

CALIFORNIA WORKSPACE
3050-3117 FITE CIRCLE
SACRAMENTO, CA

**150 RSF - 6,893 RSF OFFICE AND
WAREHOUSE SUITES AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED



FOR MORE INFORMATION CONTACT:

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Todd Newburn

DRE: #01226238

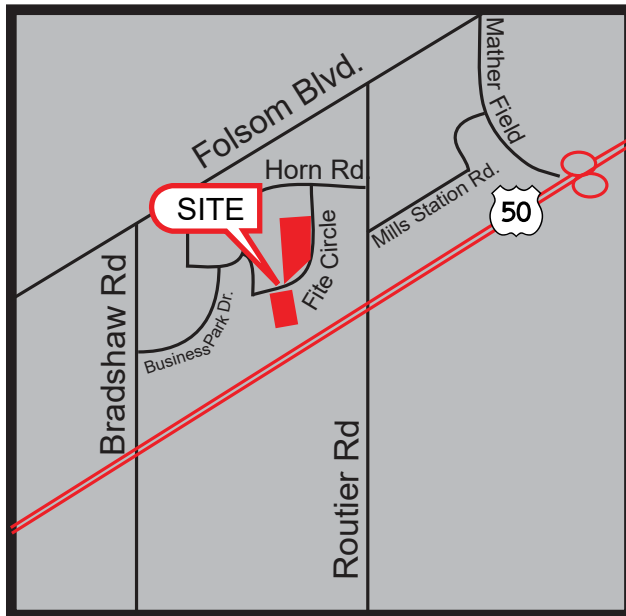
tnewburn@ethanconradprop.com

916.779.1000

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FEATURES:

- Flexible Office/Warehouse layouts
- Visibility from well traveled Hwy 50
- Common area conference room available
- Professional business park setting
- Abundant parking with mature landscaping
- 4.5/1,000 SF parking ratio



PROPERTY DETAILS:

California Workspace is a ±141,000 SF, seven-building business park located in Sacramento with frontage along Hwy 50 and visible to ±185,000 daily traffic.

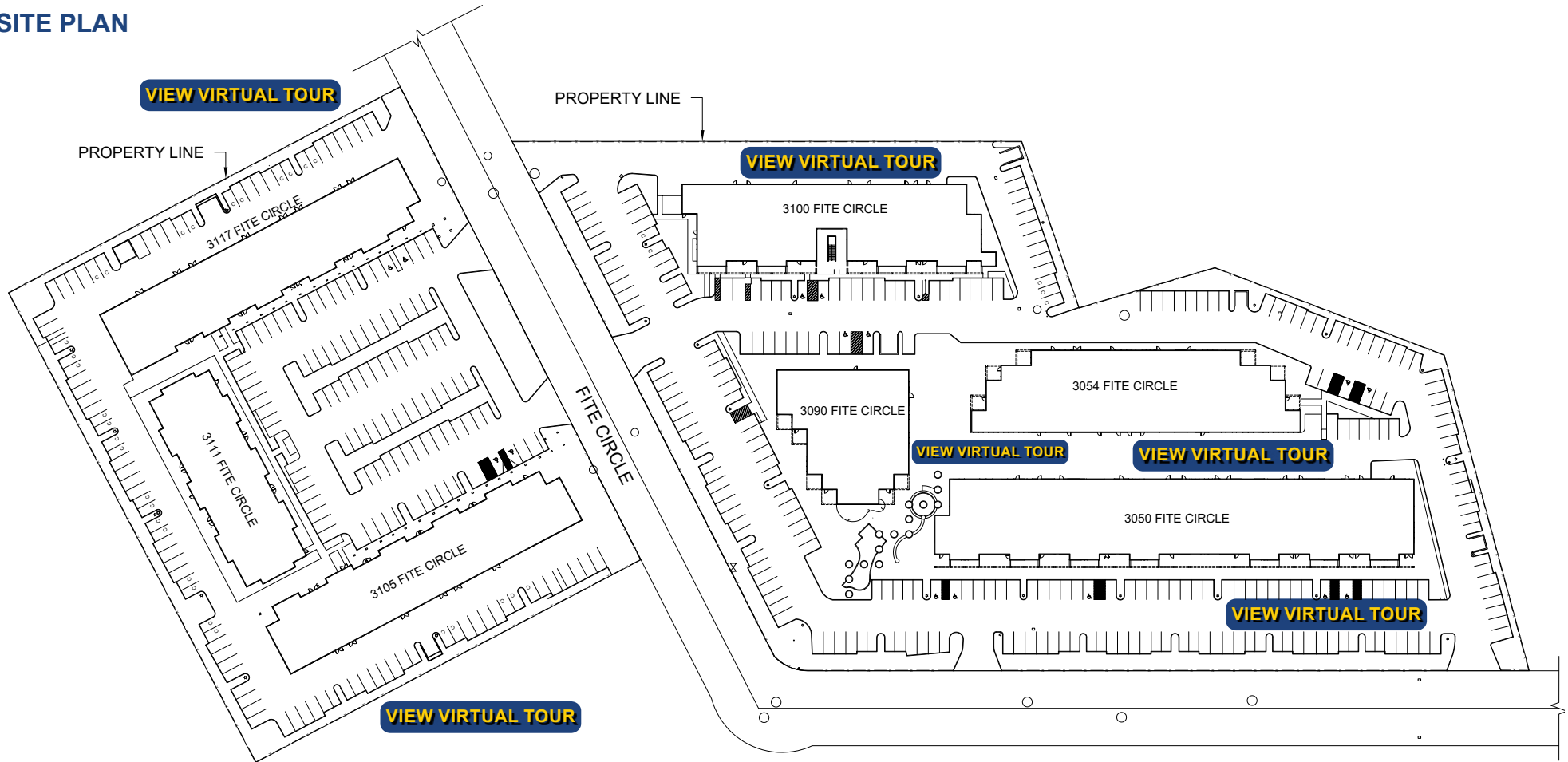
The campus caters to a wide range of flexible uses by offering warehouse and office spaces, abundant parking, direct access to amenities and light rail, all in a centrally located and mature submarket.

LEASE RATES:

Please see additional pages.



SITE PLAN



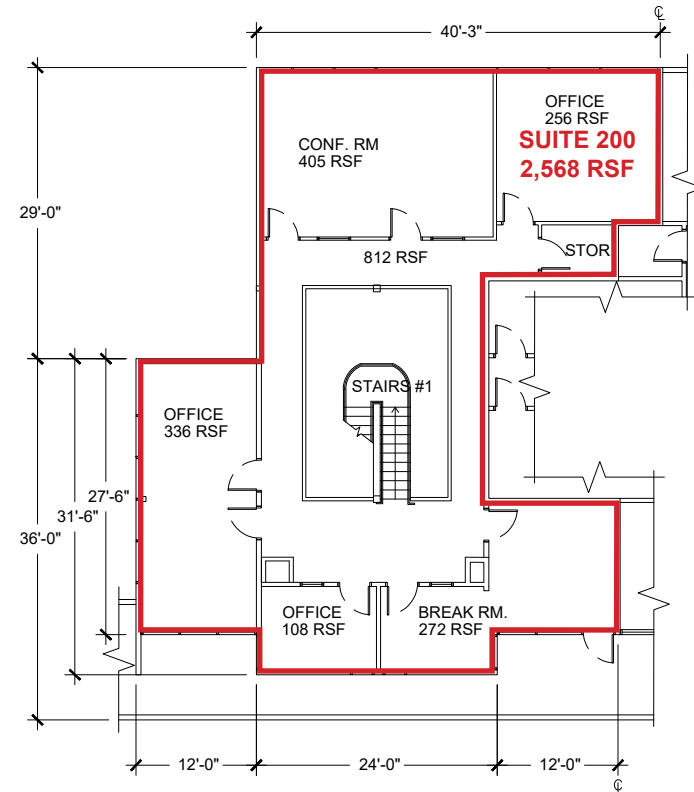
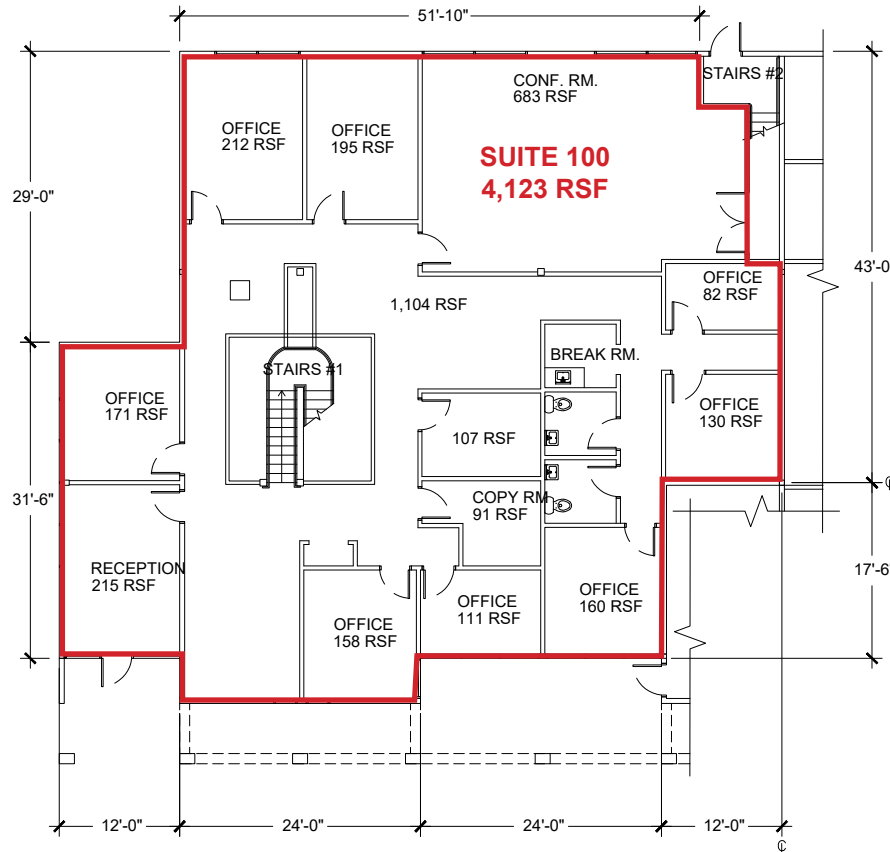
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3050 FITE CIR - 1ST FLOOR

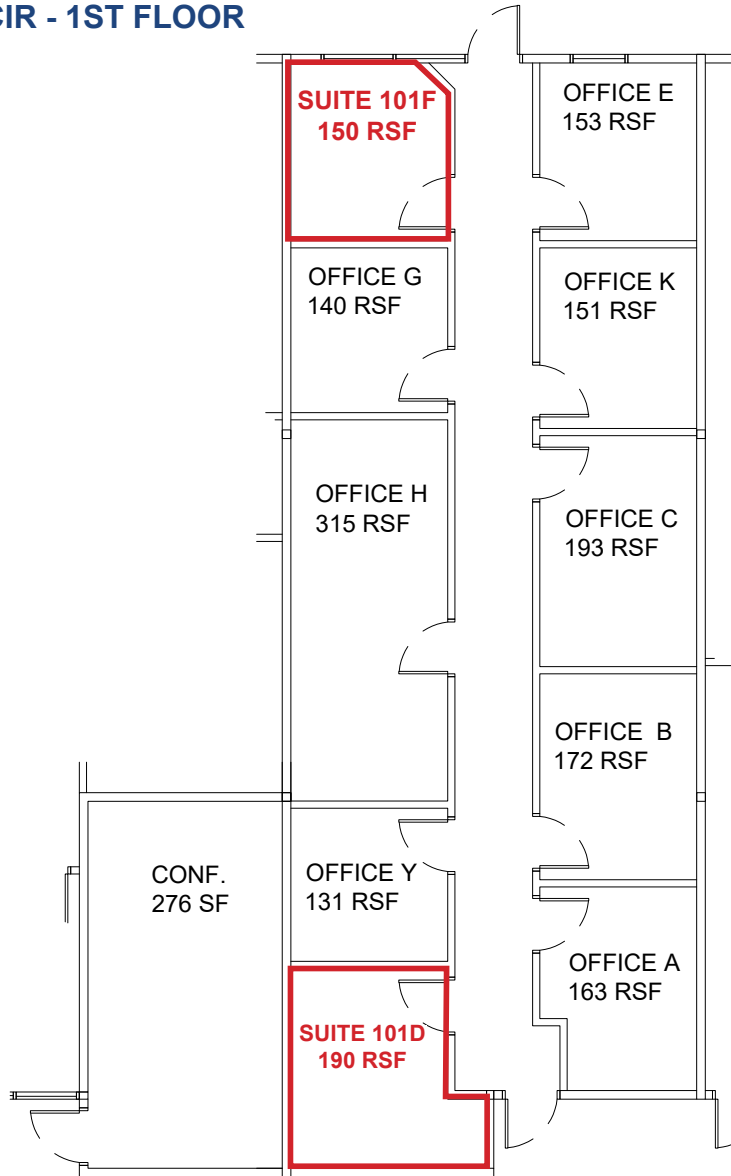


Suite	RSF	Office	Monthly Rent
100	4,123	\$1.15 PSF	\$4,741.00, MG
200	2,568	\$1.15 PSF	\$2,953.00, MG
100/200	6,691	\$0.99 PSF	\$6,624.00, MG

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3050 FITE CIR - 1ST FLOOR



Suite	RSF	Office	Monthly Rent
101D	190	\$2.50 PSF	\$475.00, FS
101F	150	\$2.50 PSF	\$375.00, FS

No Janitorial.

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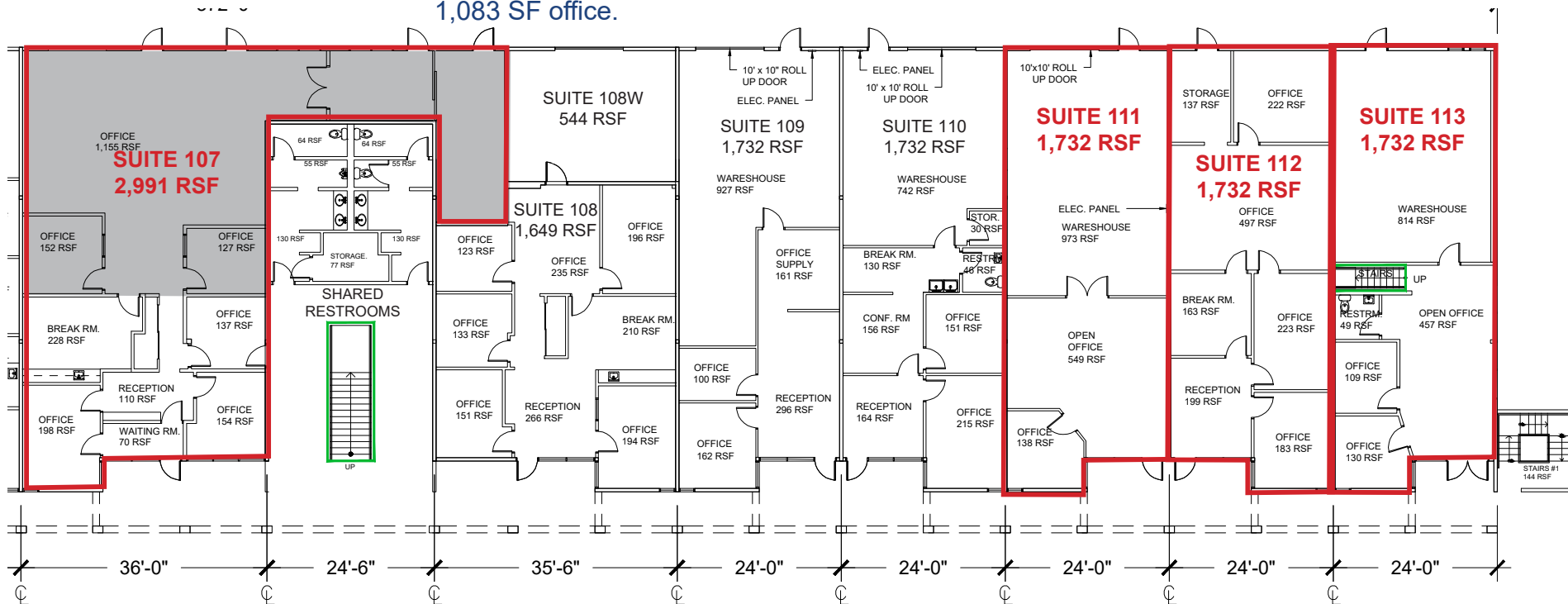
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3050 FITE CIR - 1ST FLOOR

Potential for 1,907 SF warehouse and 1,083 SF office.



Suite	RSF	Office	Monthly Rent
107	2,991	\$1.10 PSF	\$3,290.00, MG
111	1,732	\$1.20 PSF	\$2,078.00, MG
112	1,732	\$1.20 PSF	\$2,078.00, MG
113	1,732	\$1.20 PSF	\$2,078.00, MG

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[CONFERENCE ROOM VIRTUAL TOUR](#)

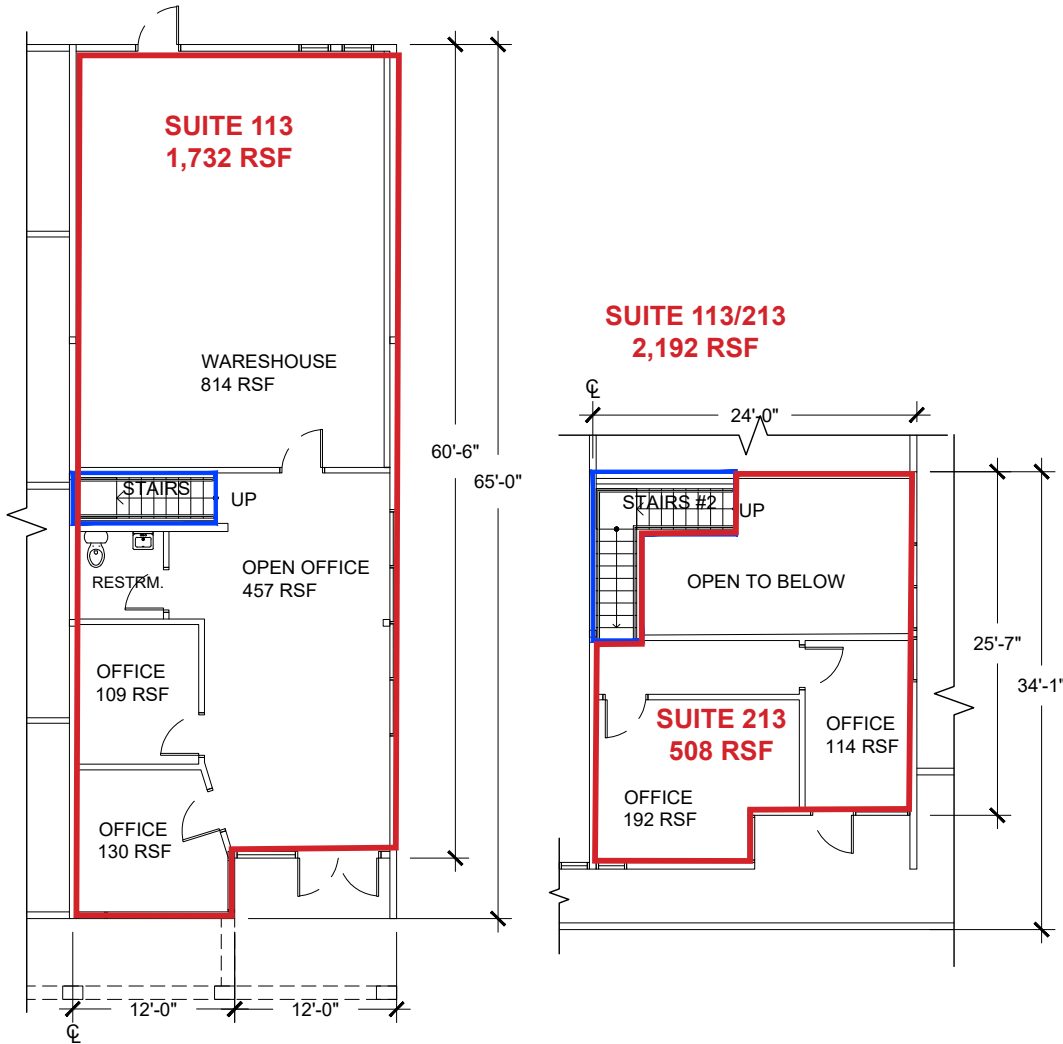
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3050 FITE CIR - 1ST & 2ND FLOOR



Suite	RSF	Office	Monthly Rent
113/213	2,240	\$1.20 PSF	\$2,688.00, MG

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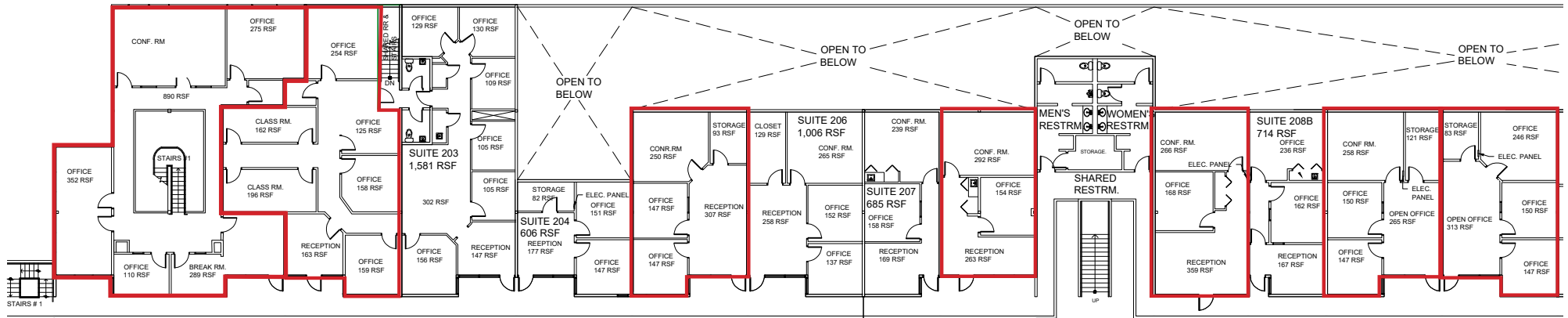
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3050 FITE CIR - 2ND FLOOR

SUITE 200
2,568 RSF

SUITE 202
1,870 RSF



SUITE 205
1,006 RSF

SUITE 207B
792 RSF

SUITE 208
873 RSF

SUITE 209
1,007 RSF

SUITE 210
1,007 RSF

Suite	RSF	Office	Monthly Rent
200	2,568	\$1.15 PSF	\$2,953.00 MG
202	1,870	\$1.15 PSF	\$2,151.00, MG
205	1,006	\$1.15 PSF	\$1,157.00, MG
207B	792	\$1.15 PSF	\$ 911.00, MG
208	873	\$1.15 PSF	\$1,004.00, MG
209	1,007	\$1.15 PSF	\$1,158.00, MG
210	1,007	\$1.15 PSF	\$1,158.00, MG

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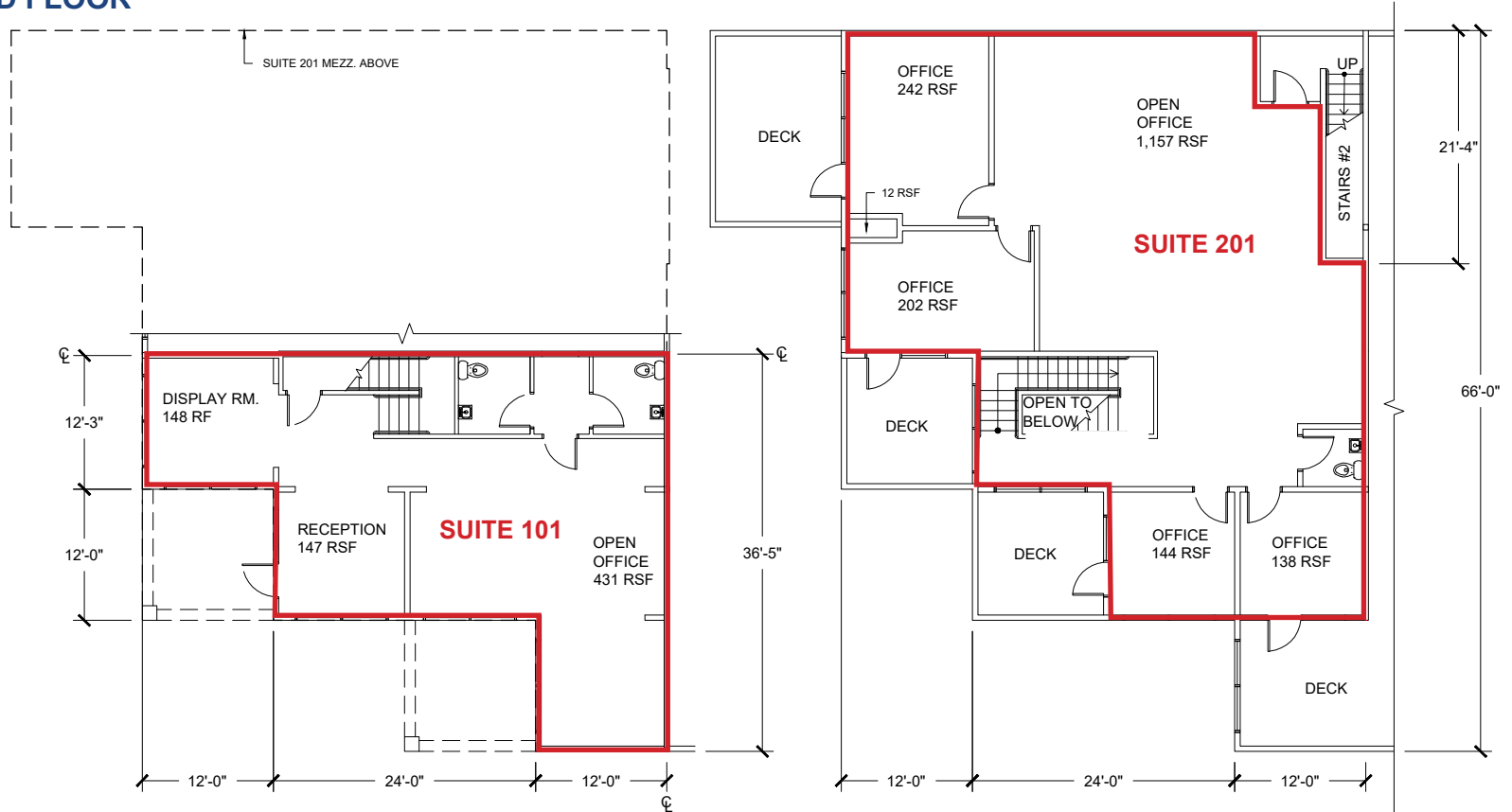
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3054 FITE CIR - 1ST & 2ND FLOOR



Suite	RSF	Office	Monthly Rent
101/201	3,299	\$1.15 PSF	\$2,524.00, MG

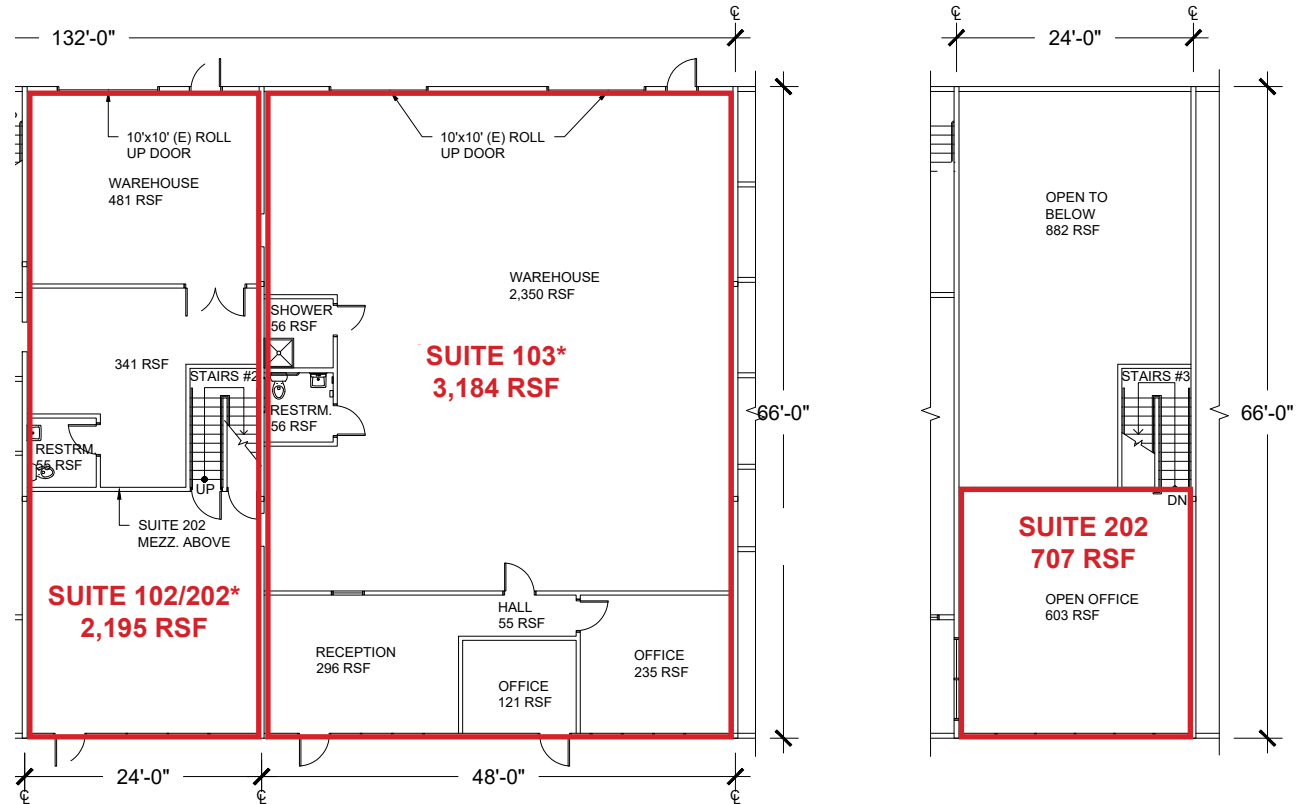
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3054 FITE CIR - 1ST & 2ND FLOOR

FEATURES:

- Three (3) roll-up doors
- Two (2) private restrooms
- Private shower
- 18' clear height



Suite	RSF	Office	Monthly Rent
102/202*	2,195	\$1.15 PSF	\$2,524.00, MG
103*	3,184	\$1.15 PSF	\$3,662.00, MG
102/103/202	5,379	\$0.99 PSF	\$5,325.00, MG

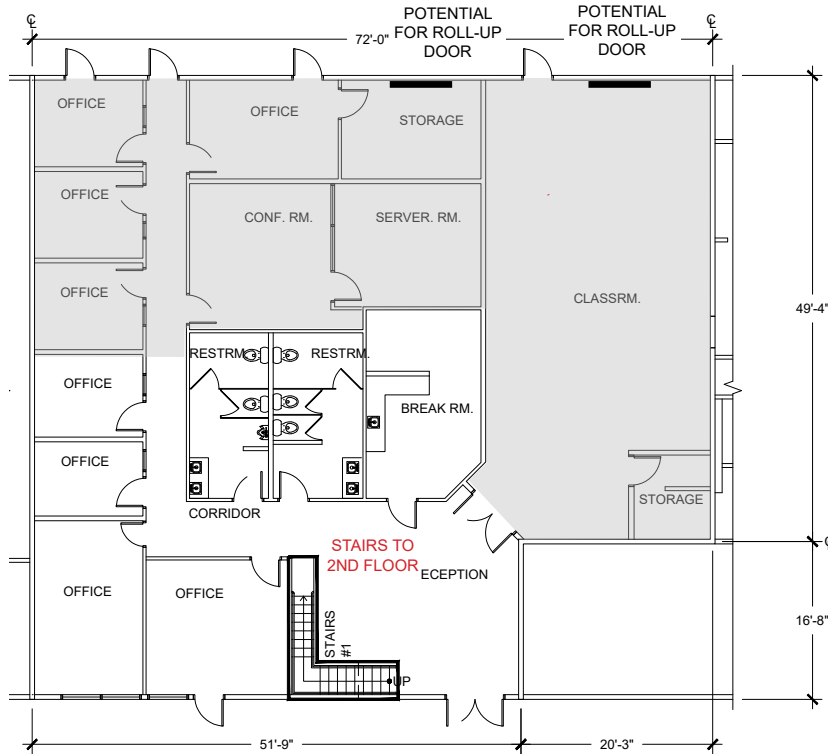
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SUITE
102/103/104/202
5,379 RSF

Available with 30 days' notice.

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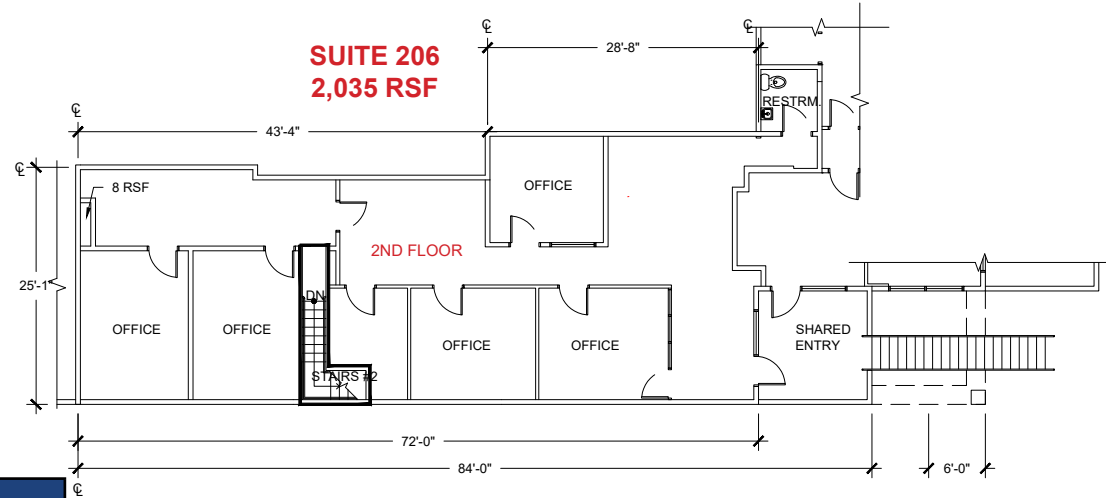


SUITE 106
4,362 RSF

= Potential for 16' warehouse

FEATURES:

- Two (2) multi-use restrooms, One (1) private.
- 15 private offices
- Seven (7) entry doors
- Large breakroom
- Potential for warehouse with Two (2) roll-up doors



Suite	RSF	Office	Monthly Rent
106	4,362	\$1.15 PSF	\$5,016.00, MG
206	2,035	\$1.15 PSF	\$2,340.00, MG
106/206	6,397	\$0.99 PSF	\$6,333.00, MG

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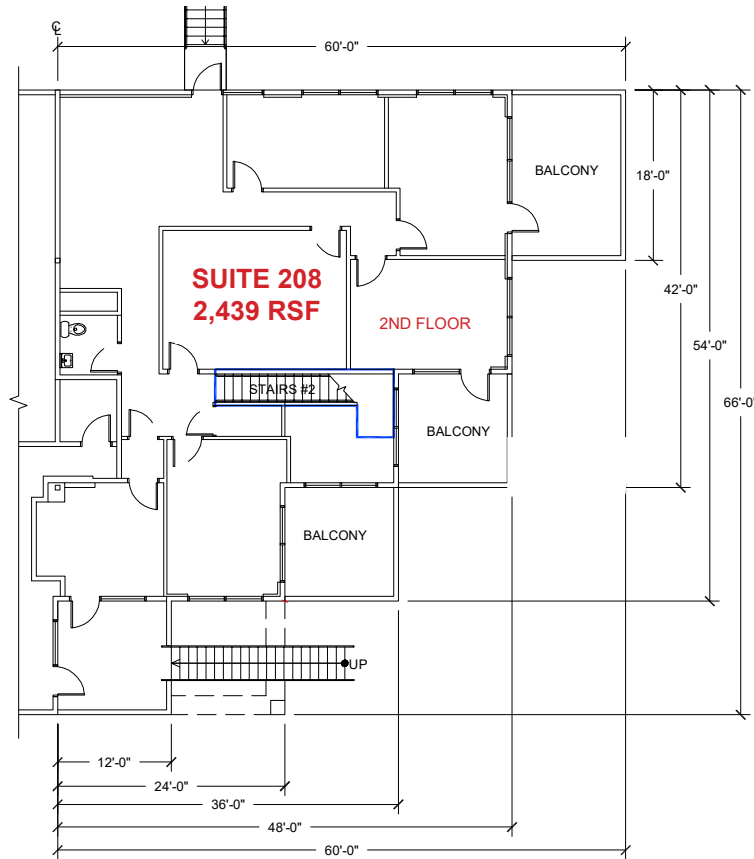
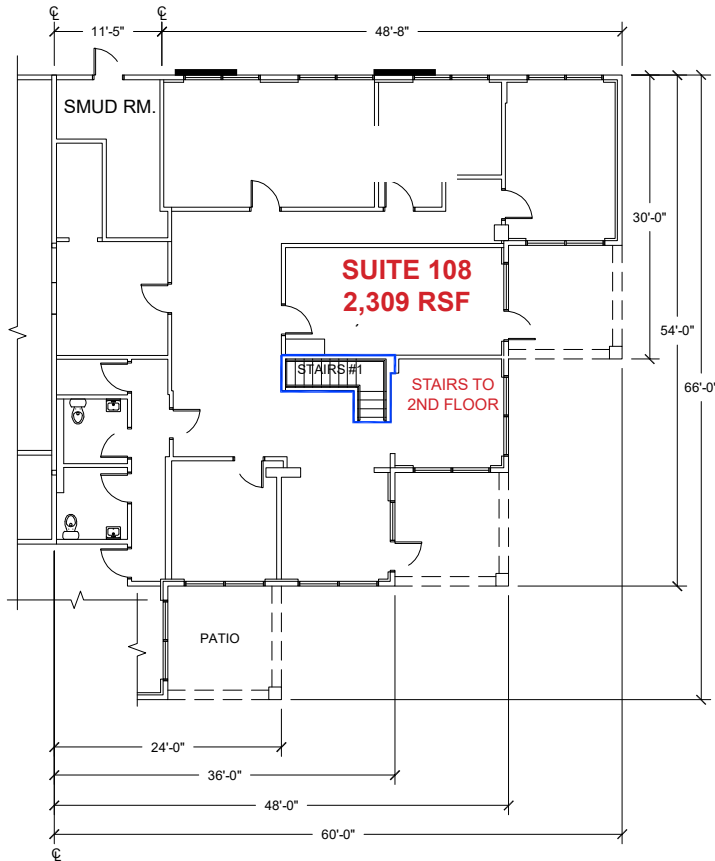
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3054 FITE CIR - 1ST & 2ND FLOOR



Suite	RSF	Office	Monthly Rent
108/208	4,748	\$0.99 PSF	\$4,701.00, MG

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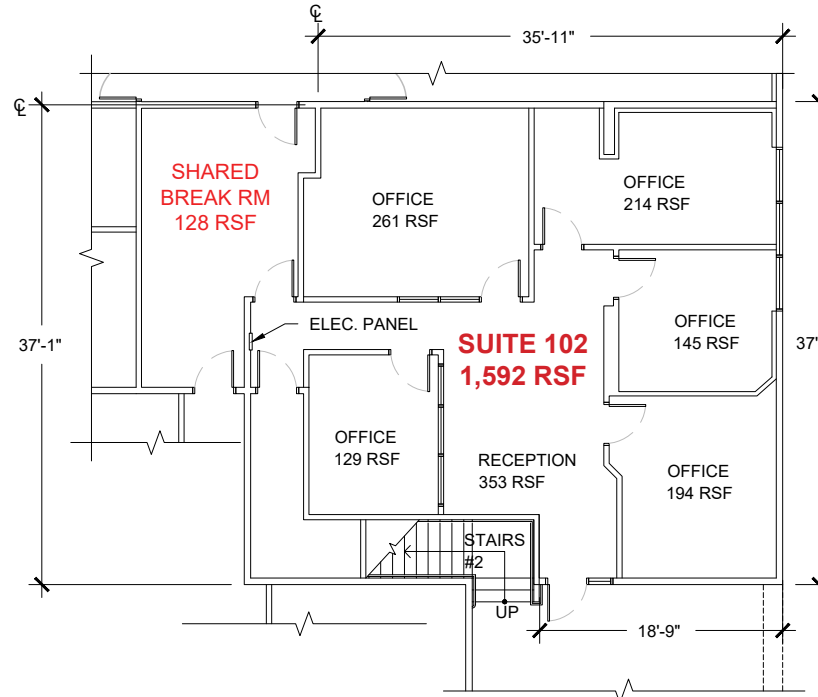
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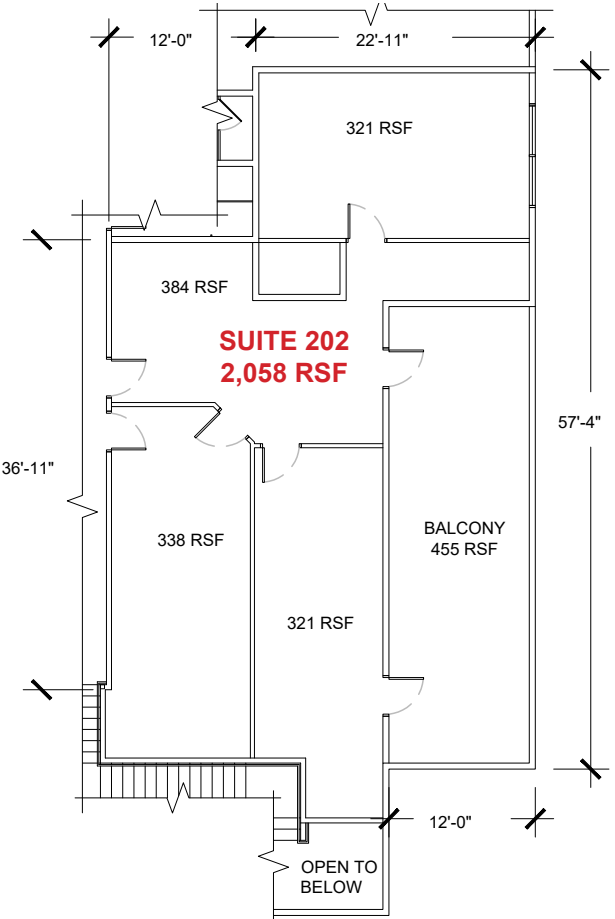
3090 FITE CIR - 1ST & 2ND FLOOR

FEATURES:

- Private restroom
- Break-bar with sink
- Two (2) entry doors
- Insulated storage area
- 2nd floor private suite with great window line



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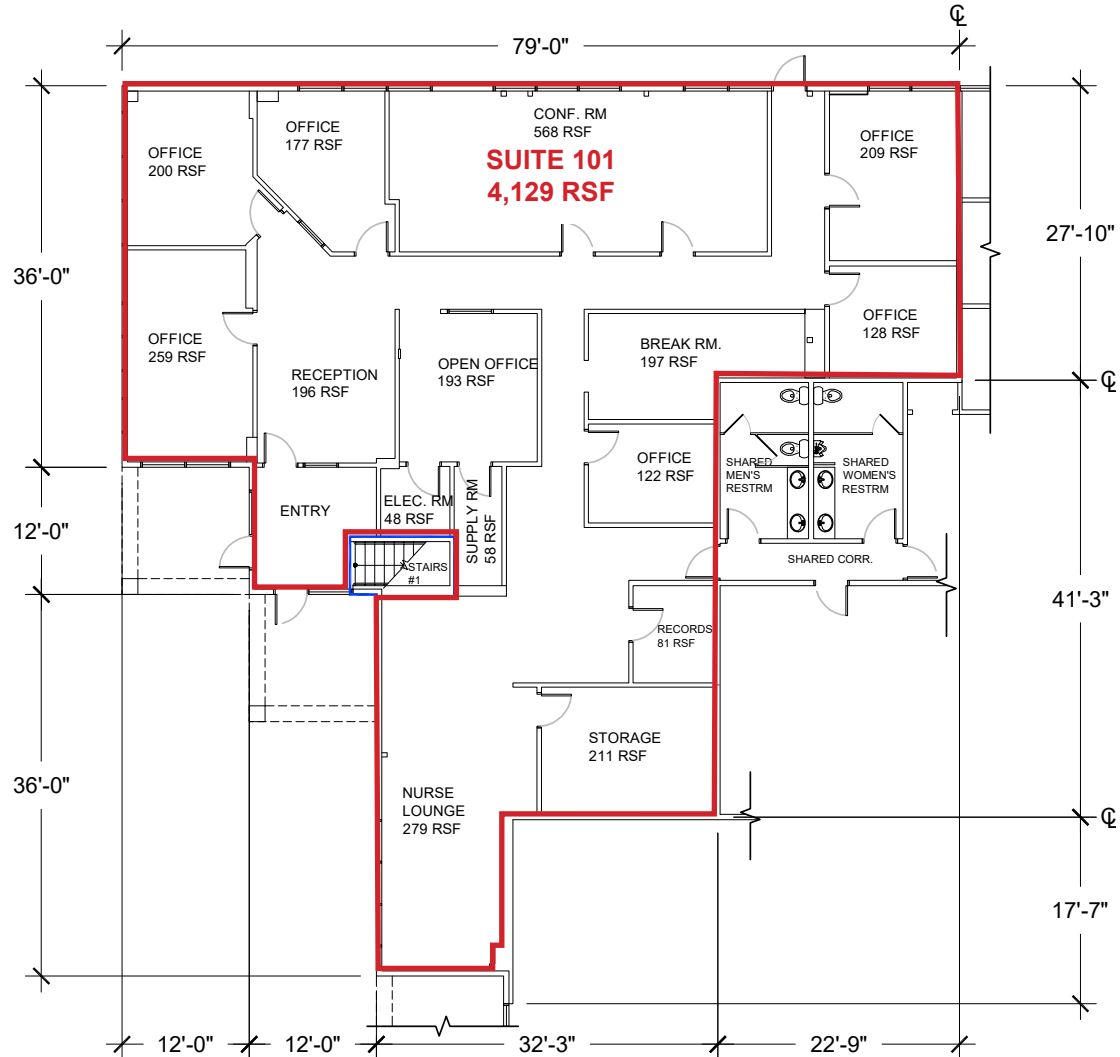


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Suite	RSF	Lease rate	Monthly Rent
102	1,592	\$1.10 PSF	\$1,751.00, MG
202	2,058	\$1.10 PSF	\$2,264.00, MG

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3090 FITE CIR - 1ST FLOOR



Suite	RSF	Lease rate	Monthly Rent
101	4,129	\$0.99 PSF	\$4,088.00, MG

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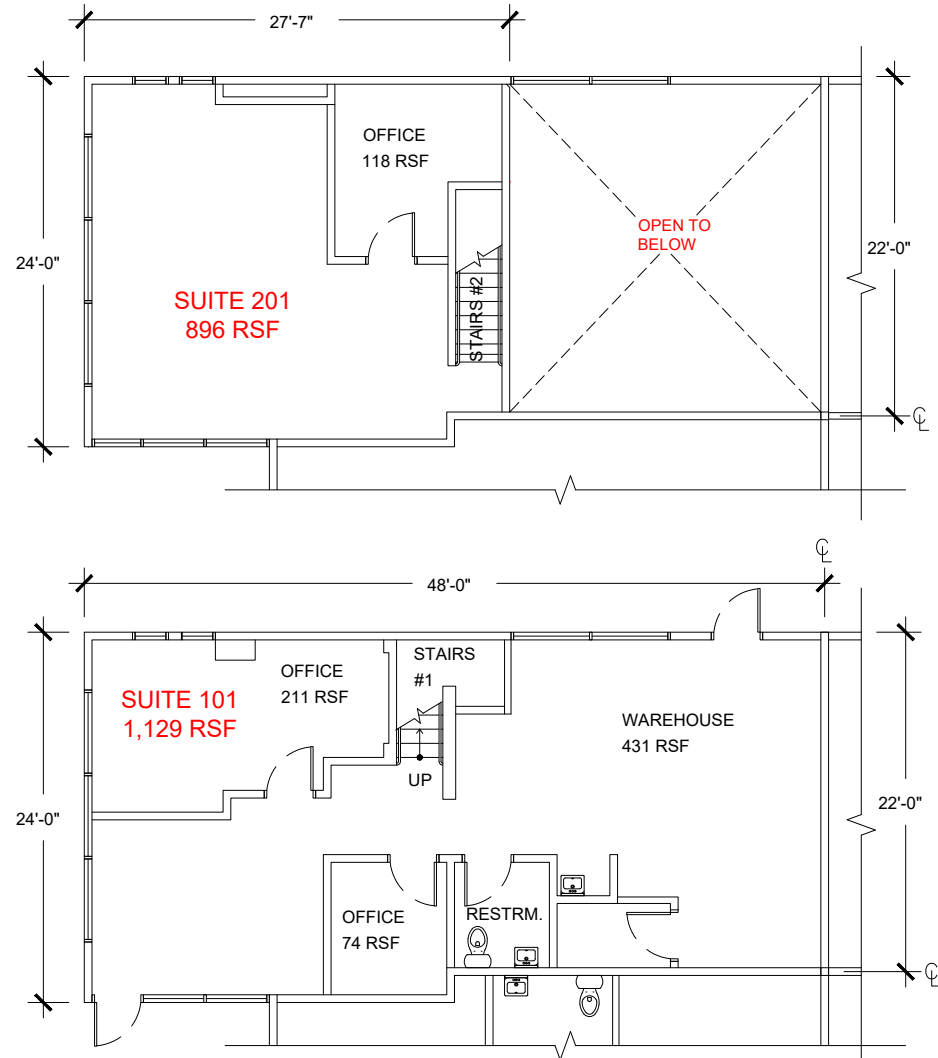
3100 FITE CIR - 1ST & 2ND FLOOR

FEATURES:

- Private restroom
- Break-bar with sink
- Two (2) entry doors
- Insulated storage area
- 2nd floor private suite with great window line

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Suite	RSF	Lease rate	Monthly Rent
101/201	2,025	\$1.10 PSF	\$2,228.00, MG



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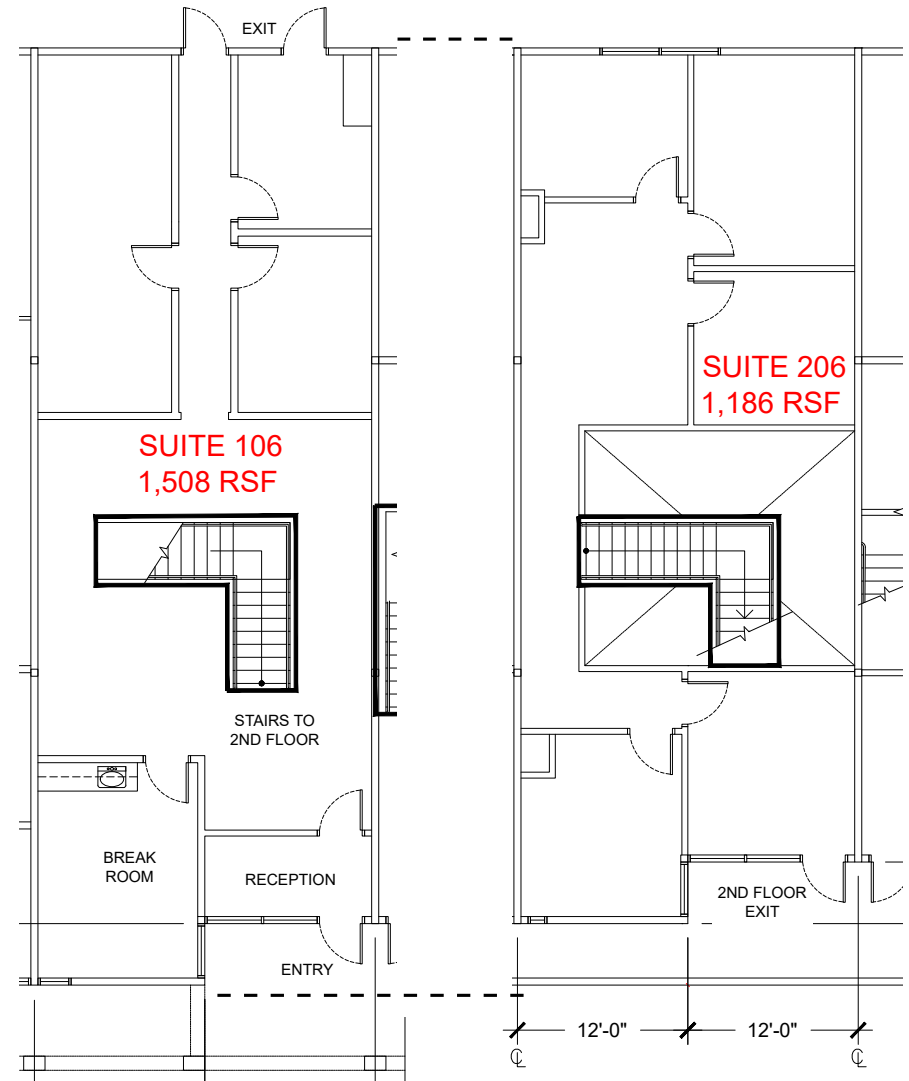
3100 FITE CIR - 1ST & 2ND FLOOR

FEATURES:

- Dedicated reception area
- Full breakroom
- Interior staircase
- Large skylights creating tons of natural light
- 7-8 private offices, One (1) conference room
- Four (4) entry doors

Suite	RSF	Office	Monthly Rent
106	1,508	\$1.15 PSF	\$1,734.00, MG
206	1,186	\$1.15 PSF	\$1,364.00, MG
106/206	2,694	\$1.10 PSF	\$2,963.00, MG

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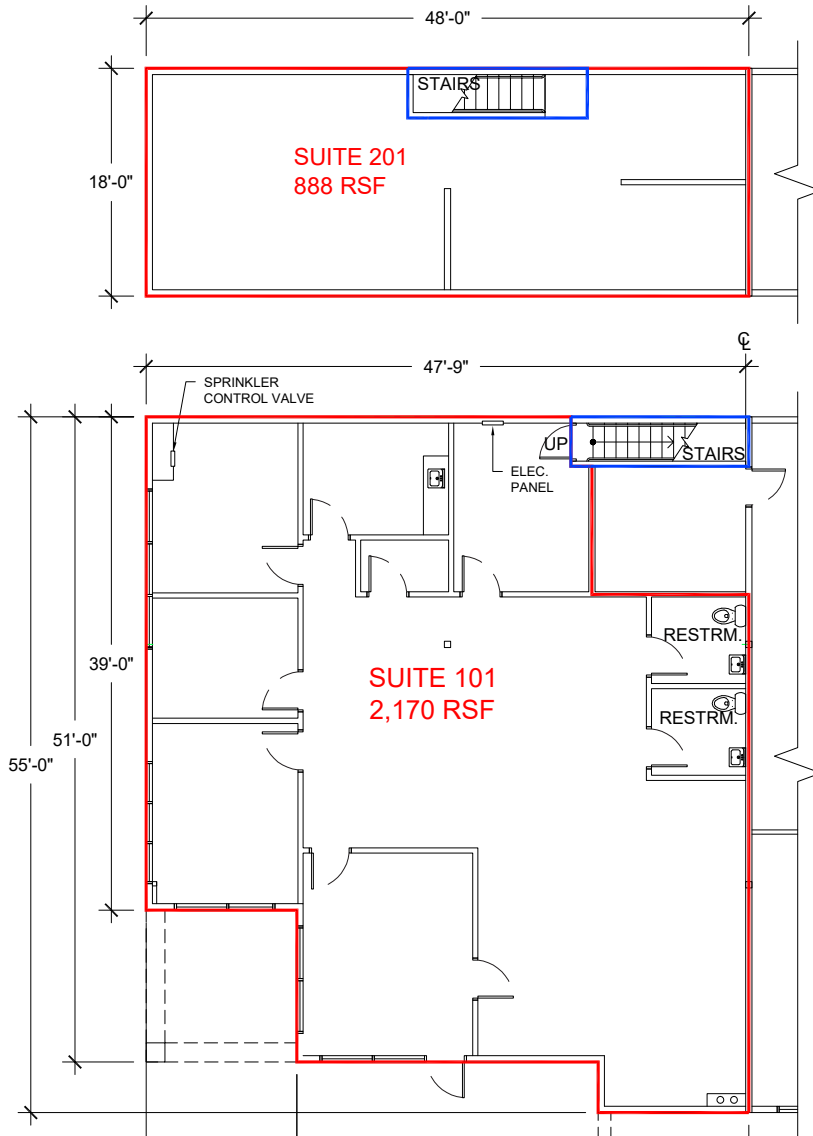
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3105 FITE CIR - 1ST & 2ND FLOOR



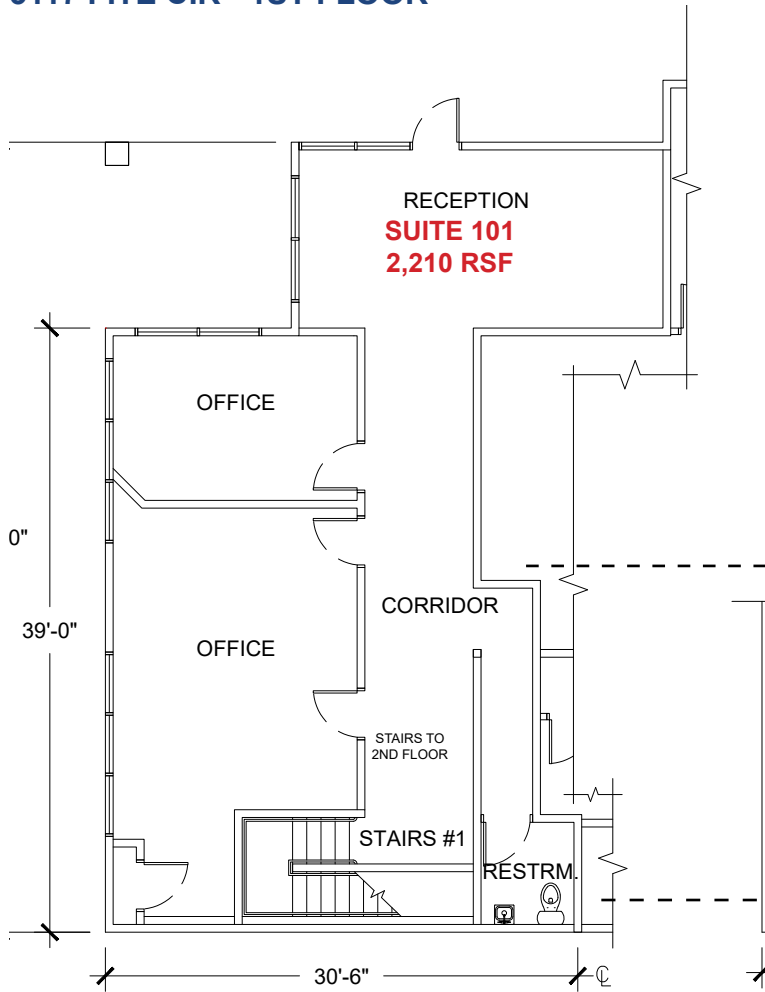
Suite	RSF	Office	Monthly Rent
101/201	3,058	\$1.10 PSF	\$3,364.00, MG

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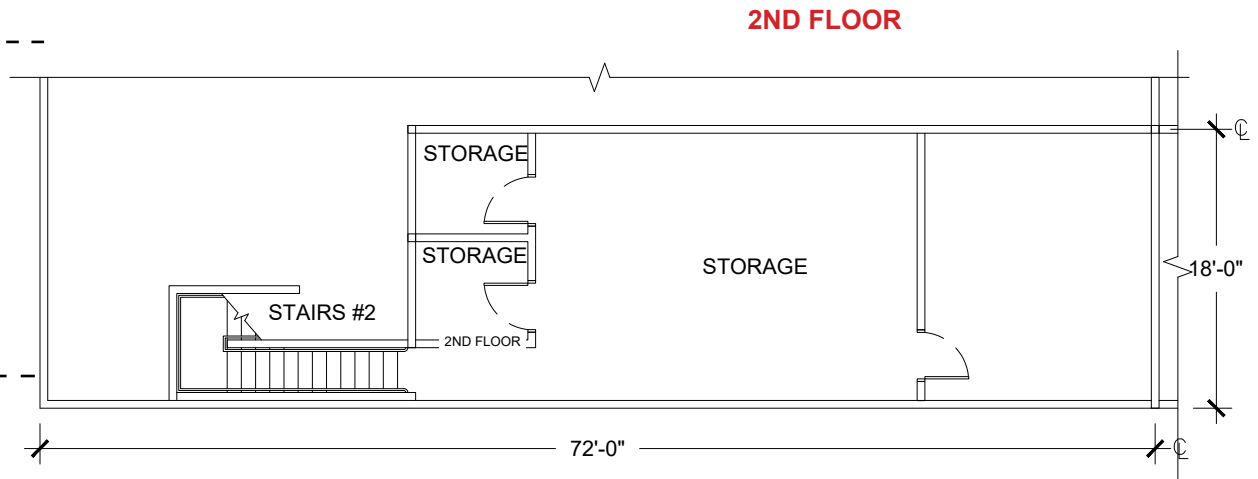
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3117 FITE CIR - 1ST FLOOR



Suite	RSF	Office	Monthly Rent
101	2,210	\$1.10 PSF	\$2,431.00, MG

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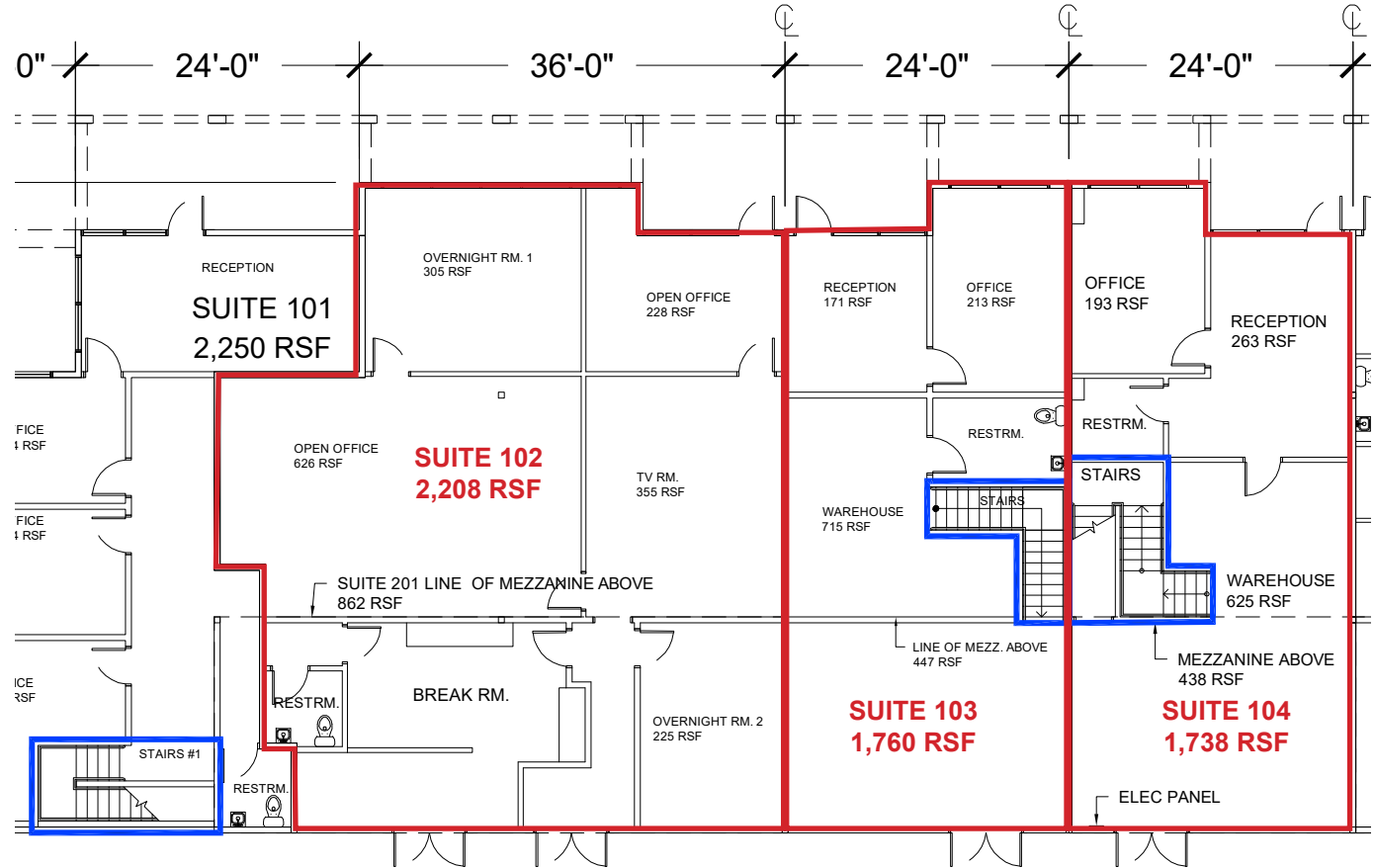
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3117 FITE CIR - 1ST FLOOR



Suite	RSF	Office	Monthly Rent
102	2,208	\$1.10 PSF	\$2,429.00, MG
103	1,760	\$1.10 PSF	\$1,936.00, MG
104	1,738	\$1.10 PSF	\$1,912.00, MG

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FOR LEASE

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