

EL CAMINO TOWER
1401 EL CAMINO AVE
SACRAMENTO, CA

FOR LEASE

886 RSF - 5,095 RSF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

Sandy Rodriguez

DRE: #01249030

sarodriguez@ethanconradprop.com

Todd Newburn

DRE: #01226238

tnewburn@ethanconradprop.com

VIEW VIRTUAL TOUR

916.779.1000

FEATURES:

- Five-story office building
- Fiber optic service to building
- Building is completely renovated
- High speed data services available: DSL & T-1. Only a quarter mile to AT&T “switch”
- Sufficient parking available, including an overflow lot

PROPERTY DETAILS:

Attractive building with outstanding access to Business 80. Virtually all high speed data services available, excellent for high tech users. Tenant improvement funds available.

Excellent access to the larger area, good condition and attractive lease rates make it an outstanding value.



LEASE RATES:

Suite 100:	1,903 RSF	\$2,759.00 (\$1.45 PSF, FS)
Suite 101:	899 RSF	\$1,304.00 (\$1.45 PSF, FS)
Suite 102:	3,742 RSF	\$5,201.00 (\$1.39 PSF, FS)
Suite 103:	969 RSF	\$1,405.00 (\$1.45 PSF, FS)
Suite 125:	976 RSF	\$1,415.00 (\$1.45 PSF, FS)
Suite 200:	5,095 RSF	\$6,878.00 (\$1.35 PSF, FS)
-Can be furnished for an additional \$0.10 PSF		
Suite 220:	1,343 RSF	\$1,867.00 (\$1.39 PSF, FS)
Suite 230:	886 RSF	\$1,232.00 (\$1.39 PSF, FS)
Suite 330:	3,340 RSF	\$4,509.00 (\$1.35 PSF, FS)

Suite 102 is divisible to 1,336 RSF and 2,406 RSF. (\$1.45 PSF, FS).

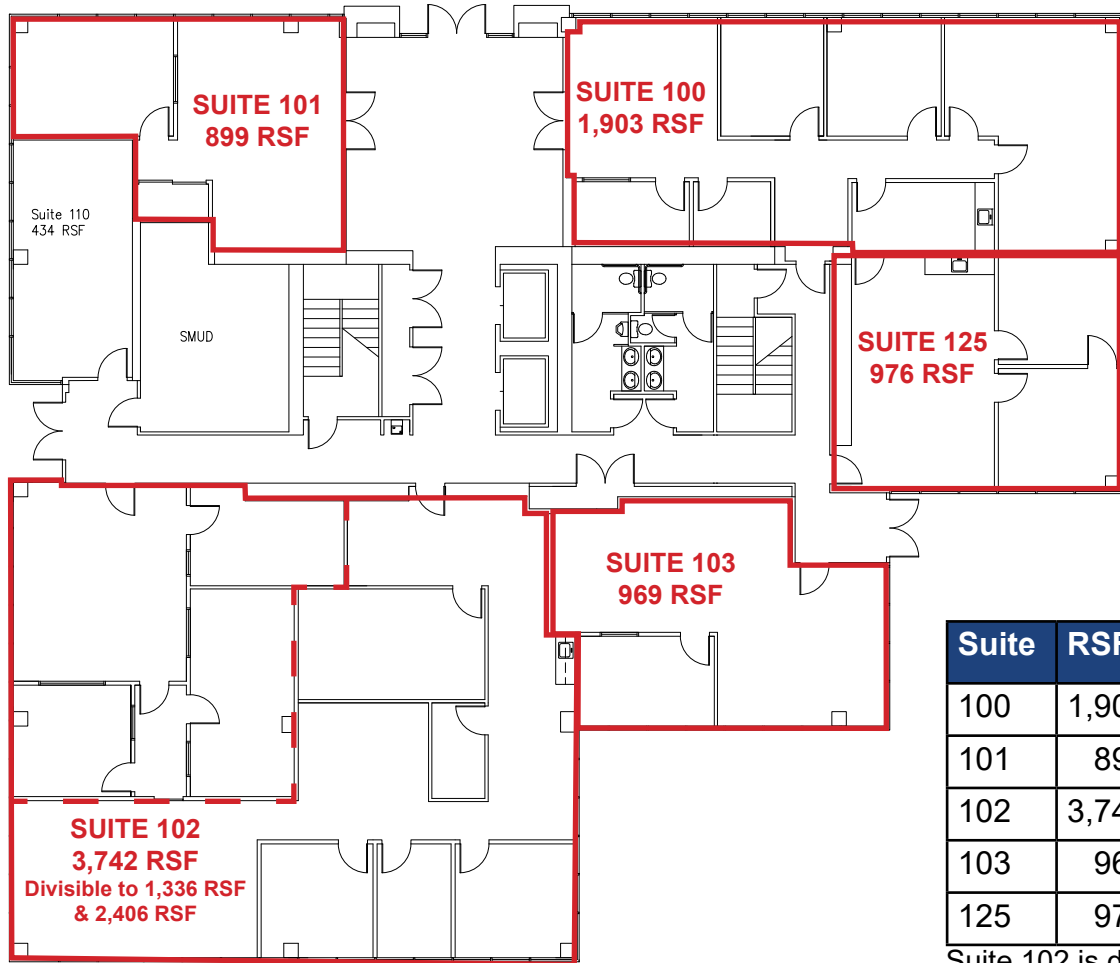
ETHAN CONRAD PROPERTIES, INC.

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

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.

1ST FLOOR PLAN



Suite	RSF	Lease Rate	Monthly Rent
100	1,903	\$1.45 PSF	\$2,759.00
101	899	\$1.45 PSF	\$1,304.00
102	3,742	\$1.39 PSF	\$5,201.00
103	969	\$1.45 PSF	\$1,405.00
125	976	\$1.45 PSF	\$1,415.00

[VIEW VIRTUAL TOUR](#)

[VIEW VIRTUAL TOUR](#)

[VIEW VIRTUAL TOUR](#)

[VIEW VIRTUAL TOUR](#)

[VIEW VIRTUAL TOUR](#)

Suite 102 is divisible to 1,336 RSF and 2,406 RSF. (\$1.45 PSF)

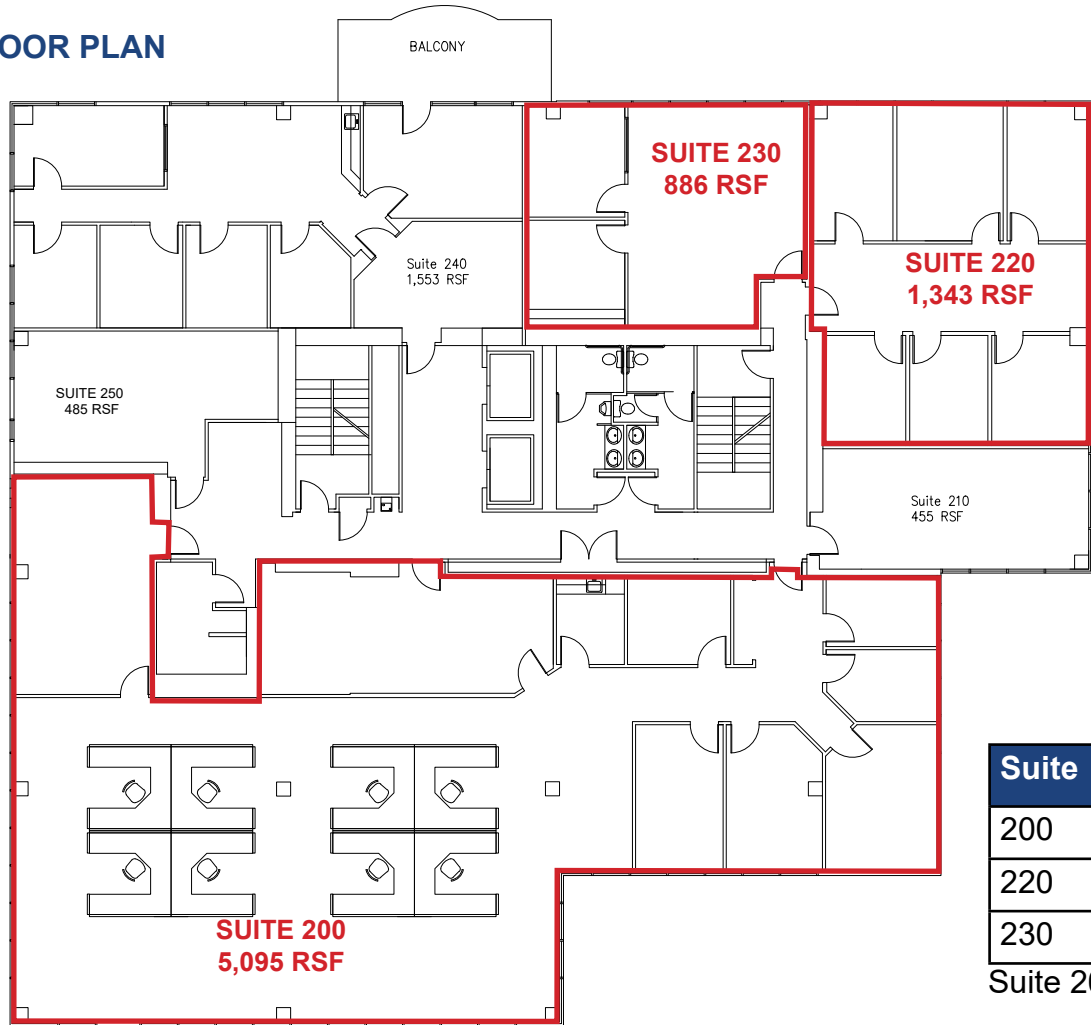
ETHAN CONRAD PROPERTIES, INC.

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

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.

2ND FLOOR PLAN



Suite	RSF	Lease Rate	Monthly Rent
200	5,095	\$1.35 PSF	\$6,878.00
220	1,343	\$1.39 PSF	\$1,867.00
230	886	\$1.39 PSF	\$1,232.00

[VIEW VIRTUAL TOUR](#)

[VIEW VIRTUAL TOUR](#)

[VIEW VIRTUAL TOUR](#)

Suite 200 can be furnished for an additional \$0.10 PSF.

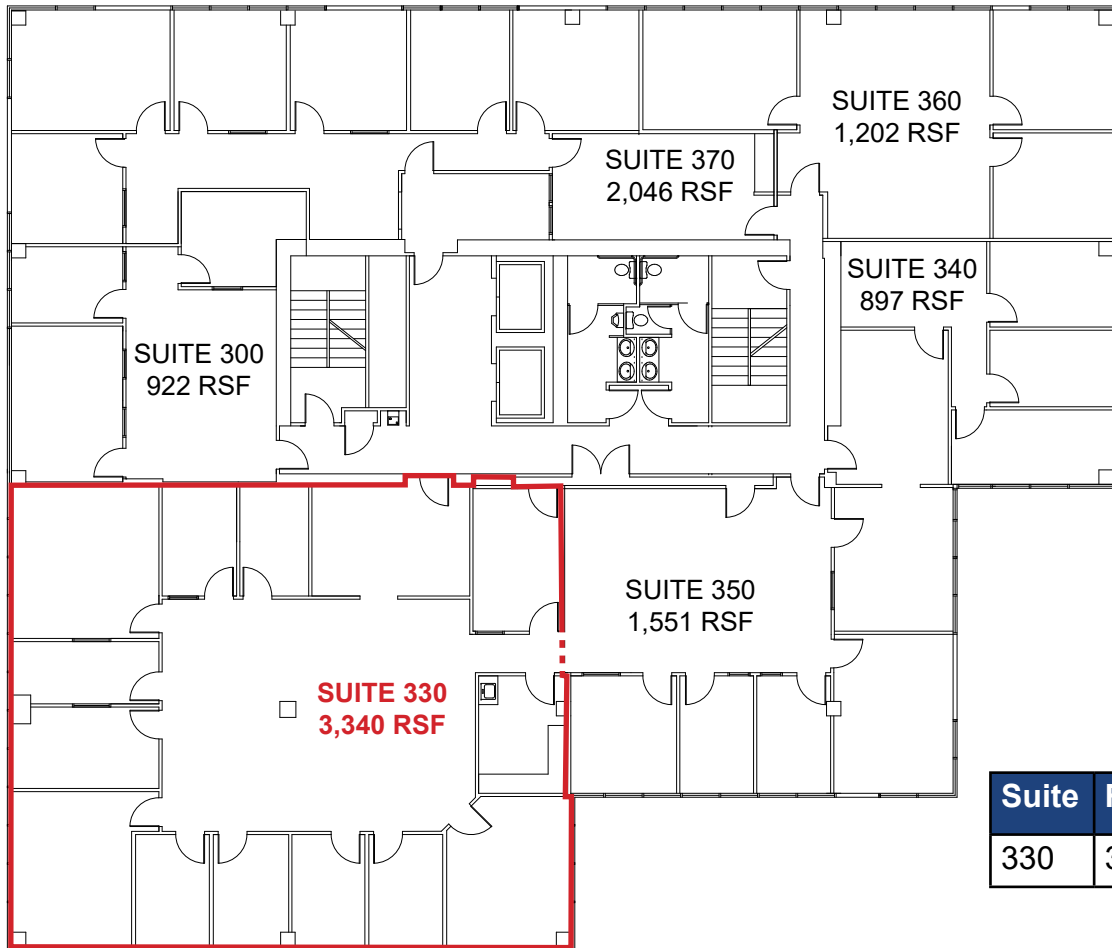
ETHAN CONRAD PROPERTIES, INC.

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

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.

3RD FLOOR PLAN



Suite	RSF	Lease Rate	Monthly Rent
330	3,340	\$1.35 PSF	\$4,509.00

[VIEW VIRTUAL TOUR](#)

ETHAN CONRAD PROPERTIES, INC.

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

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.

FOR LEASE

EL CAMINO TOWER
1401 EL CAMINO AVE
SACRAMENTO, CA



ETHAN CONRAD PROPERTIES, INC.

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

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.