

CROWN PLAZA
2730 GATEWAY OAKS DR
SACRAMENTO, CA
OFFICE SUITES FOR LEASE
2,440 RSF - 24,965 RSF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED!

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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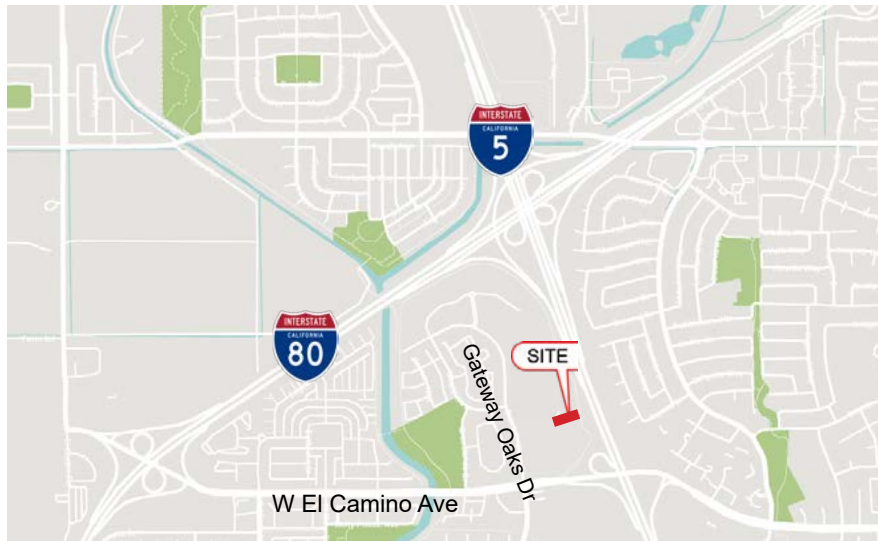
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916.779.1000

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

FEATURES:

- 55,364 RSF Class-A office
- Fully remodeled with beautiful interior and exterior finishes
- Building signage available
- Professional local management
- Direct access to the South Natomas Bike Trail
- Excellent parking ratio of 4/1,000 SF
- First floor showers and lockers
- Park like setting with mature landscaping
- Generator and UPS system available



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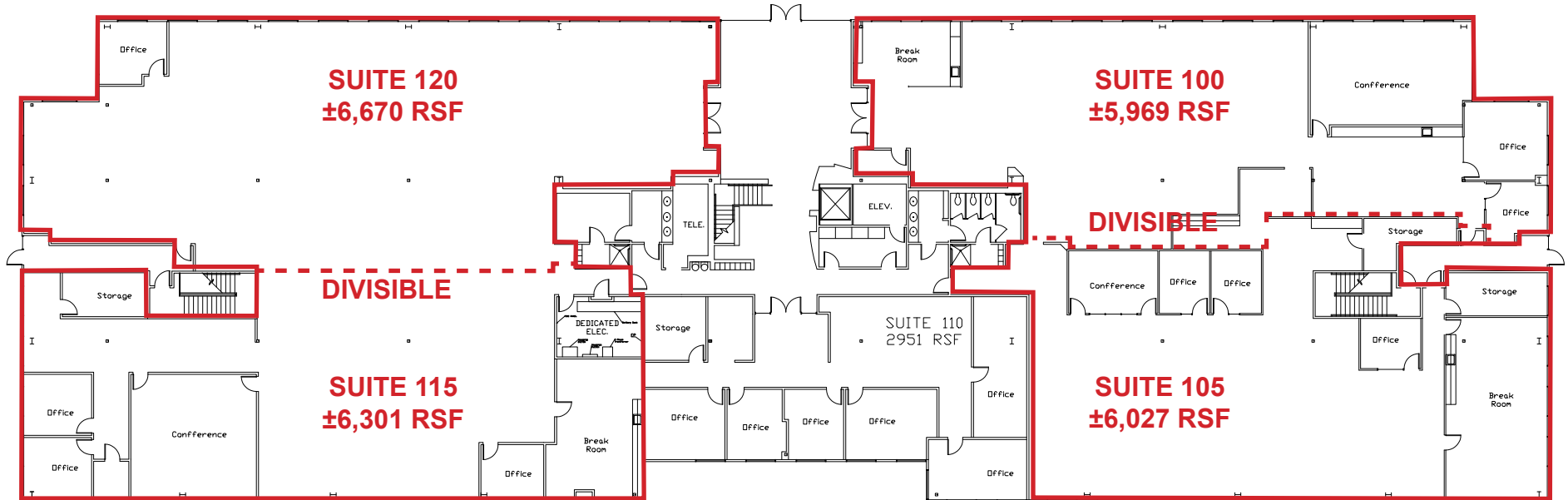
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1ST FLOOR PLAN

SUITE 120
±12,969 RSF

SUITE 100
±11,996 RSF



Non-Demised

Suite	RSF	Lease Rate	Monthly Rent
100	11,996	\$1.95, Full Service	\$23,392.00
120	12,969	\$1.95, Full Service	\$25,290.00
100/120	24,965	\$1.89, Full Service	\$47,965.00

Demised

Suite	RSF	Lease Rate	Monthly Rent
100	5,969	\$2.05, Full Service	\$12,236.00
105	6,027	\$1.99, Full Service	\$11,994.00
115	6,301	\$1.99, Full Service	\$12,539.00
120	6,670	\$2.05, Full Service	\$13,674.00

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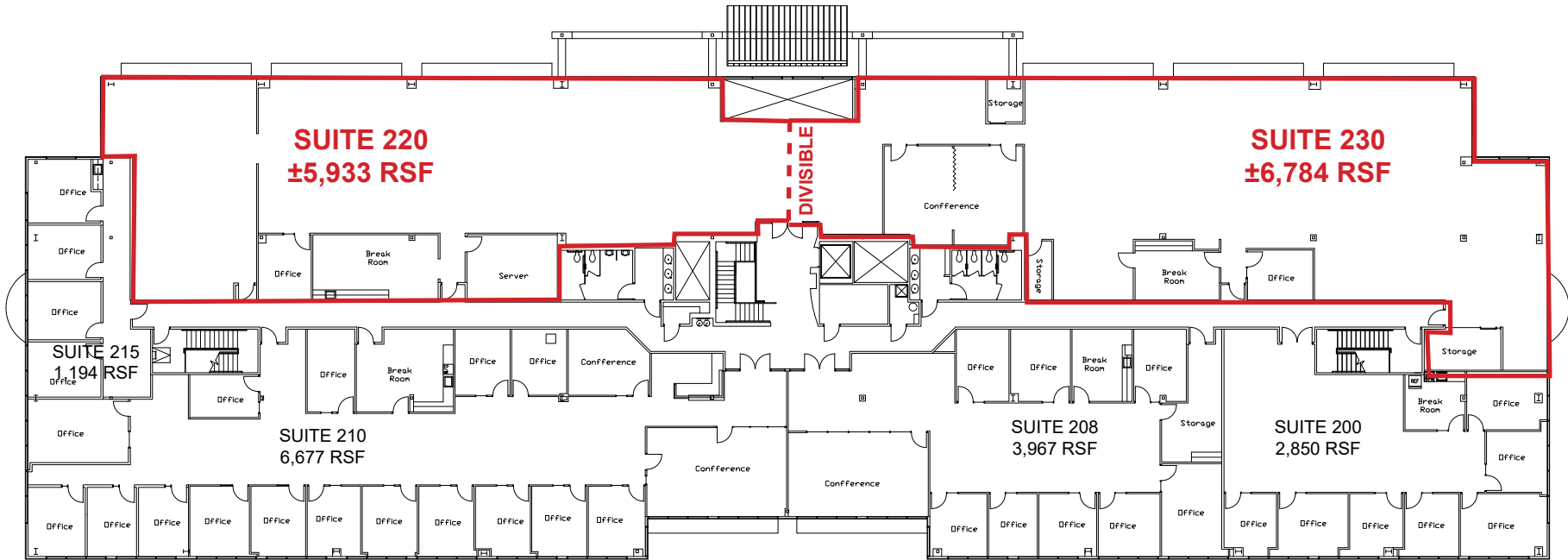
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2ND FLOOR PLAN
NON-DEMISED



Suite	RSF	Lease Rate	Monthly Rent
220	5,933	\$1.99, Full Service	\$11,807.00
230	6,784	\$1.99, Full Service	\$13,500.00
220/230	12,517	\$1.95, Full Service	\$24,408.00

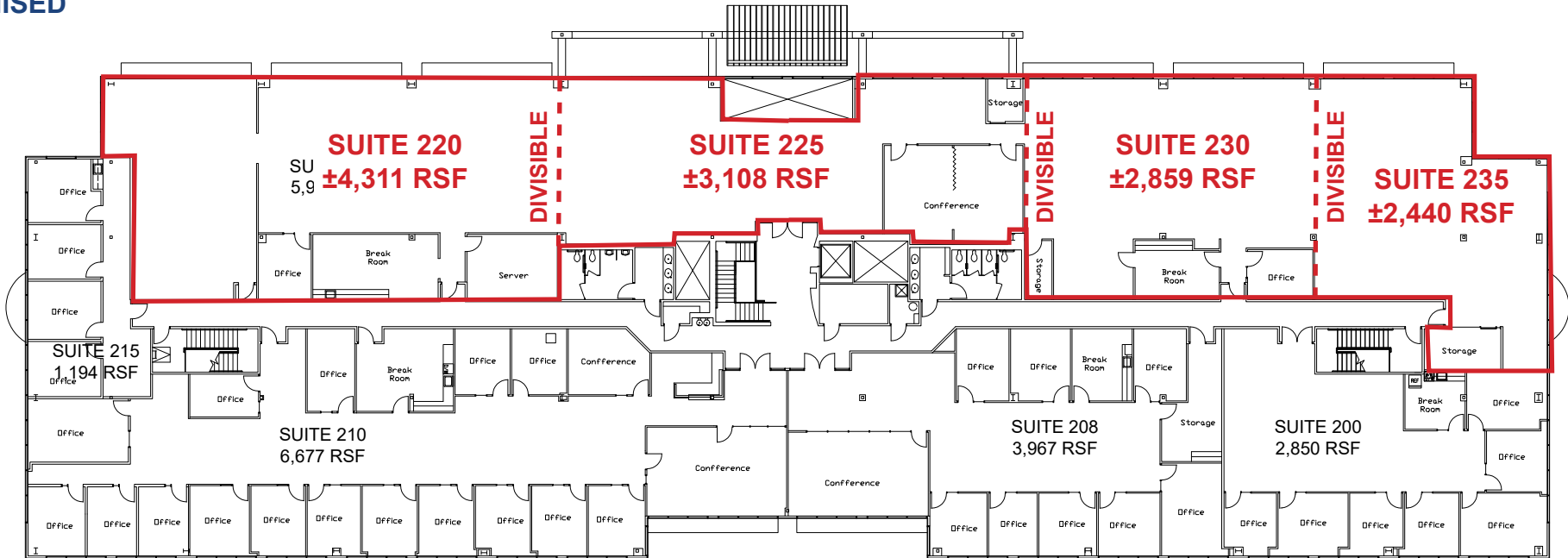
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2ND FLOOR PLAN
DEMISED



Suite	RSF	Lease Rate	Monthly Rent
225	3,108	\$2.09, Full Service	\$6,496.00
230	2,859	\$2.05, Full Service	\$5,861.00
235	2,440	\$2.05, Full Service	\$5,002.00

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