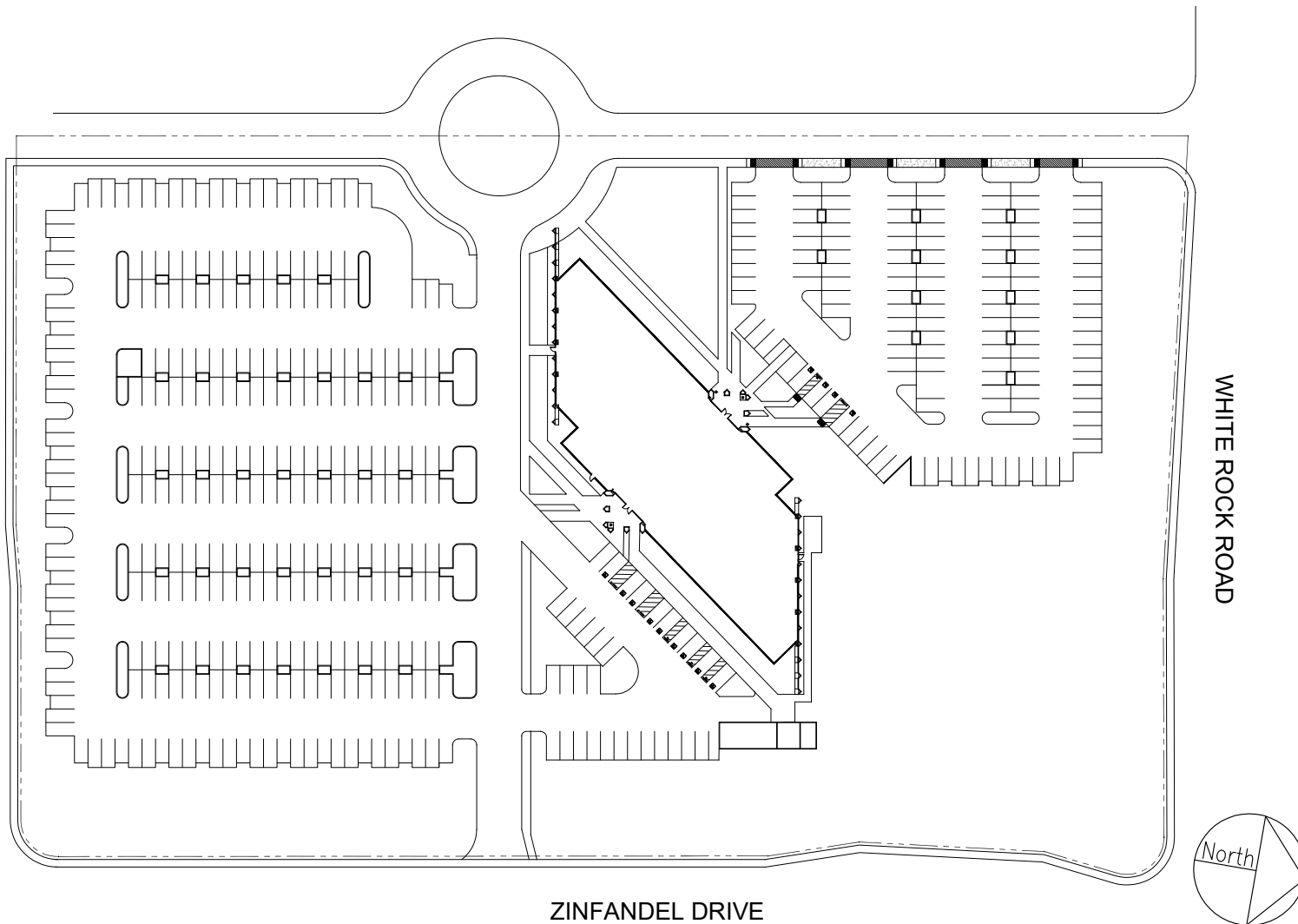
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SITE PLAN



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