

**2945 RAMCO STREET  
WEST SACRAMENTO, CA**

**FOR LEASE**

**2,196 RSF - 7,026 RSF OFFICE SUITES**

**ETHAN CONRAD**  
PROPERTIES INC.

**2945**

**COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

**Todd Newburn**

DRE: #01226238

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

**Sandy Rodriguez**

DRE: #01249030

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

**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:**

- Suite 130 - 2,196 RSF features five (5) offices and break area with sink
- Suite 145 - 4,830 RSF features ten (10) offices, open office area, and breakroom with sink
- On-site lockers and showers
- 7/1,000 parking available (during business hours; more thereafter)
- Fiber available (Windstream, XO, and AT&T)

**PROPERTY DETAILS:**

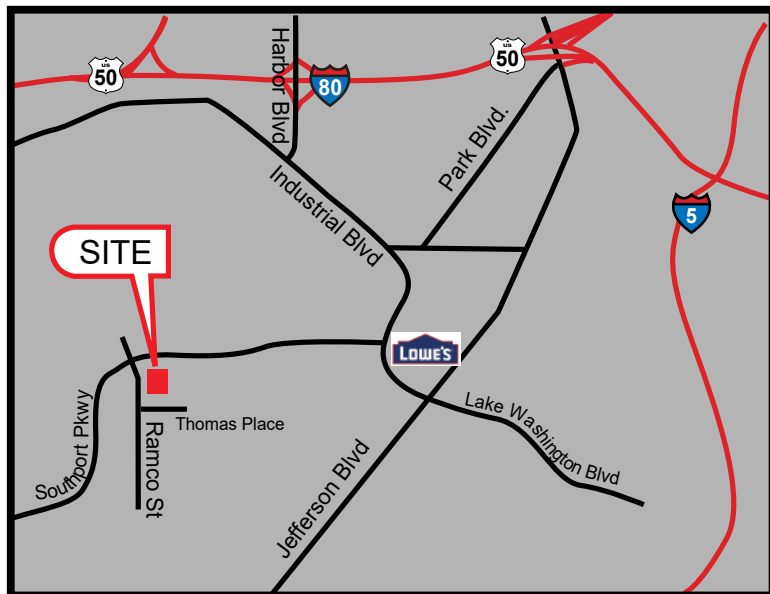
This professionally developed, high image, Energy Star certified Office building is located 5 minutes off I-80 in Southport area of West Sacramento.

The property is supported by proximate retail, restaurants and banks.

**LEASE RATES:**

Suite 130\*: 2,196 RSF \$4,063.00 (\$1.85 PSF, Full Service)  
 Suite 140\*: 4,830 RSF \$8,453.00 (\$1.75 PSF, Full Service)

\*Available with 30 days' notice.



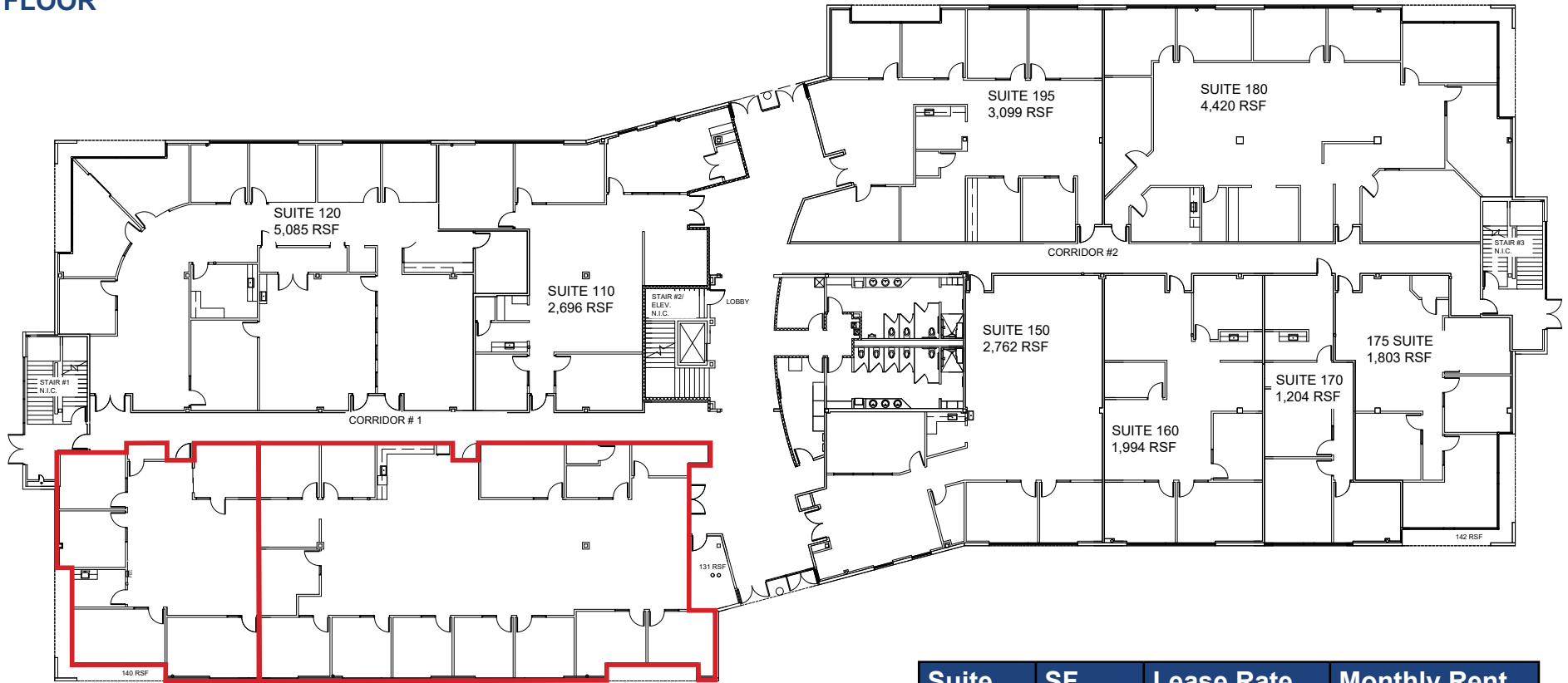
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

1ST FLOOR



**AVAILABLE**  
**SUITE 130\***  
**2,196 RSF**

**AVAILABLE**  
**SUITE 140\***  
**4,830 RSF**

Suite	SF	Lease Rate	Monthly Rent
130*	2,196	\$1.85 PSF	\$4,063.00, FS
140*	4,830	\$1.75 PSF	\$8,453.00, FS

**\*Available with 30 days' notice.**

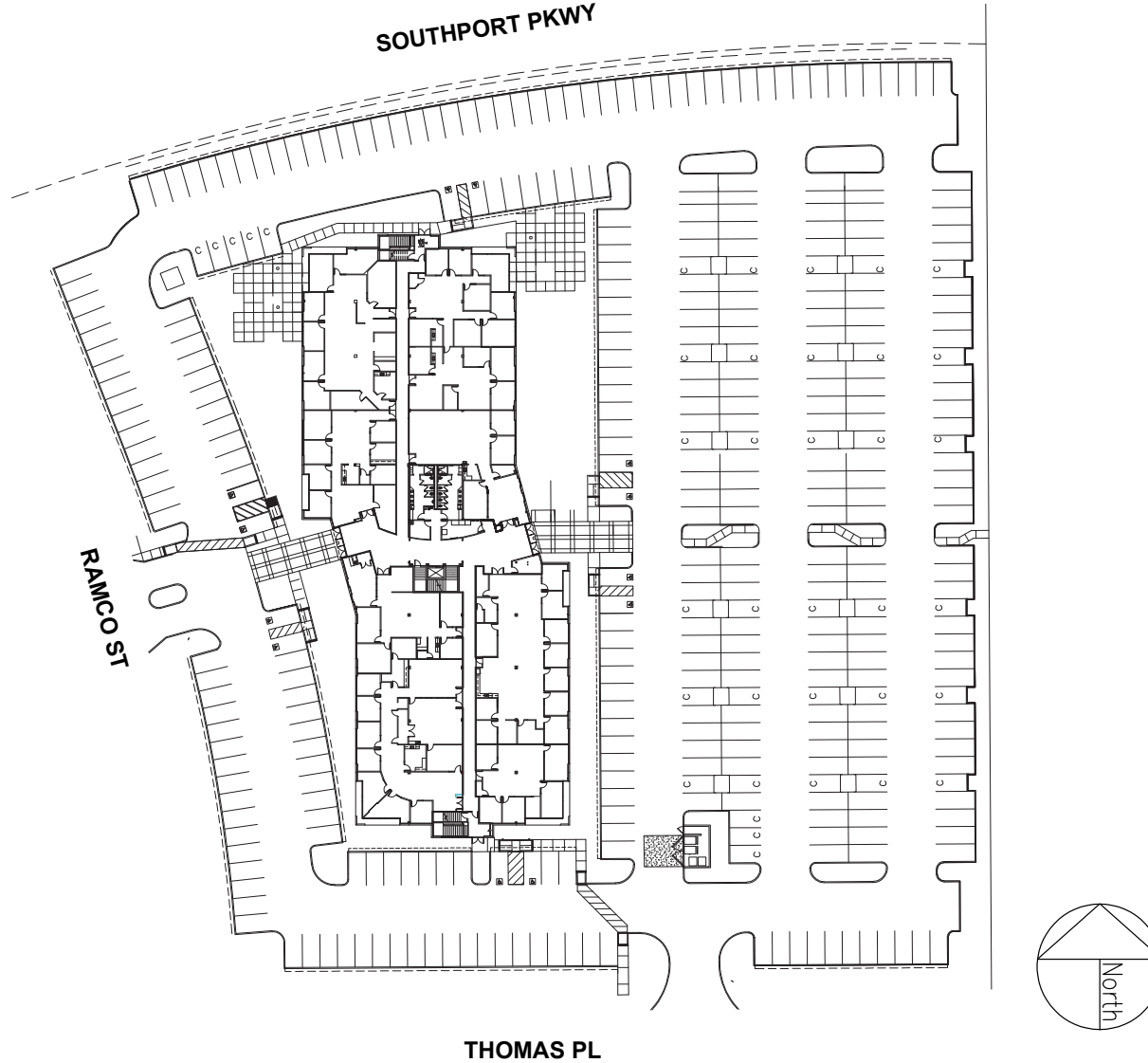
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SITE PLAN



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