

**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**

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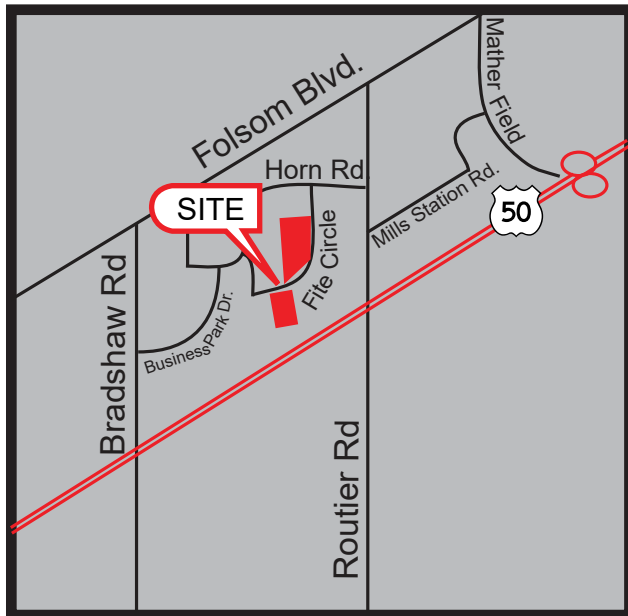
tnewburn@ethanconradprop.com

**916.779.1000**

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

**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.

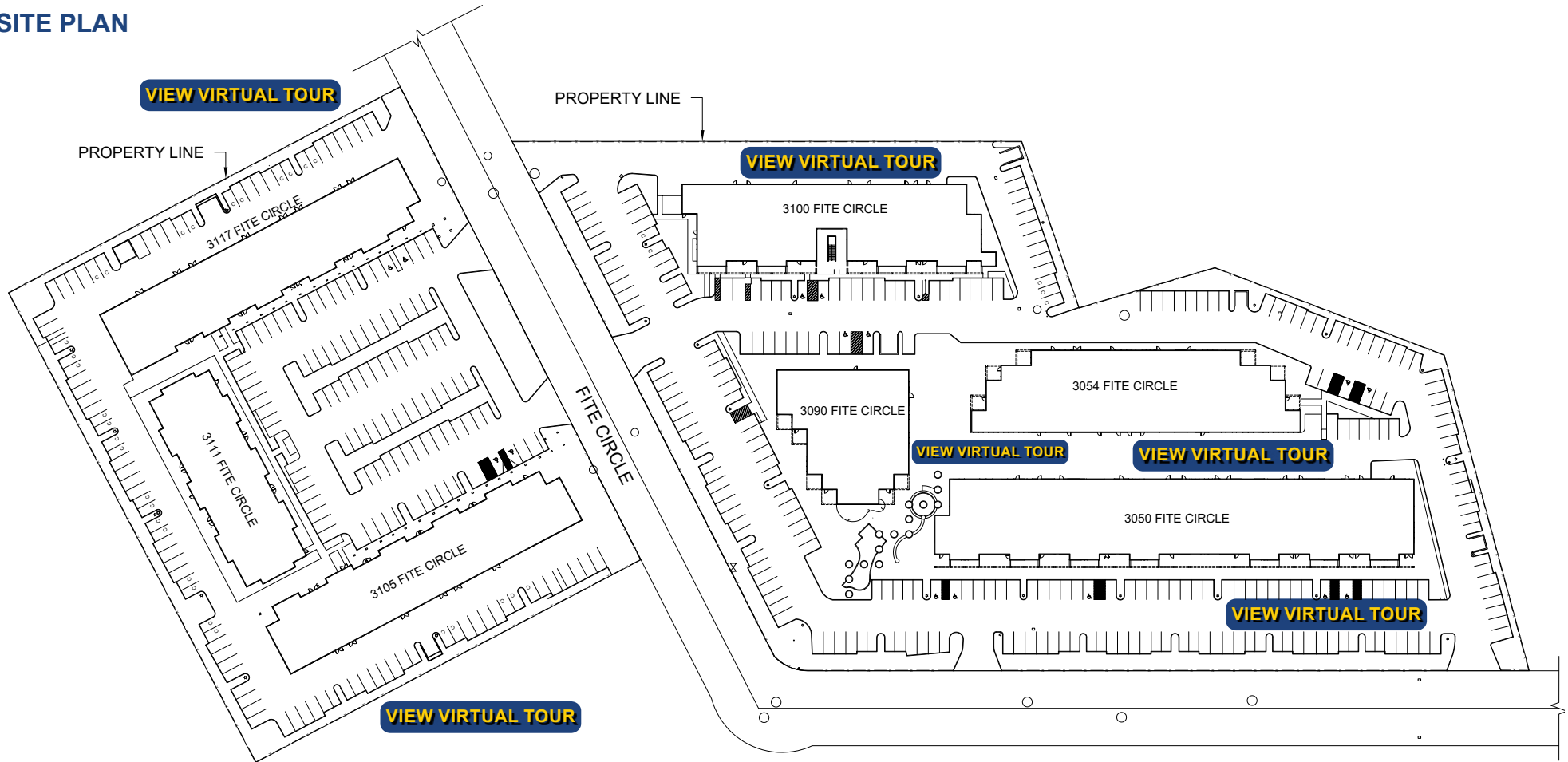
The campus caters to a wide range of flexible uses by offering warehouse and office spaces, abundant parking, direct access to amenities and light rail, all in a centrally located and mature submarket.

**LEASE RATES:**

Please see additional pages.



SITE PLAN



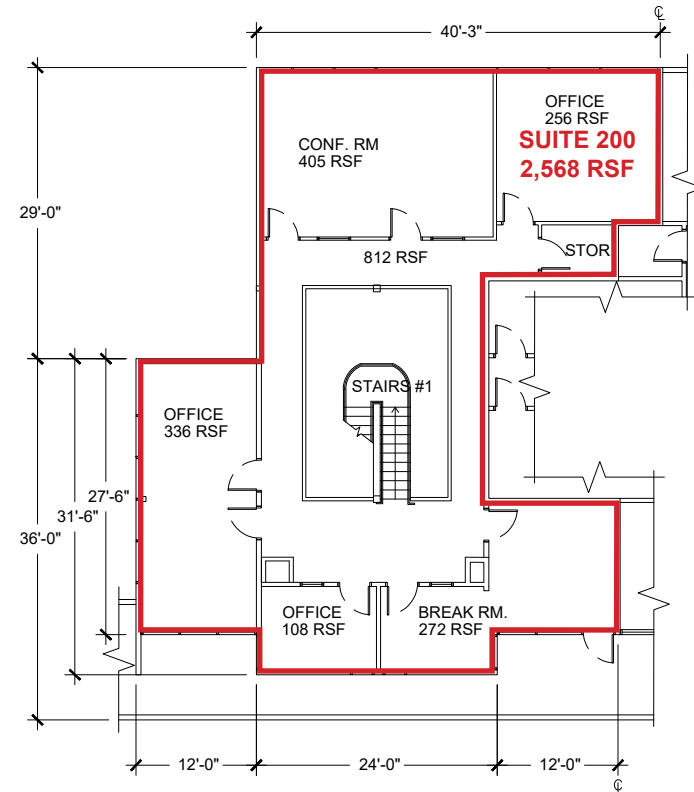
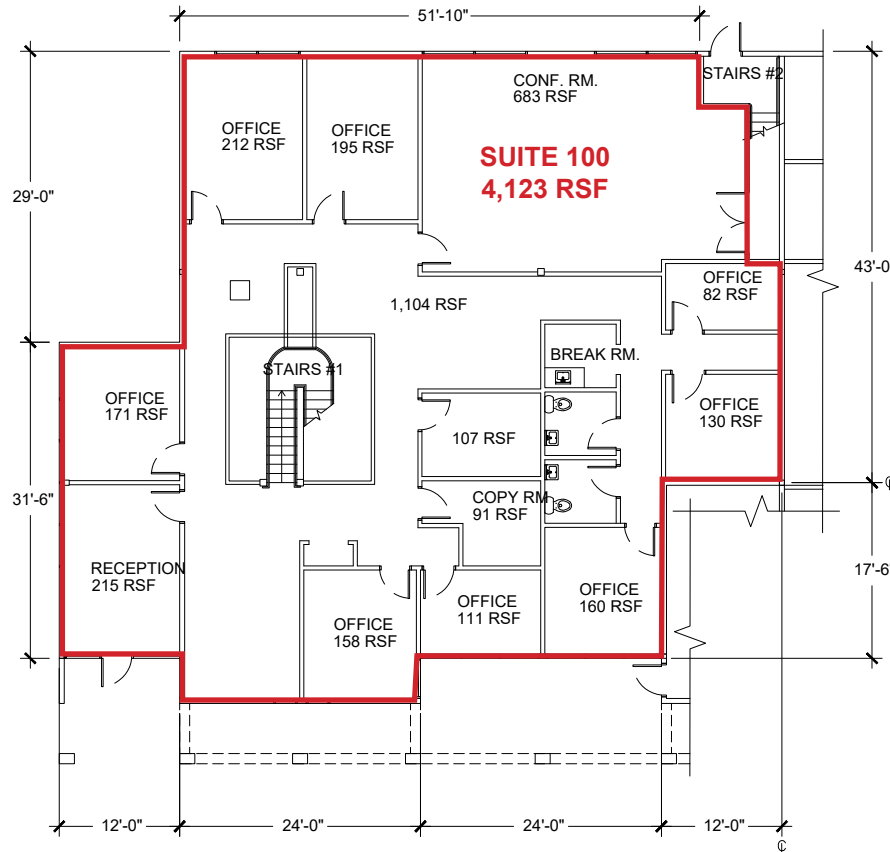
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3050 FITE CIR - 1ST FLOOR

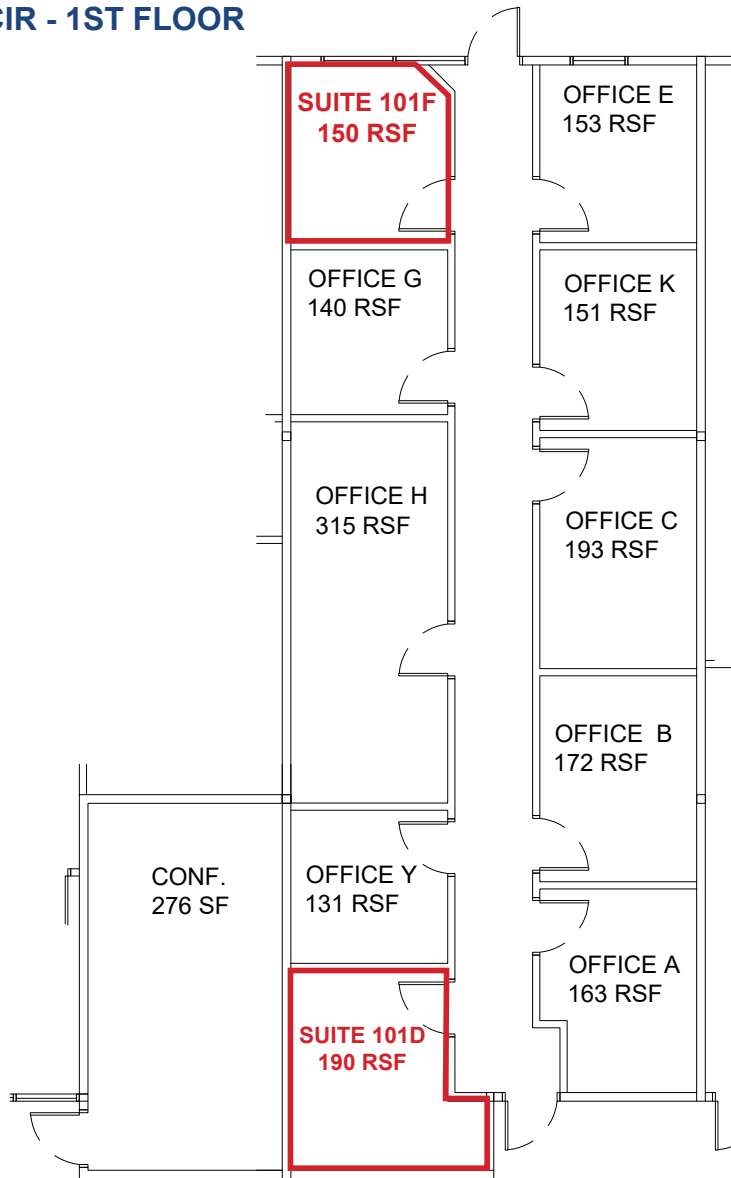


Suite	RSF	Office	Monthly Rent
100	4,123	\$1.15 PSF	\$4,741.00, MG
200	2,568	\$1.15 PSF	\$2,953.00, MG
100/200	6,691	\$0.99 PSF	\$6,624.00, MG

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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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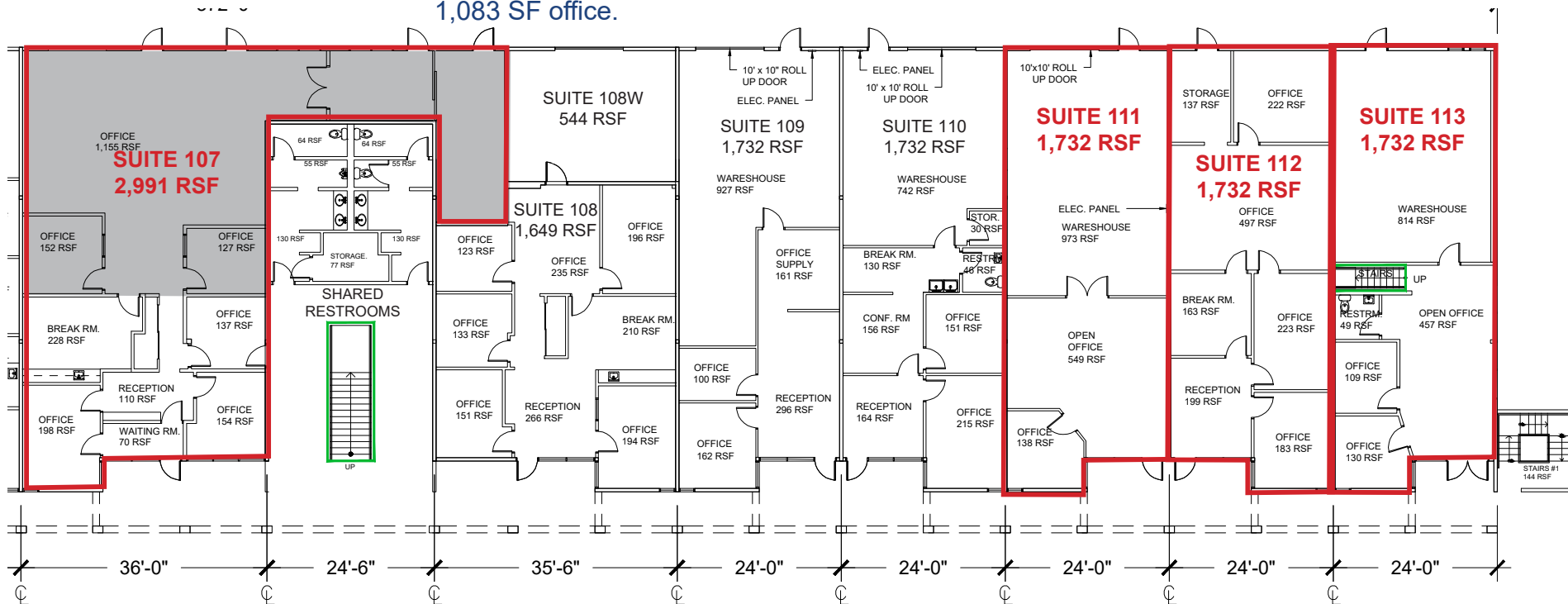
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3050 FITE CIR - 1ST FLOOR

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](#)

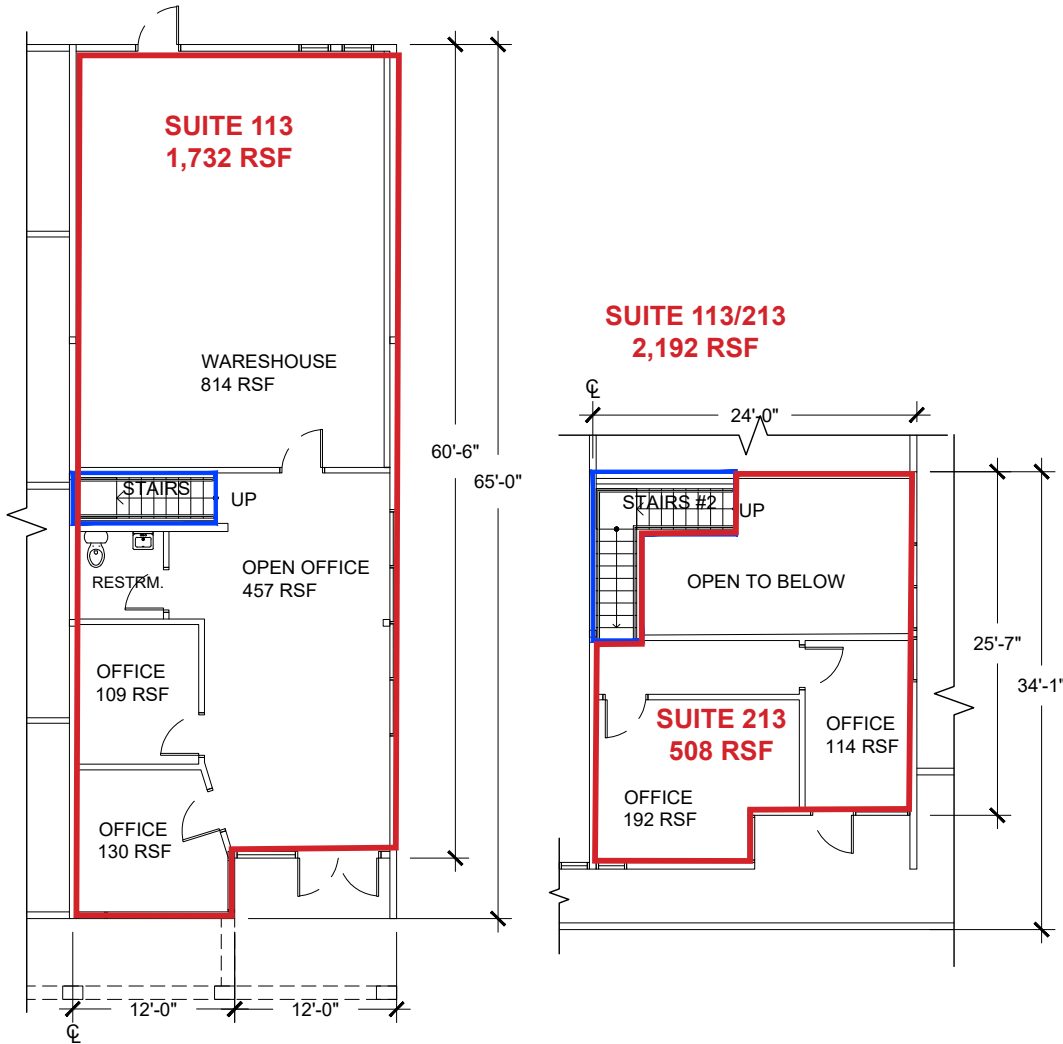
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3050 FITE CIR - 1ST & 2ND FLOOR



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

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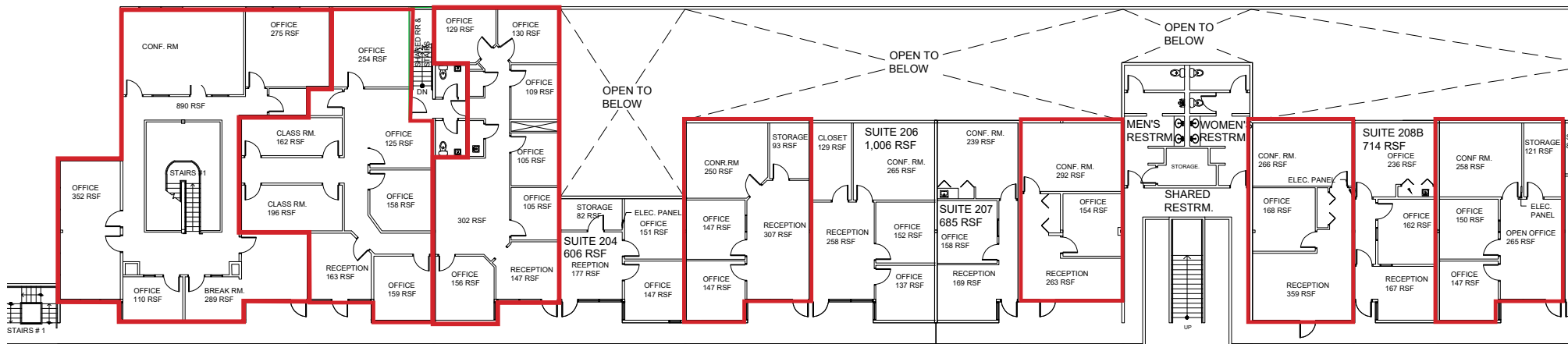
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3050 FITE CIR - 2ND FLOOR

**SUITE 200**  
**2,568 RSF**

**SUITE 202**  
**1,870 RSF**

**SUITE 203**  
**1,581 RSF**



**SUITE 205**  
**1,006 RSF**

**SUITE 207B**  
**792 RSF**

**SUITE 208**  
**873 RSF**

**SUITE 209**  
**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
203	1,581	\$1.15 PSF	\$1,818.00, 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

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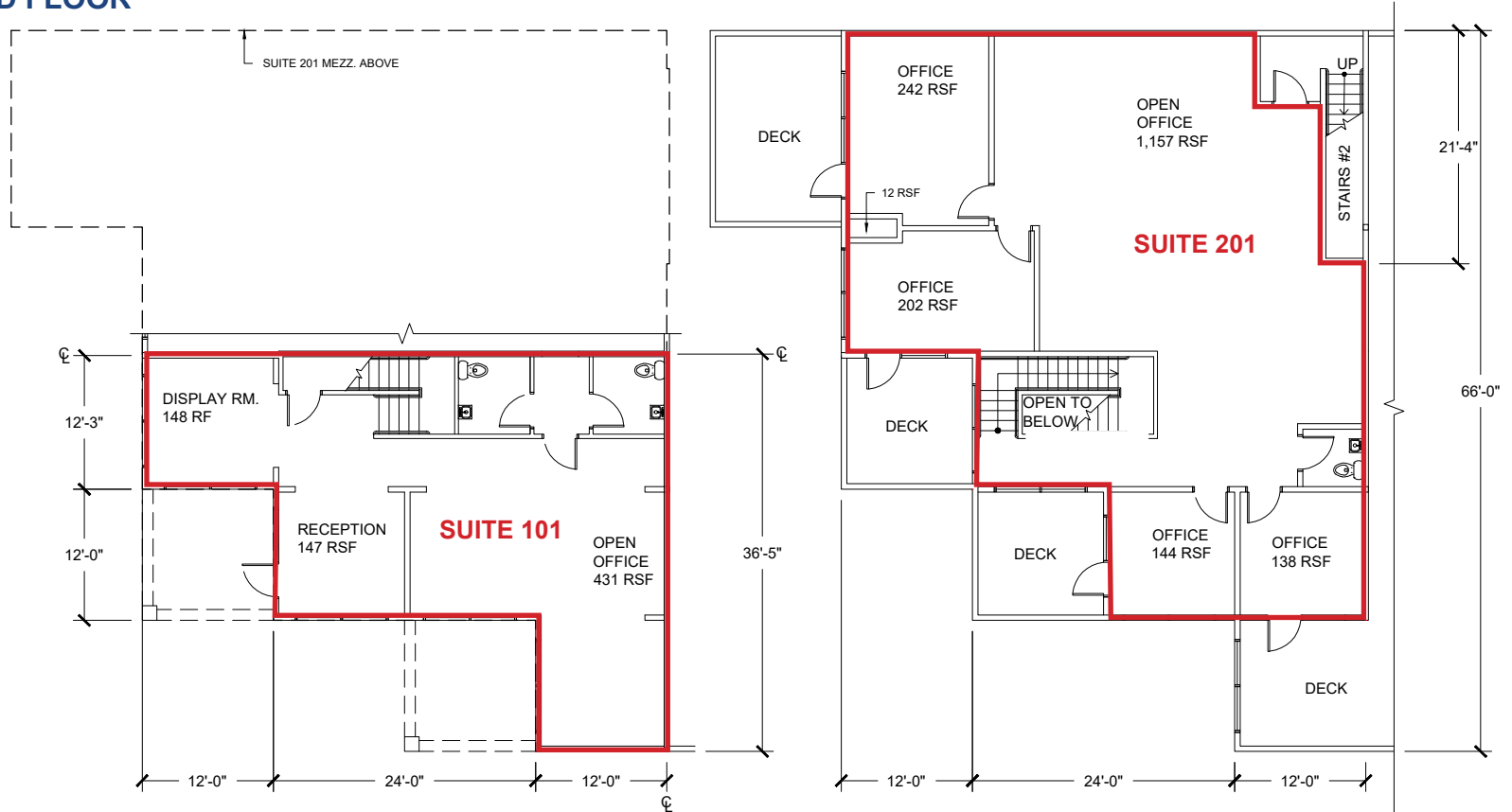
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**3054 FITE CIR - 1ST & 2ND FLOOR**



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

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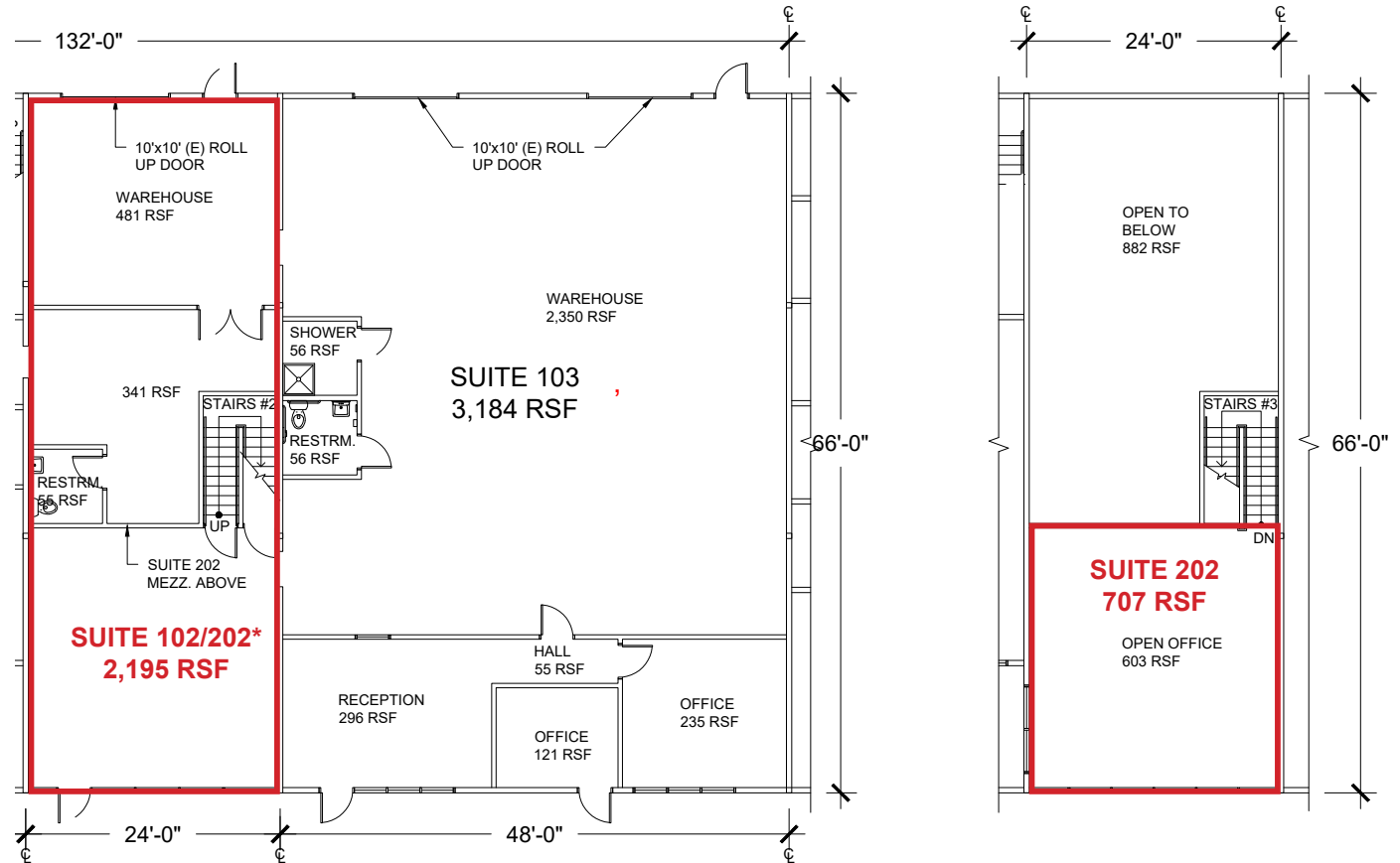
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3054 FITE CIR - 1ST & 2ND FLOOR

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

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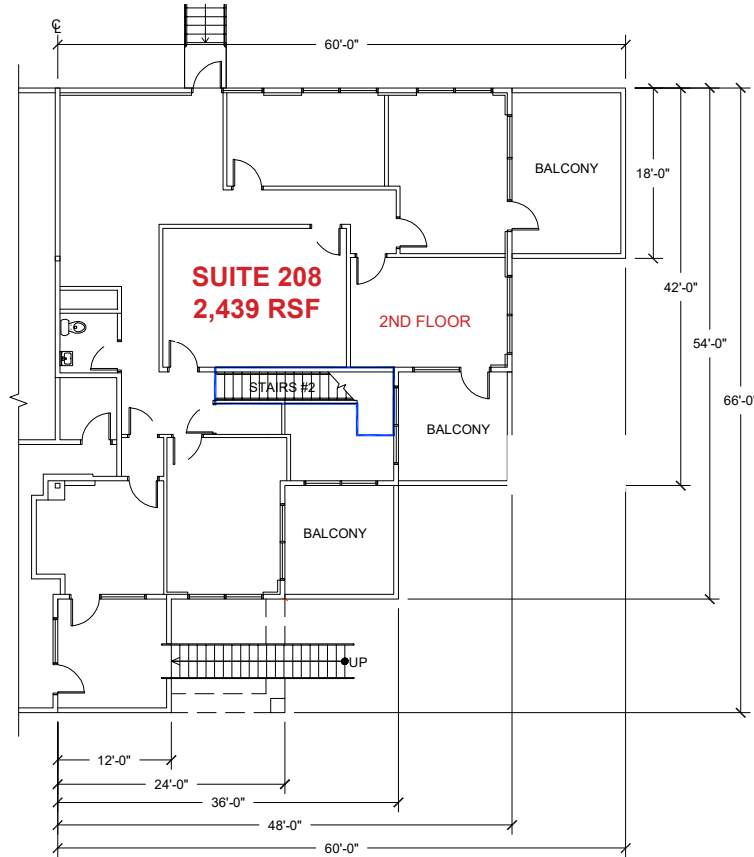
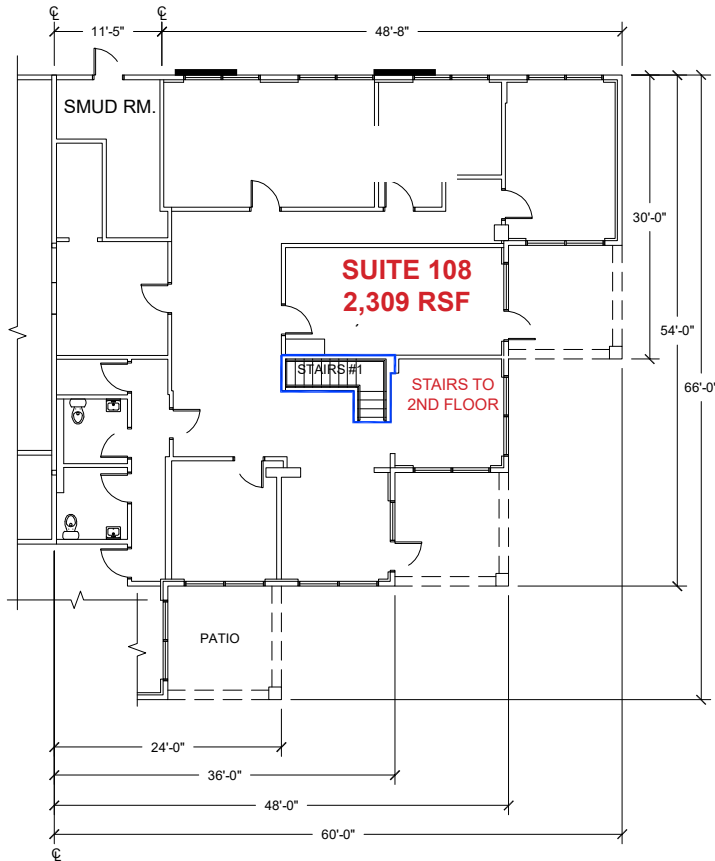
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3054 FITE CIR - 1ST & 2ND FLOOR



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

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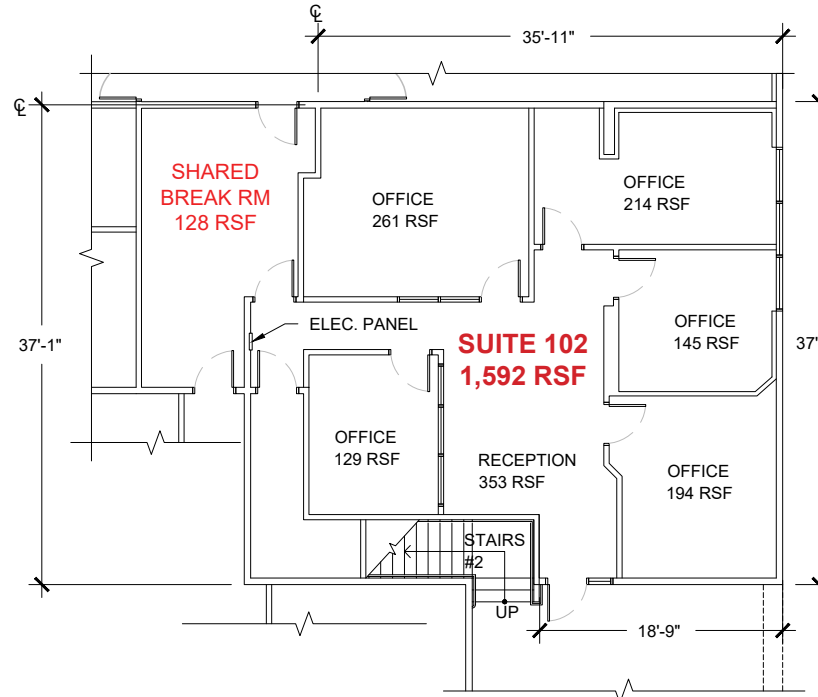
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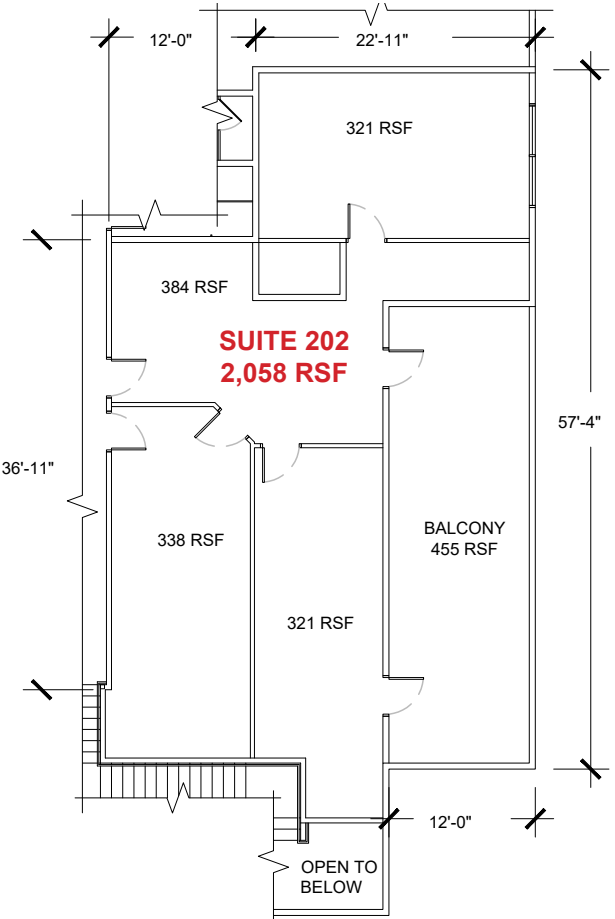
3090 FITE CIR - 1ST & 2ND FLOOR

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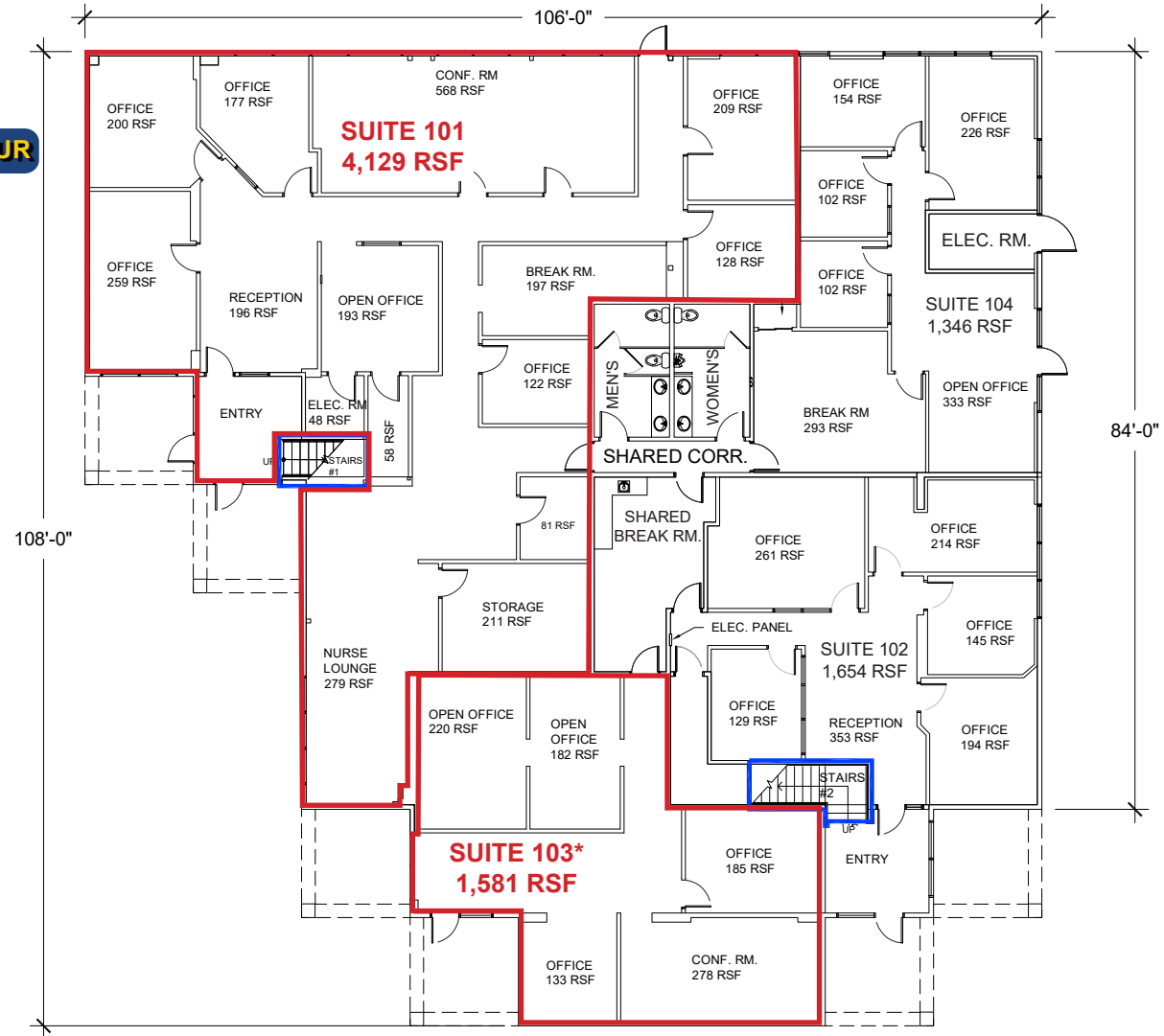
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Suite	RSF	Lease rate	Monthly Rent
102	1,592	\$1.10 PSF	\$1,751.00, MG
202	2,058	\$1.10 PSF	\$2,264.00, MG

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3090 FITE CIR - 1ST FLOOR

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Suite	RSF	Lease rate	Monthly Rent
101	4,129	\$0.99 PSF	\$4,088.00, MG
103*	1,581	\$1.10 PSF	\$1,739.00, MG

\*Available 08/01/26.

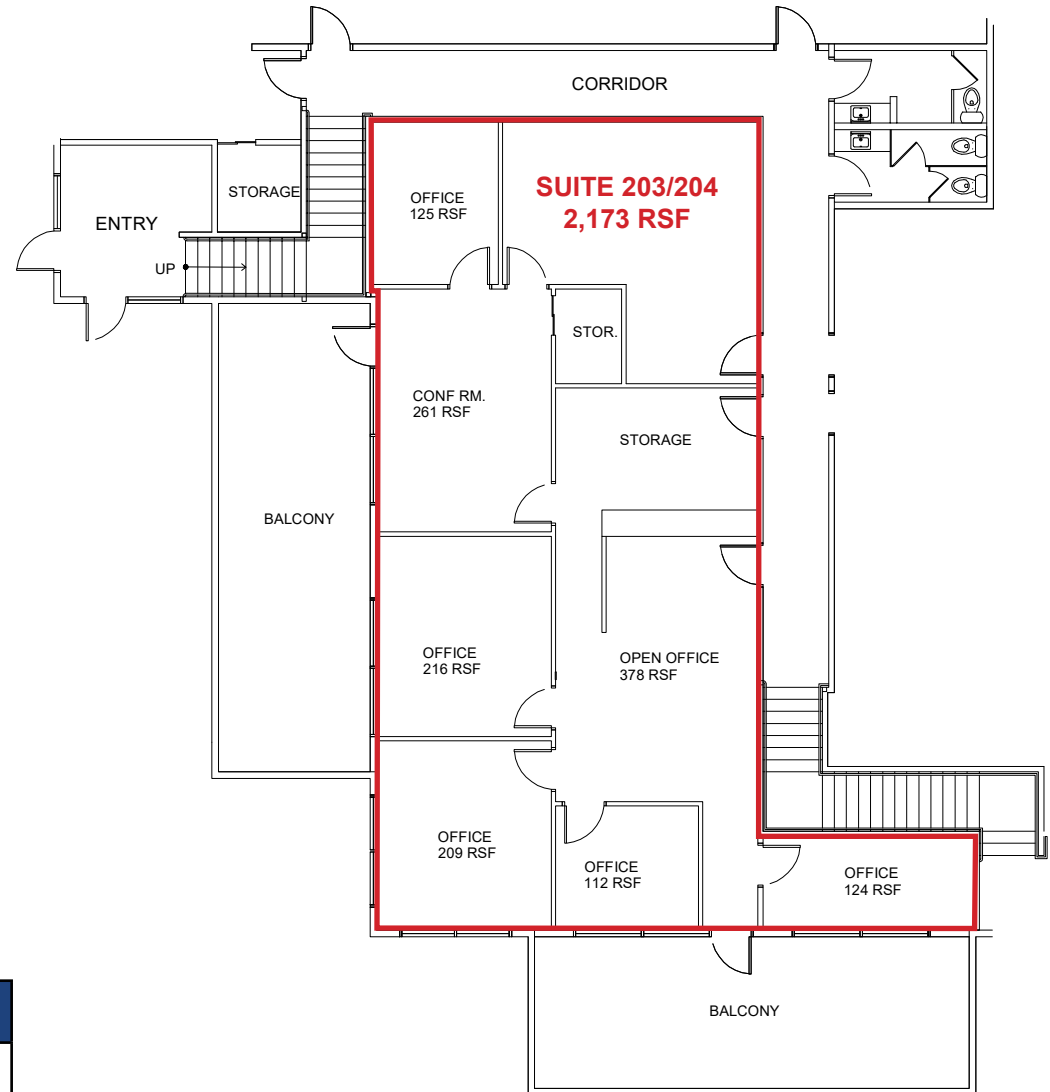
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**3090 FITE CIR - 2ND FLOOR**



Suite	RSF	Lease rate	Monthly Rent
203/204	2,173	\$1.10 PSF	\$2,390.00, MG

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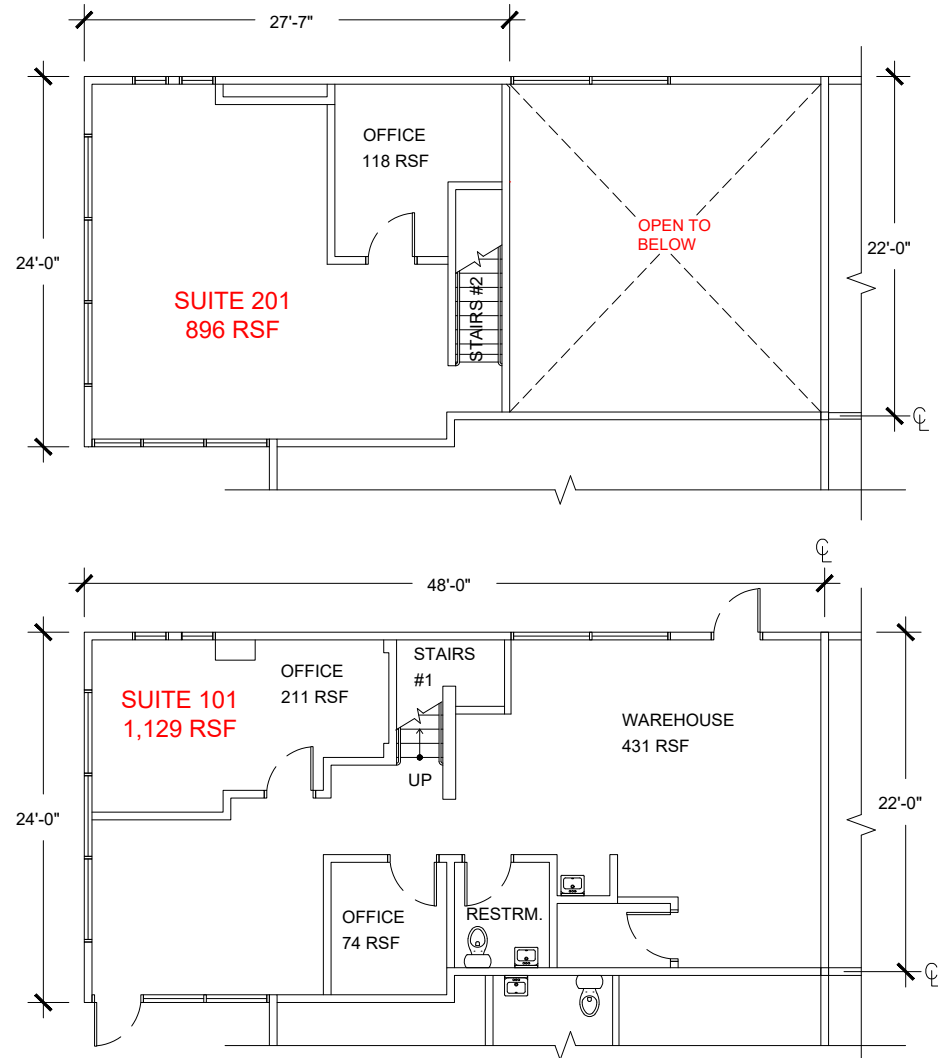
**3100 FITE CIR - 1ST & 2ND FLOOR**

**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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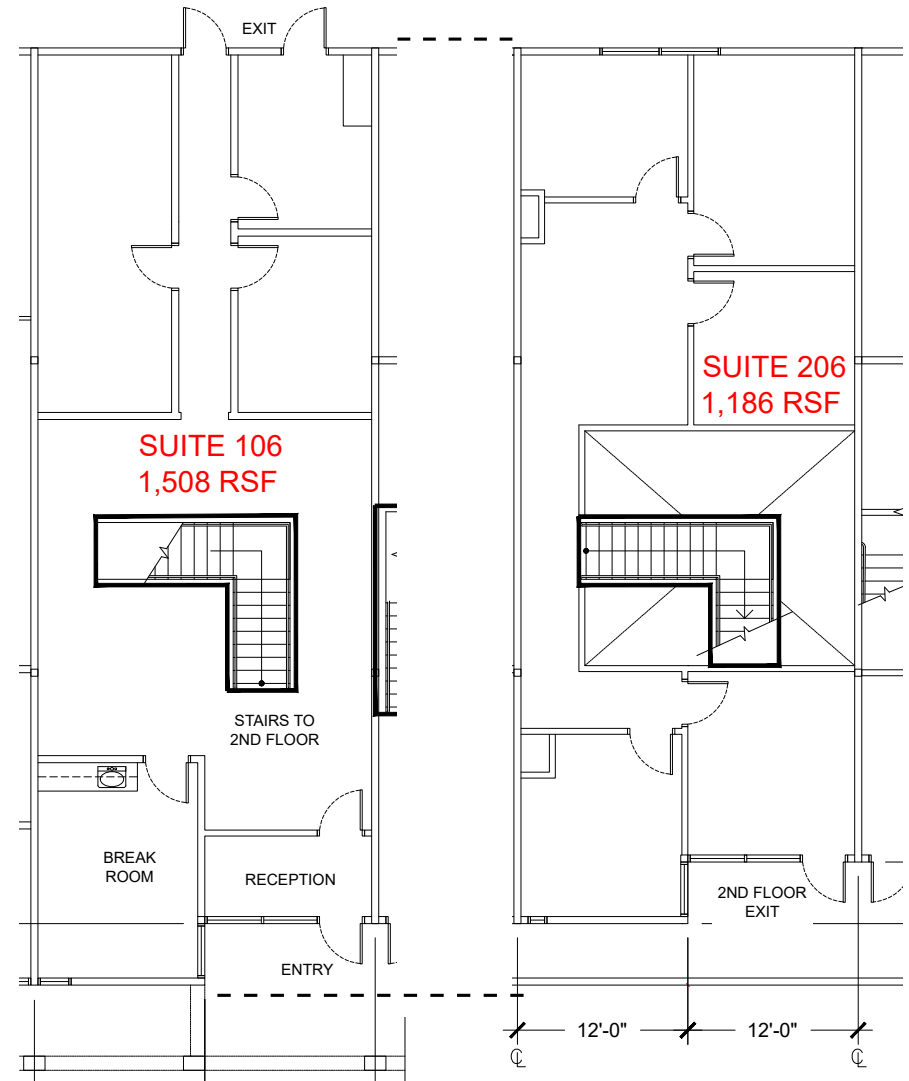
**3100 FITE CIR - 1ST & 2ND FLOOR**

**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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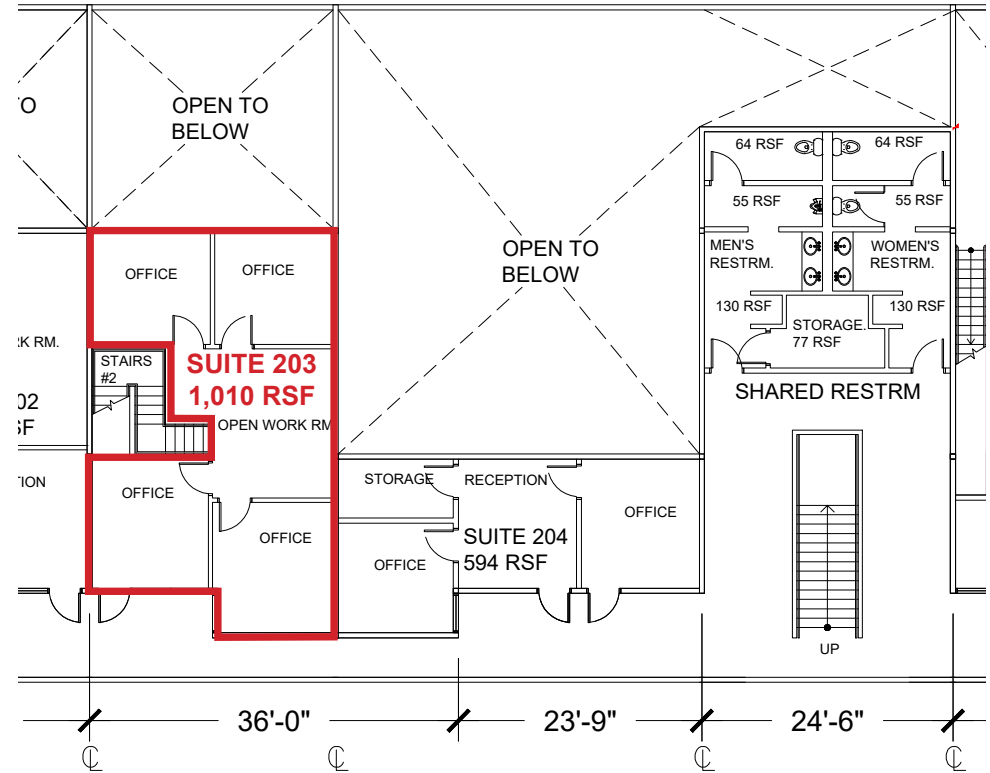
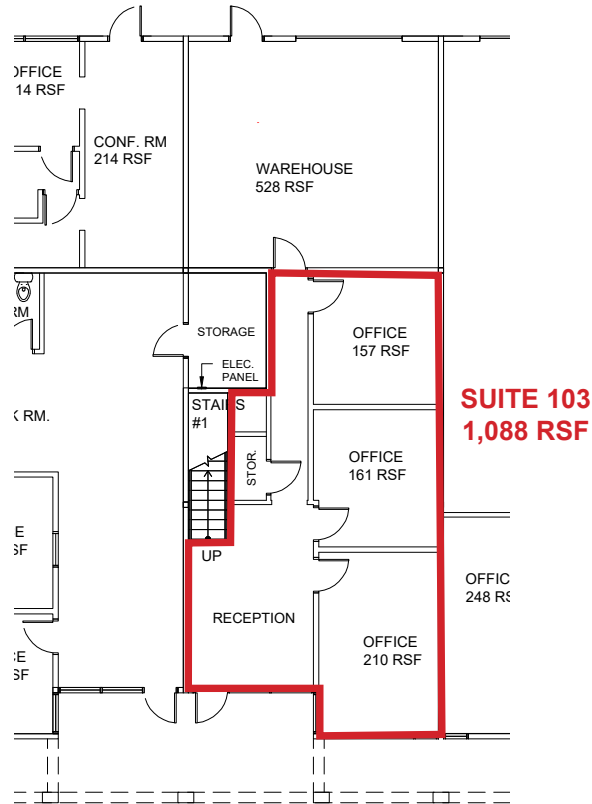
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3100 FITE CIR - 1ST & 2ND FLOOR



Suite	RSF	Office	Monthly Rent
103	1,088	\$1.10 PSF	\$1,197.00, MG
203	1,010	\$1.05 PSF	\$1,061.00, MG

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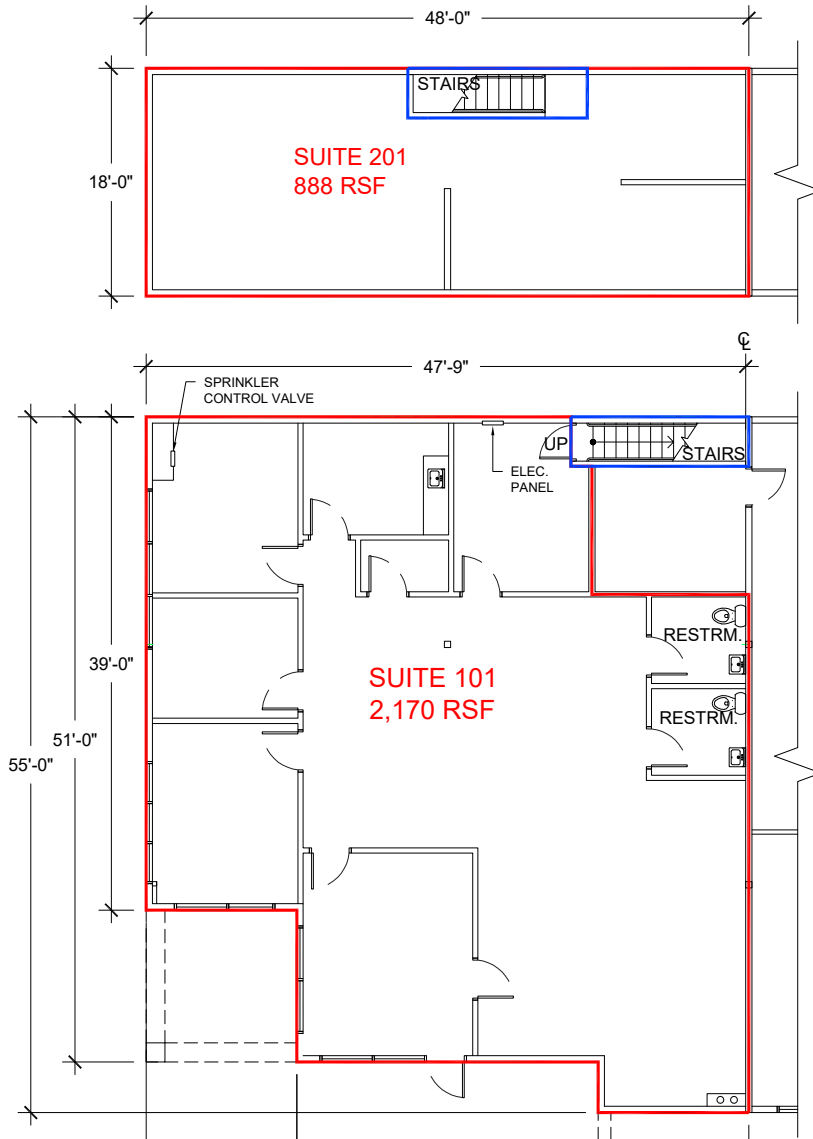
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3105 FITE CIR - 1ST & 2ND FLOOR



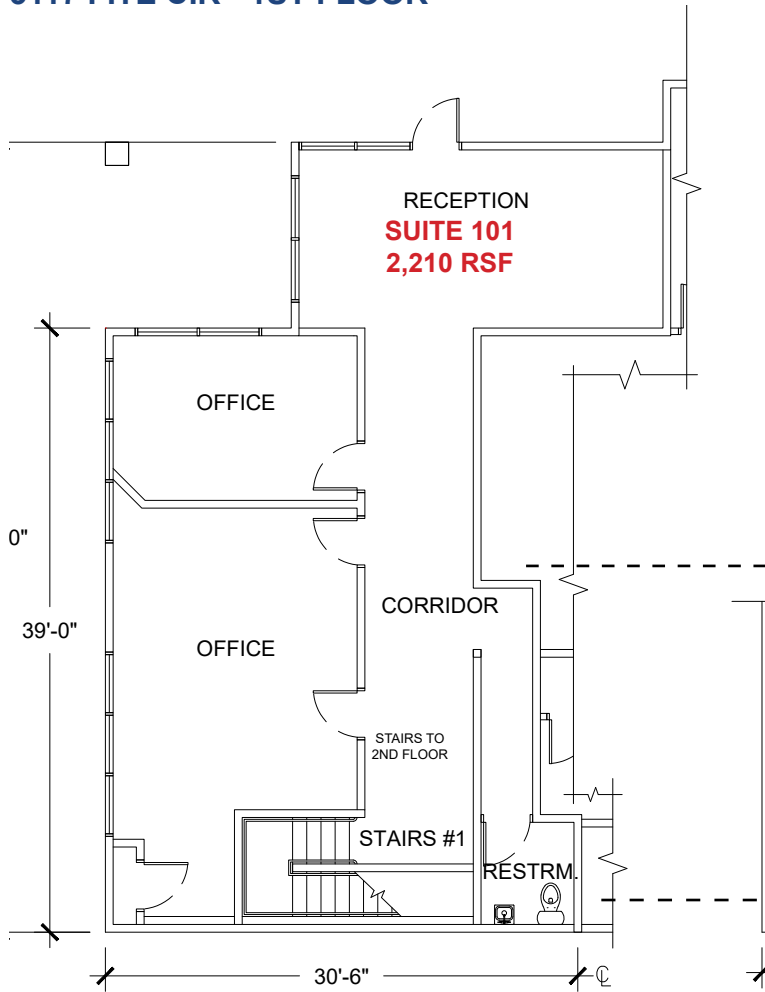
Suite	RSF	Office	Monthly Rent
101/201	3,058	\$1.10 PSF	\$3,364.00, MG

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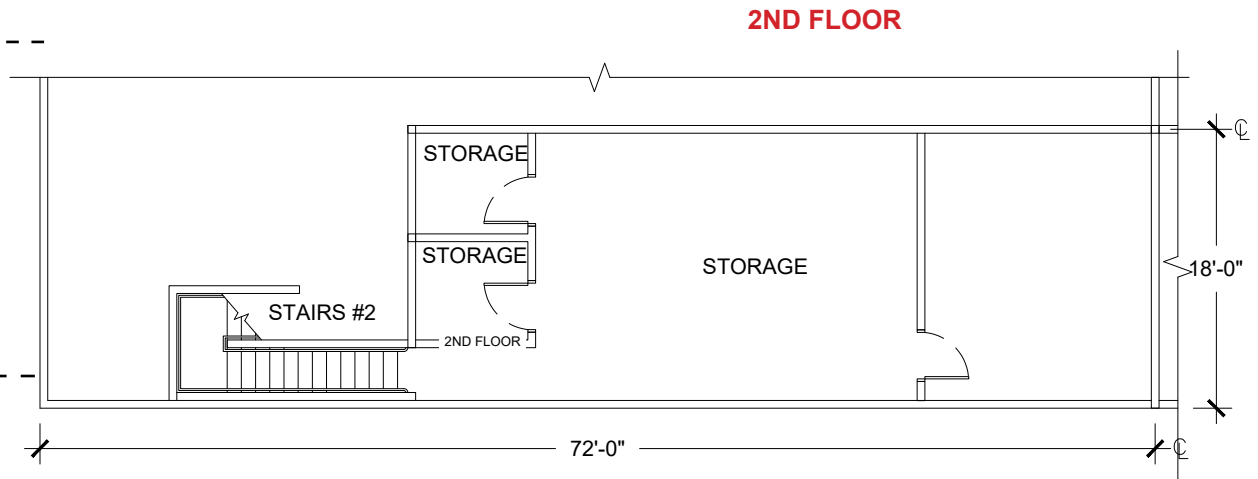
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3117 FITE CIR - 1ST FLOOR



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

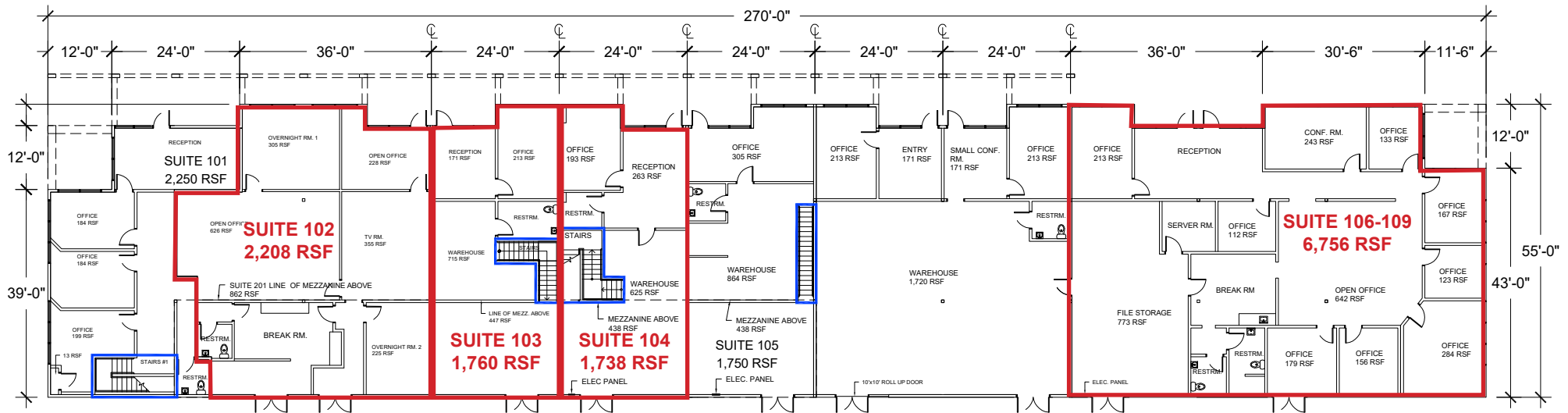
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3117 FITE CIR - 1ST FLOOR



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
106-109	6,756	\$0.99 PSF	\$6,688.00, MG

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FOR LEASE

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SACRAMENTO, CA



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