

**7777 GREENBACK LANE  
CITRUS HEIGHTS, CA**

**FOR LEASE**

**911 RSF - 8,231 RSF OFFICE  
SUITES AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.



**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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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:**

- Multiple office configurations available; most with breakrooms and fantastic glassline
- Professionally managed by Ethan Conrad Properties
- Monument signage available
- Secure garage parking beneath and surrounding building
- XO fiber optic available
- Mature landscaping

**PROPERTY DETAILS:**

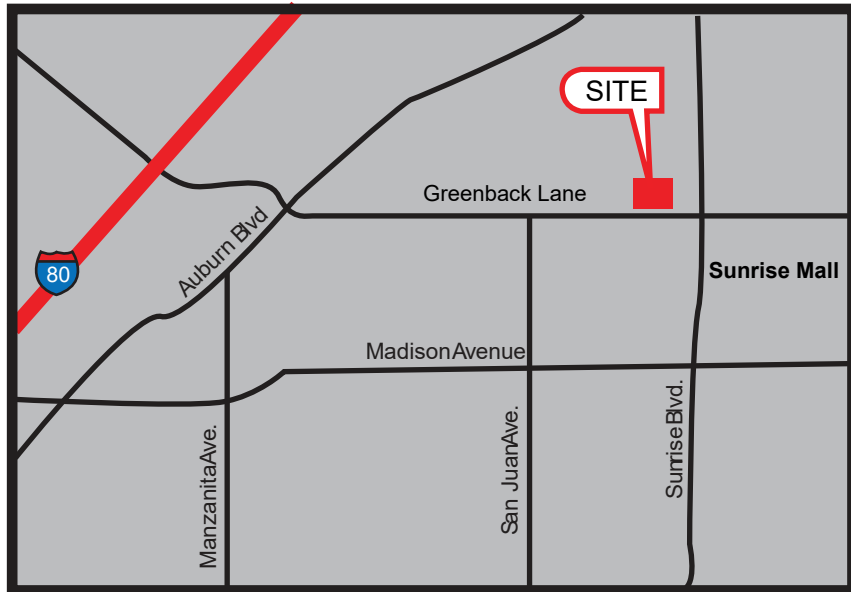
One of the nicest office buildings in Citrus Heights. Great location with a considerable amount of retail services nearby (across from Sunrise Marketplace).

**LEASE RATES:**

Suite 101:	911 RSF	\$1,448.00 (\$1.59 PSF)
Suite 104B:	1,986 RSF	\$3,078.00 (\$1.55 PSF)
Suite 109:	5,169 RSF	\$7,702.00 (\$1.49 PSF)
Suite 200*:	2,744 RSF	\$4,363.00 (\$1.59 PSF)
Suite 201*:	5,487 RSF	\$8,176.00 (\$1.49 PSF)

\*Suites 200/201 can be combined for 8,231 RSF at \$1.49 PSF or demised to suit at \$1.59 PSF.

All rents are Full Service Gross leases which include utilities and janitorial services.



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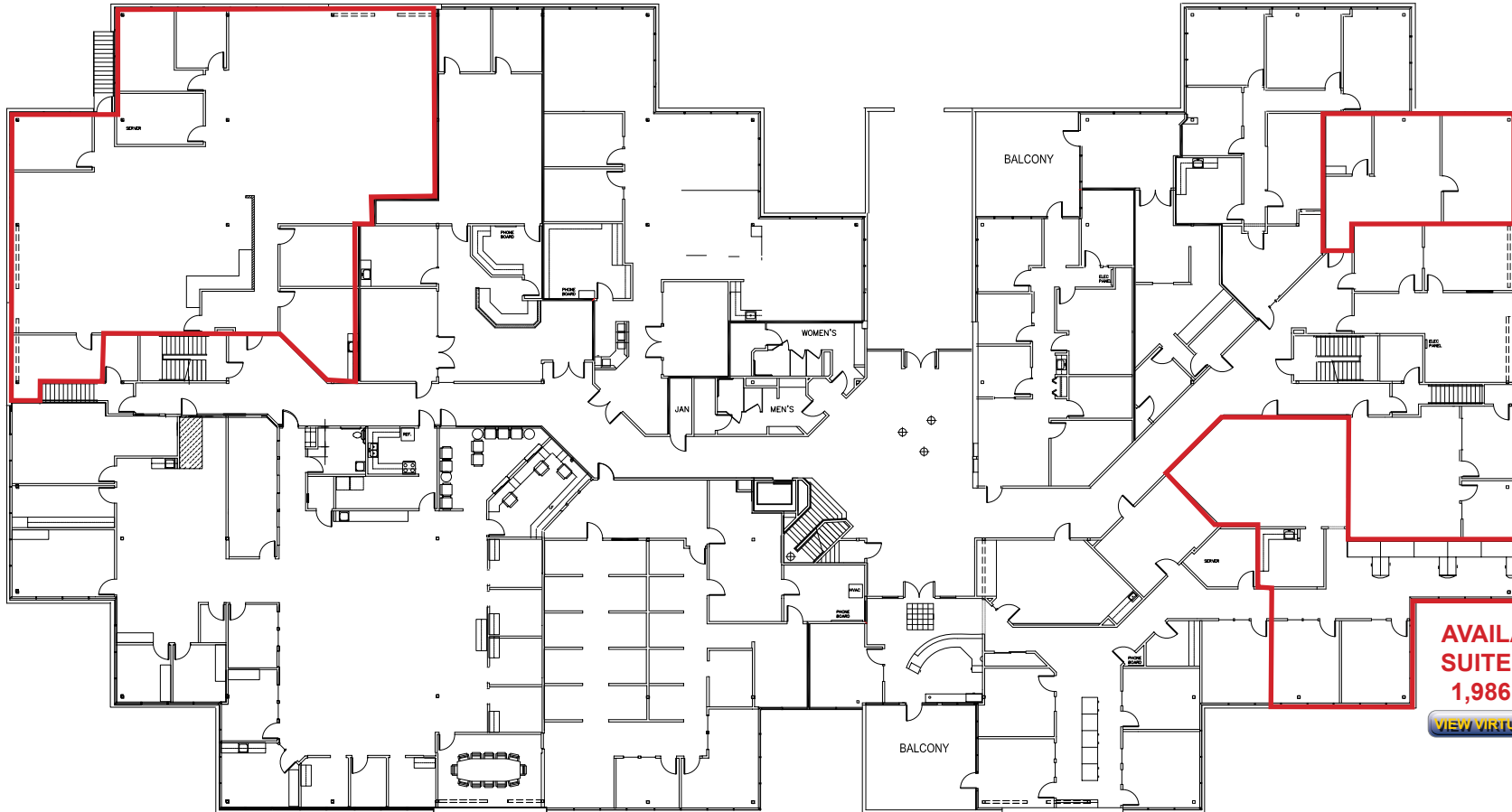
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

1ST FLOOR PLAN

AVAILABLE  
SUITE 109  
5,169 RSF

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AVAILABLE  
SUITE 101  
911 RSF

AVAILABLE  
SUITE 104B  
1,986 RSF

[VIEW VIRTUAL TOUR](#)

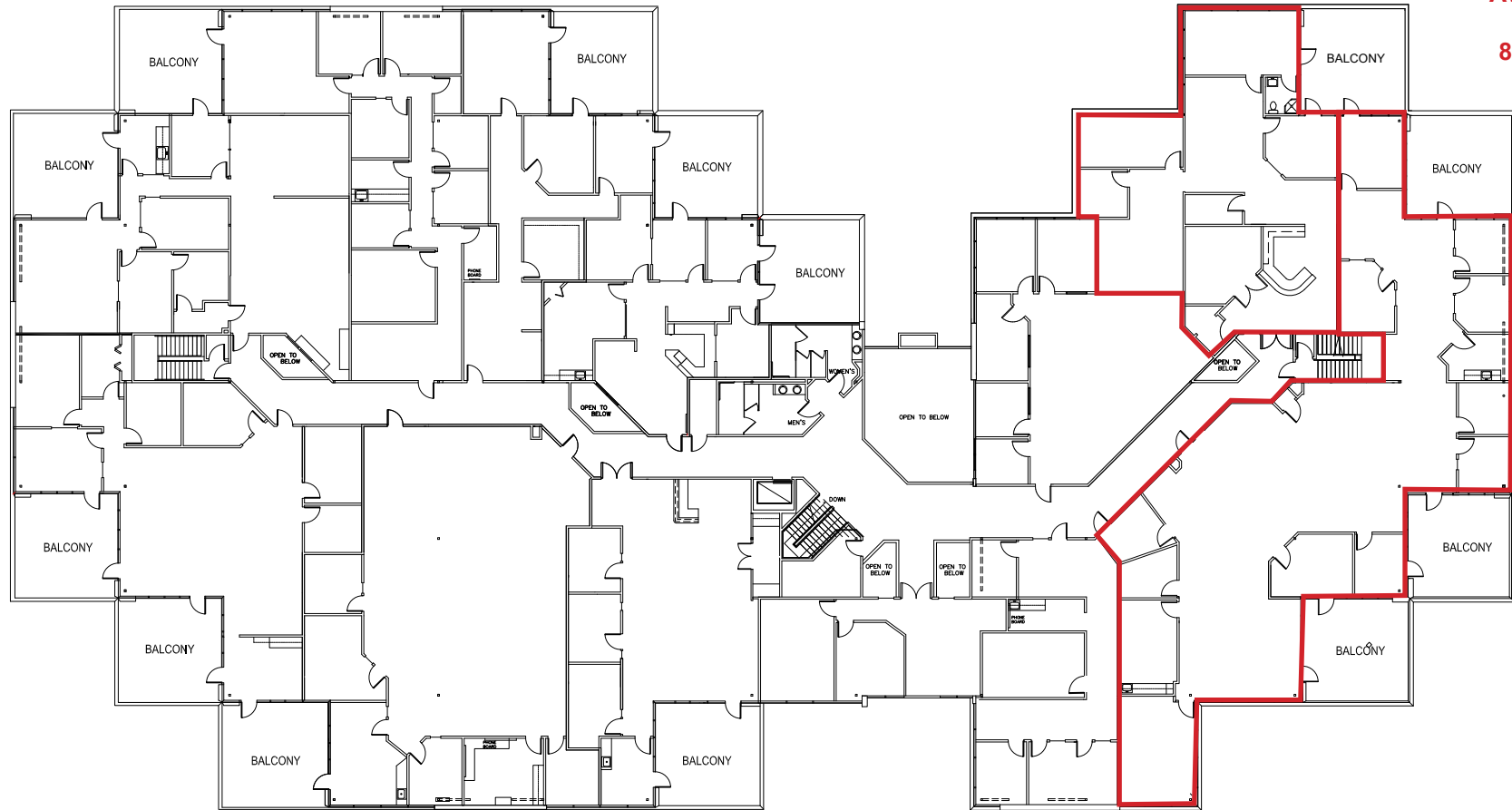
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2ND FLOOR PLAN



AVAILABLE  
SUITE 200  
2,744 RSF

AVAILABLE  
200/201  
8,231 RSF

AVAILABLE  
SUITE 201  
5,487 RSF

[VIEW VIRTUAL TOUR](#)

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