

**TECH CENTER 50**  
**9300 TECH CENTER DR**  
**SACRAMENTO, CA**

**FOR LEASE**  
**3,444 RSF - 12,859 RSF OFFICE**  
**SUITES AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.



**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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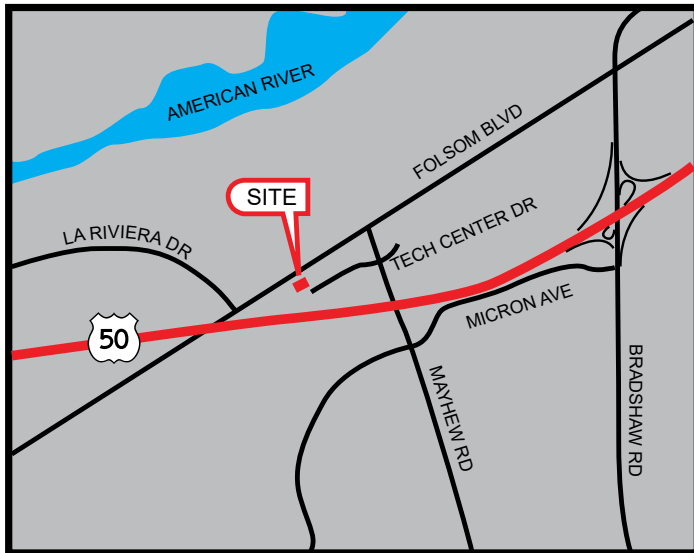
**916.779.1000**

**FEATURES:**

- Easy access to Hwy 50 (1 mile from Bradshaw exit via Micron Ave and 1.5 miles from Watt Ave via Folsom Blvd)
- Served by Tiber light rail station
- Institutional grade building
- Ample parking, 4/1,000 SF
- Fiber available
- Showers and lockers on-site

**PROPERTY DETAILS:**

Located in the Tech Center 50 Business Park.  
 Excellent Hwy 50 visibility and signage (170,000 cars per day)  
 Excellent value rent given the attributes of the building.



**LEASE RATES:**

Suite 110	5,356 RSF	\$ 8,302.00 (\$1.55 PSF, Full Service)
Suite 170	7,503 RSF	\$11,630.00 (\$1.55 PSF, Full Service)
Suite 250	3,444 RSF	\$ 5,476.00 (\$1.55 PSF, Full Service)
Suite 270	8,549 RSF	\$13,251.00 (\$1.55 PSF, Full Service)

Suits 110 & 170 can be combined for 12,859 SF.

**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

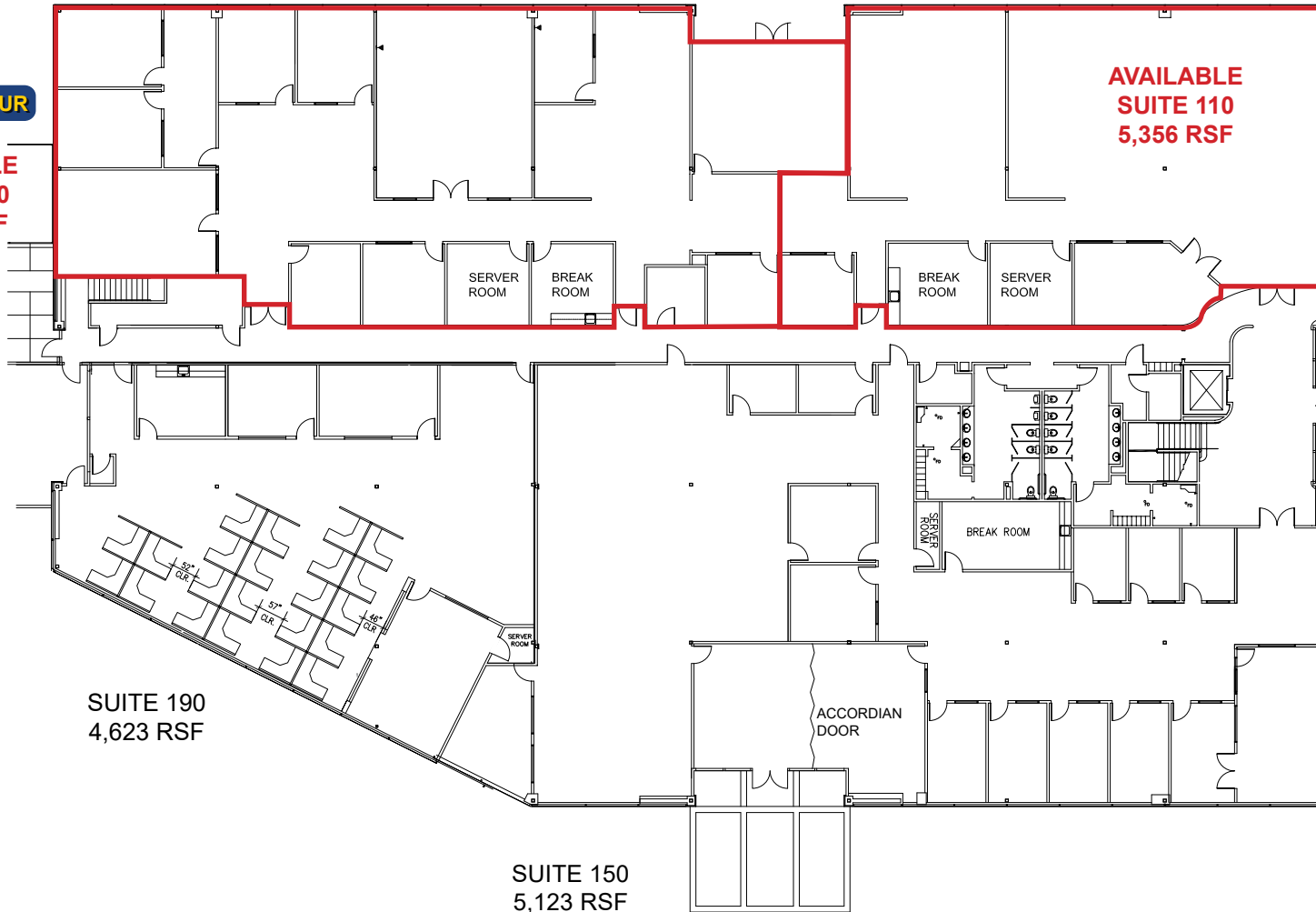
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.

FIRST FLOOR  
FLOOR PLAN

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AVAILABLE  
SUITE 170  
7,503 RSF



AVAILABLE  
SUITE 110  
5,356 RSF

SUITE 110 & 170  
COMBINED  
12,859 RSF

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SUITE 100  
4,664 RSF

SUITE 150  
5,123 RSF

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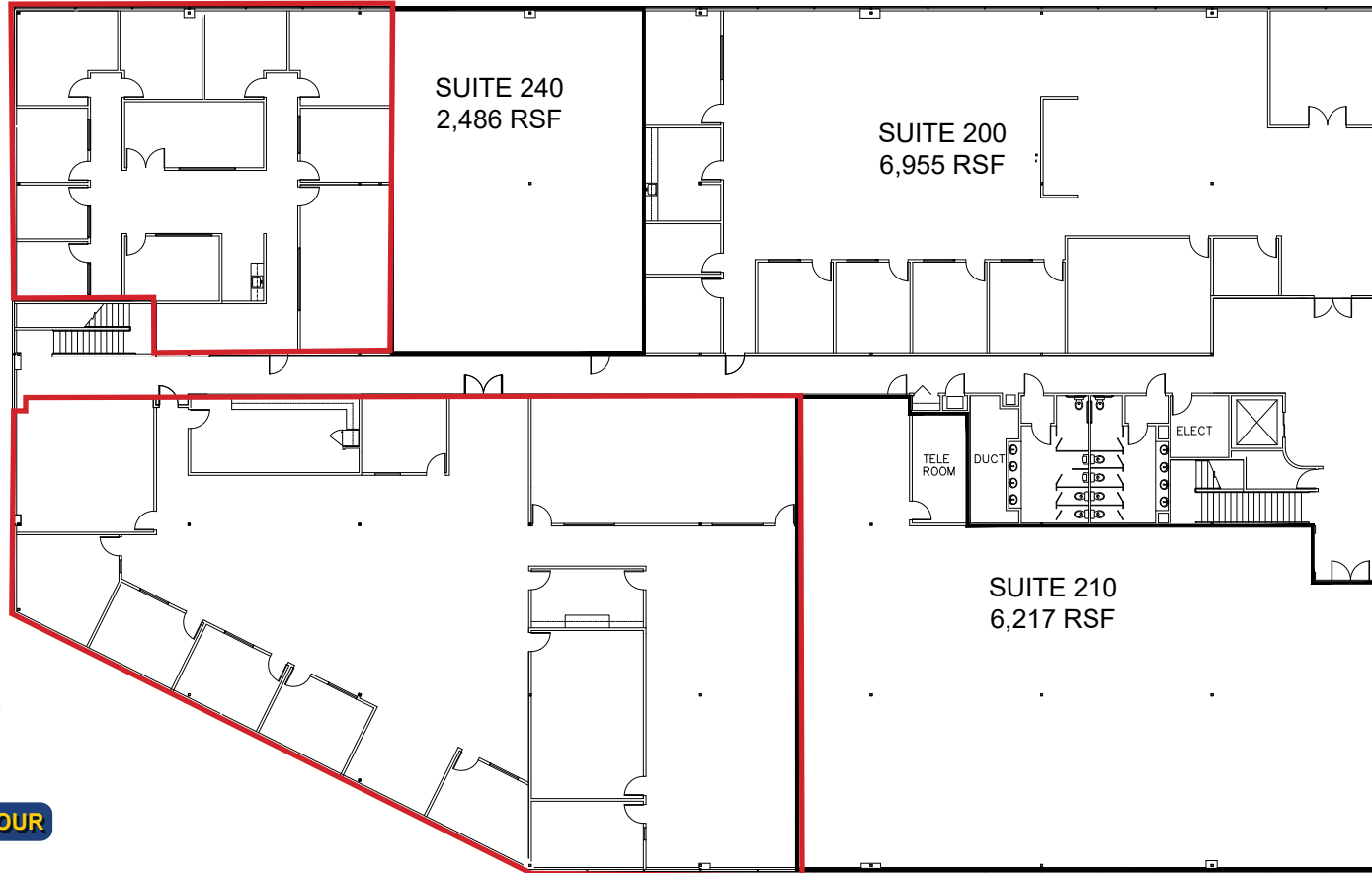
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SECOND FLOOR  
FLOOR PLAN

AVAILABLE  
SUITE 250  
3,444 RSF

VIEW VIRTUAL TOUR



AVAILABLE  
SUITE 270  
8,549 RSF

VIEW VIRTUAL TOUR

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