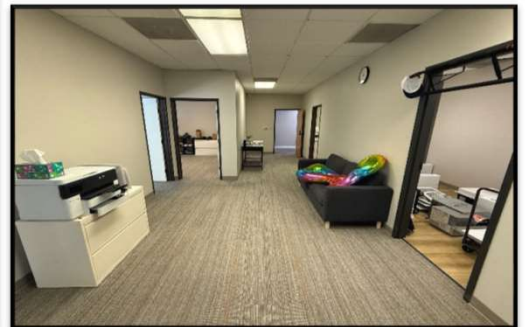


Broadway Corridor Office | For Lease

2555 3rd Street | Suites 112 & 217 | Sacramento



Close to Downtown Sacramento
with secured/gated onsite parking



PROPERTY HIGHLIGHTS:

Building Size: 19,415 Sq. Ft.
Year Built: 1982
Internet: Fiber installed
Signage: Lobby directory
Parking: Secured, gated parking lot onsite plus street parking adjacent to the property

AVAILABLE SUITES:

Suite 112: 1,383 Rentable Sq. Ft.
Configuration: Lobby, open area plus four conference room size offices, utility room and breakroom (no sink)
Suite: 217: 1,963 Rentable Sq. Ft.
Configuration: Lobby, open area plus five private offices and breakroom (with sink)
Base Rent: \$1.95 per Sq. Ft. (Full Service Gross)

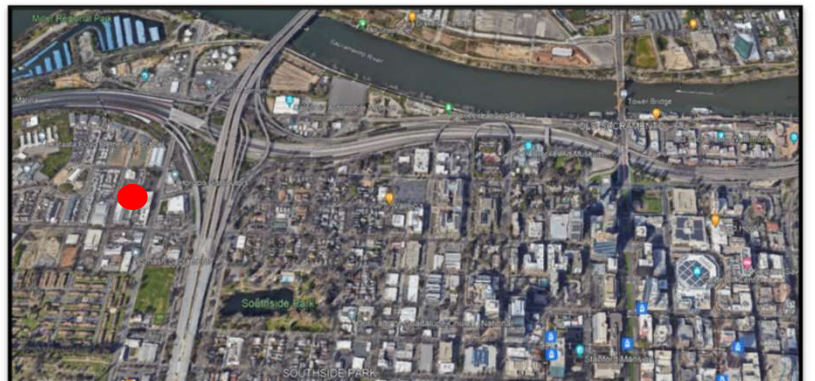
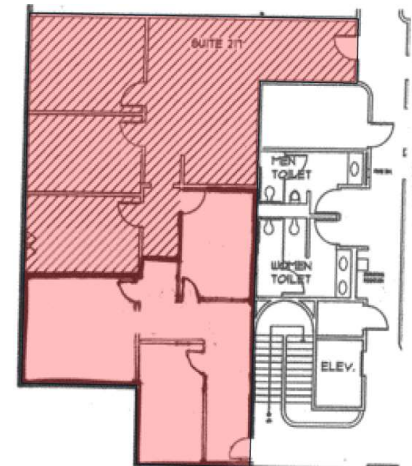
LOCATION HIGHLIGHTS:

- Very close proximity to both I-5 and I-80
- Across from The Maven at Broadway (new housing) (www.MavenBroadway.com)
- One block from Broadway restaurants (www.GreaterBroadwayDistrict.com)
- Three blocks from Downtown Sacramento

Suite 112 / 1,383 Sq. Ft.



Suite 217 / 1,963 Sq. Ft.



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. Jacks Commercial Real Estate, Inc. has not verified it and makes no guarantee, warranty or representation about it.

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