

THE FERRARI BUILDING

11707 FAIR OAKS BLVD

FAIR OAKS, CA

FOR LEASE
1,261 RSF - 3,218 RSF OFFICE SUITES
AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



NOW COMPLETELY REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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916.779.1000

FEATURES:

- Phenomenal visibility and signage on the corner of Fair Oaks Blvd and Madison Ave
- Reserved garage parking available (41 secured, underground stalls and 7 outdoor covered stalls available), \$35/mo per stall
- Prominent building signage available at fair market value
- Convenient access to I-80 and Hwy 50 via Sunrise Blvd and Madison Ave
- Great glass-line and curb appeal
- Many dining and retail options in close proximity



PROPERTY DETAILS:

Prominent 20,818 RSF three-story office building at the corner of Fair Oaks Blvd and Madison Ave. Building features great glass-line around the entire building. Prominent tenants include Placer Title Company.

LEASE RATE:

Suite 201:	1,957 RSF	\$3,718.00 (\$1.90 PSF, FS)
Suite 202:	2,889 RSF	\$5,345.00 (\$1.85 PSF, FS)
Suite 204*:	1,261 RSF	\$2,396.00 (\$1.90 PSF, FS)

*Available 04/01/26.



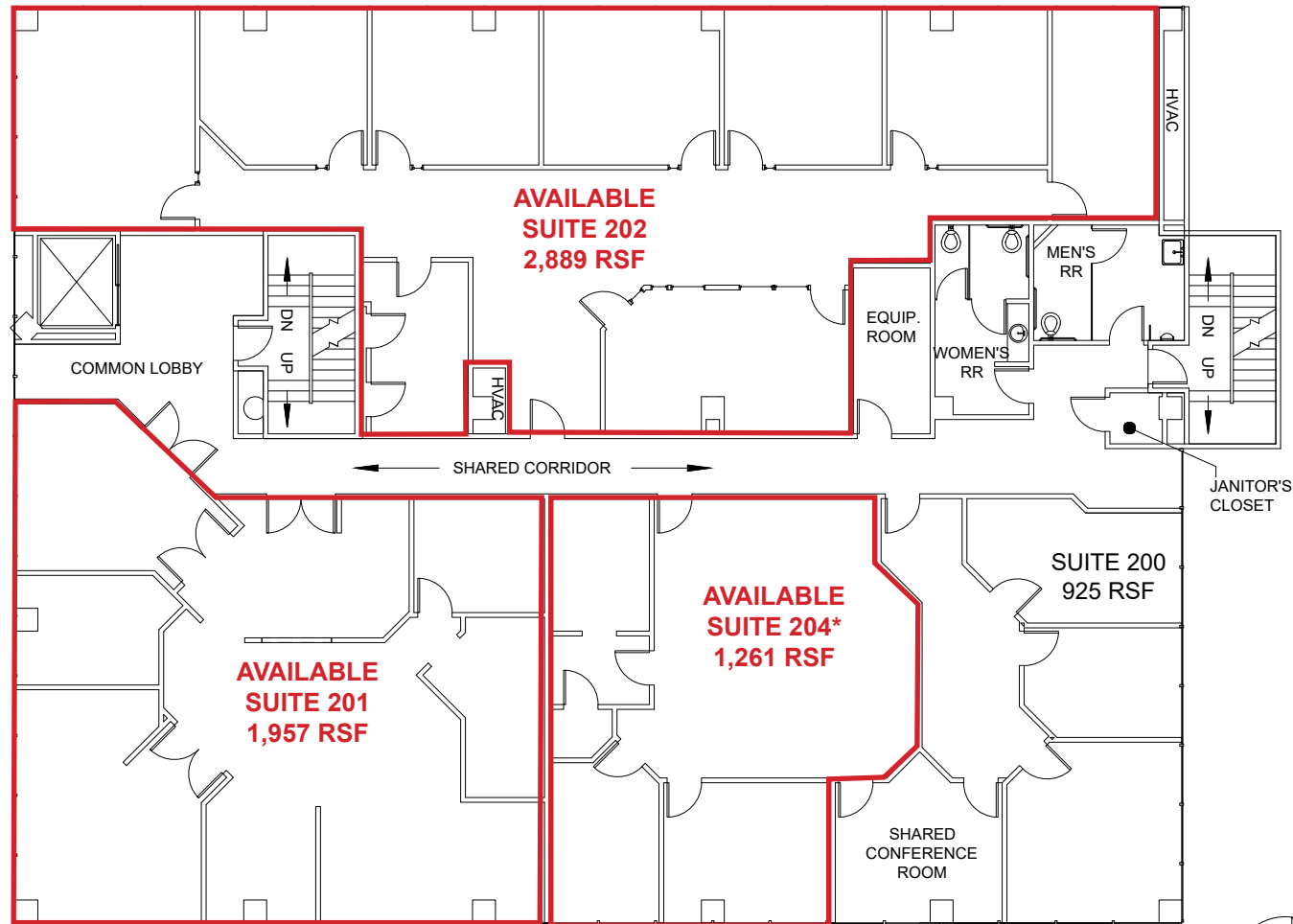
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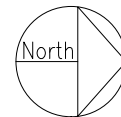
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2ND FLOOR PLAN



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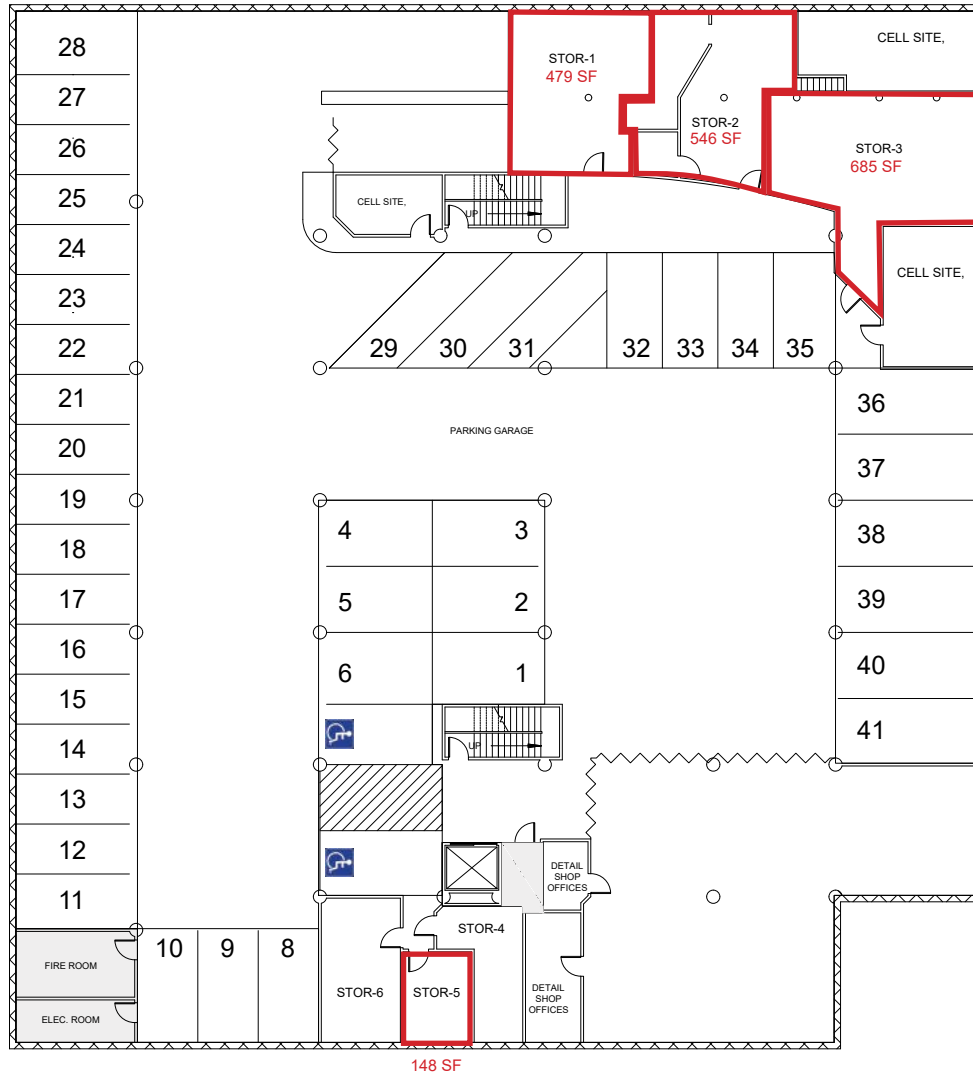
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SECURED GARAGE
41 PARKING STALLS
SECURED STORAGE



- STOR-1 [VIEW VIRTUAL TOUR](#)
- STOR-2 [VIEW VIRTUAL TOUR](#)
- STOR-3 [VIEW VIRTUAL TOUR](#)
- STOR-5 [VIEW VIRTUAL TOUR](#)

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