

**1300 NATIONAL DRIVE  
SACRAMENTO, CA**

**FOR LEASE**

**1,332 RSF - 35,742 RSF OFFICE  
SUITES AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.



**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

**Grant Keeney**

DRE: #00899691

grant@ethanconradprop.com

**Todd Newburn**

DRE: #01226238

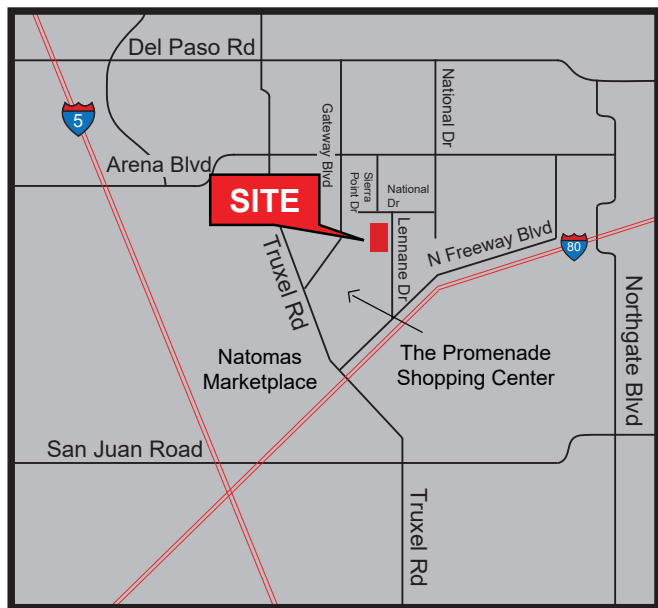
tnewburn@ethanconradprop.com

**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com

**FEATURES:**

- Easy access to I-5 and I-80 freeways
- Multiple retail and dining amenities located 2 blocks away in The Promenade at Sacramento Gateway
- 4.5/1,000 SF parking ratio
- On-site management
- FedEx drop-off located on sidewalk
- Onsite showers
- Building/Monument Signage Available



**PROPERTY DETAILS:**

Attractive, well-maintained Office Building in North Natomas with outstanding access to freeways I-80 and I-5. The property features mature landscaping. Numerous retail and dining options in close proximity.

North Natomas is one of the fastest growing communities in Sacramento. Only minutes from Downtown and Sacramento International Airport.

Drive times:

Downtown – 12 minutes (8.5 miles)

Airport (SMF) – 10 minutes (7.5 miles)

**LEASE RATES:**

**1st Floor:**

Suite 170: 3,632 RSF \$ 6,501.00 (\$1.79 RSF/MO, Full Service)

2nd Floor: 35,742 RSF \$56,830.00 (\$1.59 RSF/MO, Full Service)

**2nd Floor Potential Demised Suites:**

Suite 200: 11,400 RSF \$18,810.00 (\$1.65 RSF/MO, Full Service)

Suite 210: 2,243 RSF \$ 3,925.00 (\$1.75 RSF/MO, Full Service)

Suite 220: 1,615 RSF \$ 2,826.00 (\$1.75 RSF/MO, Full Service)

Suite 230: 1,332 RSF \$ 2,398.00 (\$1.80 RSF/MO, Full Service)

Suite 240: 3,745 RSF \$ 6,554.00 (\$1.75 RSF/MO, Full Service)

Suite 250: 8,615 RSF \$14,215.00 (\$1.65 RSF/MO, Full Service)

Suite 260: 2,075 RSF \$ 3,631.00 (\$1.75 RSF/MO, Full Service)

Suite 270: 3,217 RSF \$ 5,630.00 (\$1.75 RSF/MO, Full Service)

**ETHAN CONRAD PROPERTIES, INC.**

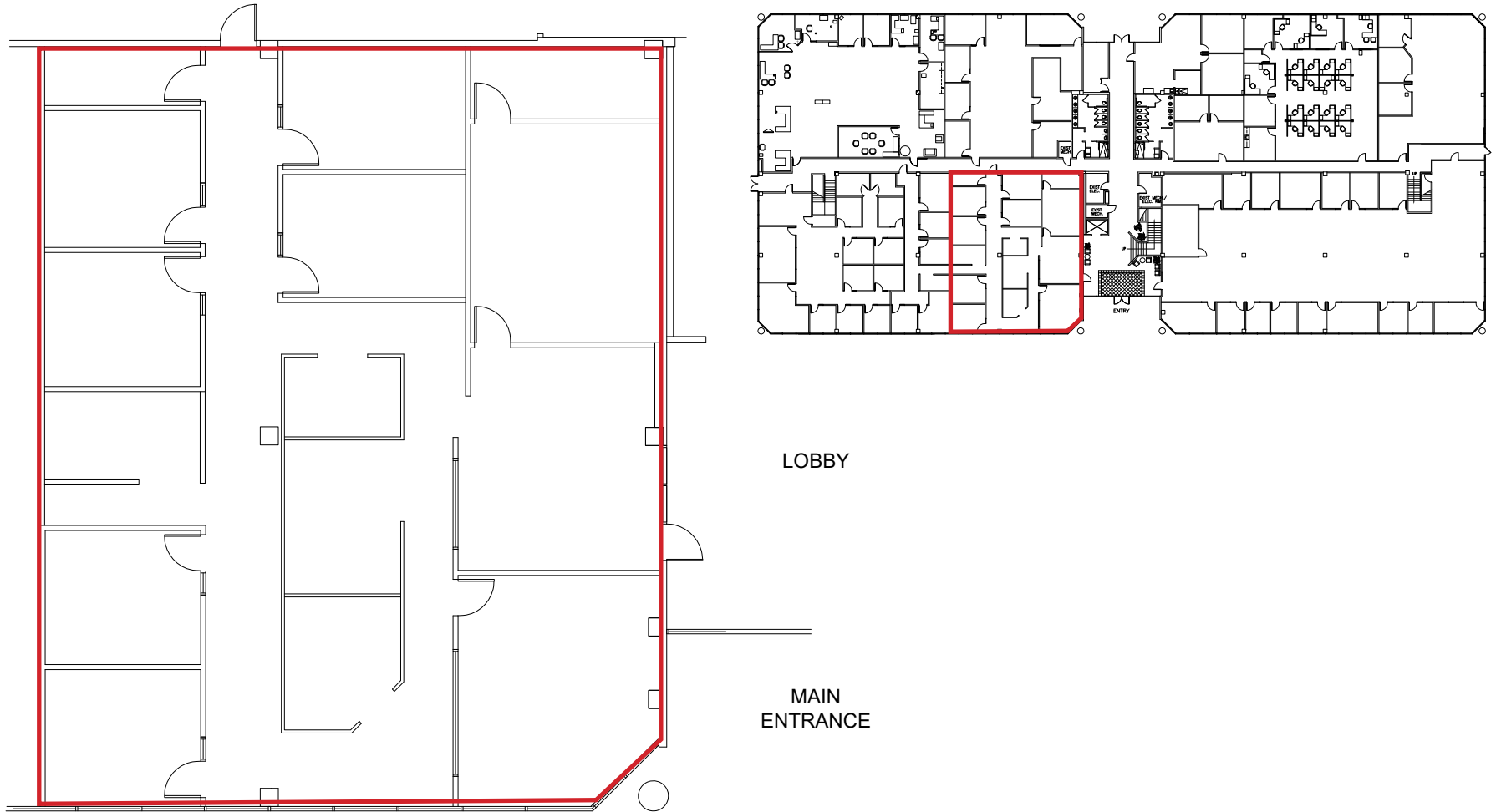
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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.

FLOOR PLAN  
1ST FLOOR

AVAILABLE  
SUITE 170  
3,632 RSF



**ETHAN CONRAD PROPERTIES, INC.**

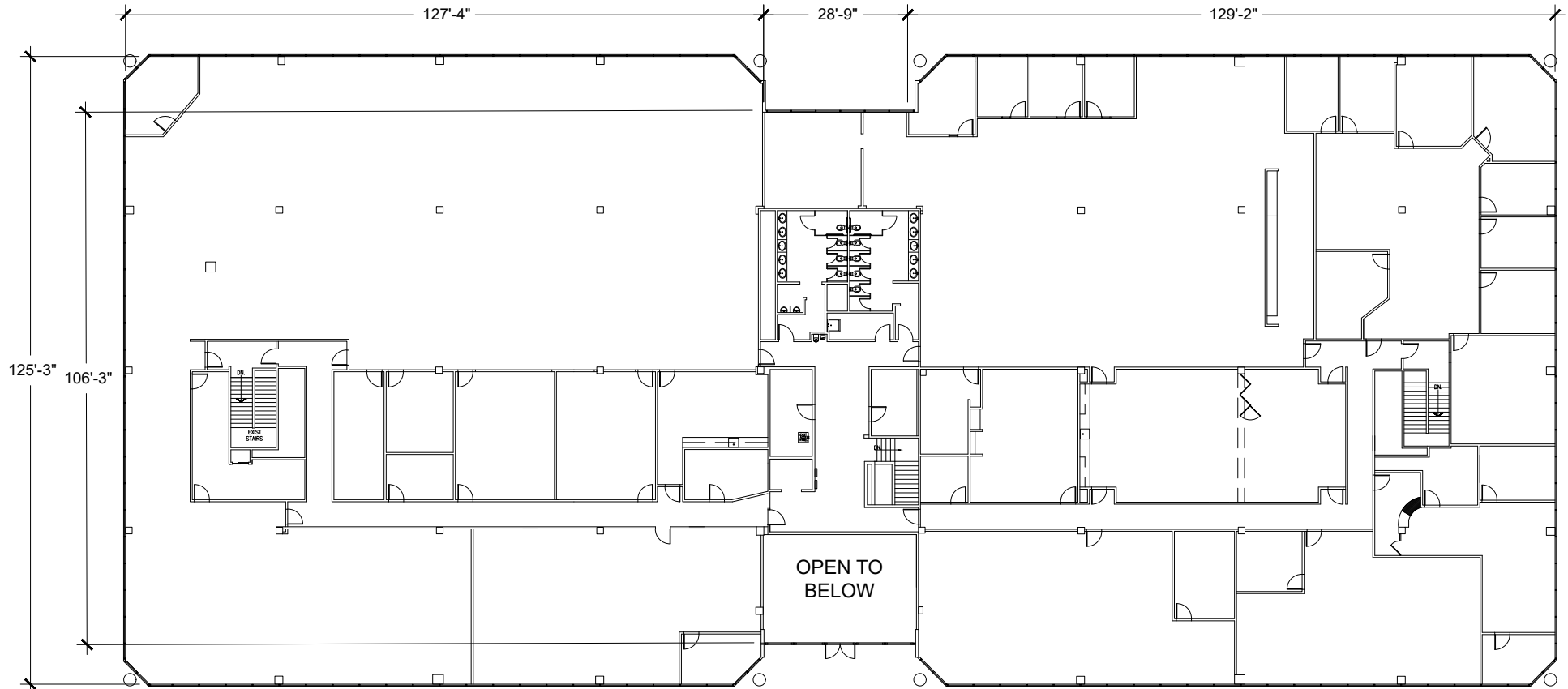
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[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.

FLOOR PLAN  
2ND FLOOR

AVAILABLE  
2ND FLOOR  
±35,742 RSF



[VIEW VIRTUAL TOUR](#)

**ETHAN CONRAD PROPERTIES, INC.**

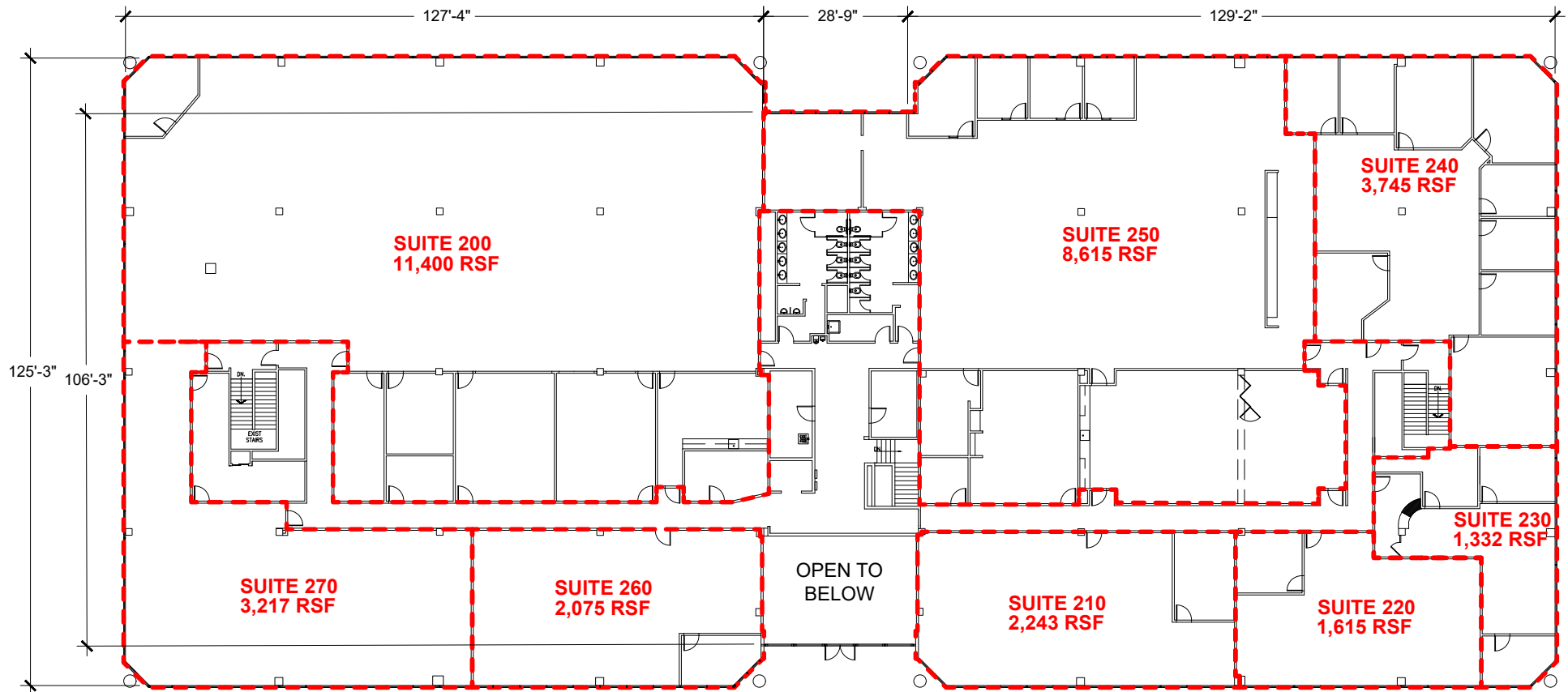
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[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.

FLOOR PLAN  
2ND FLOOR - POTENTIAL DIVISION

AVAILABLE  
2ND FLOOR  
±35,742 RSF



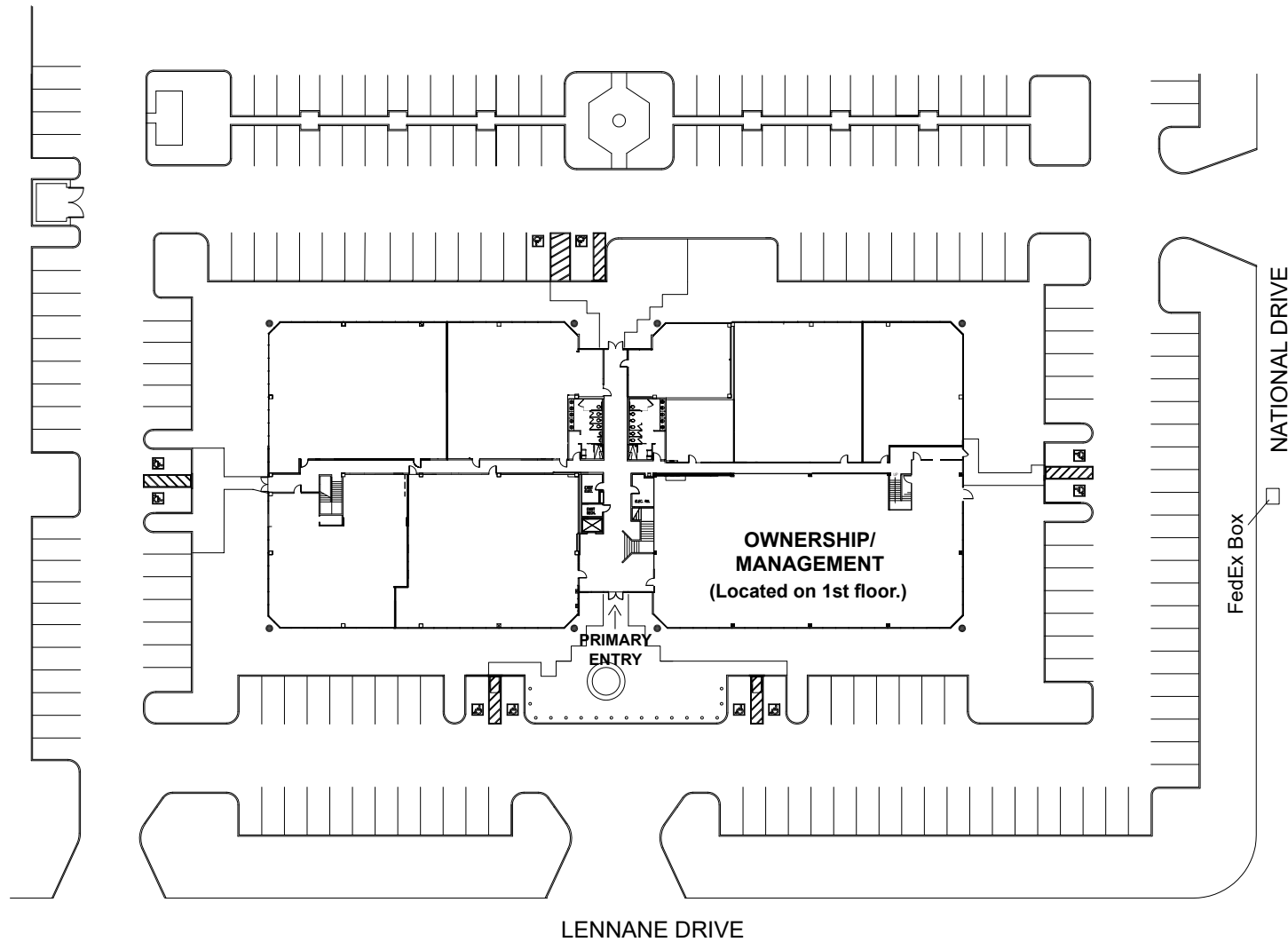
ETHAN CONRAD PROPERTIES, INC.

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.

SITE PLAN



**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.

FOR LEASE

1300 NATIONAL DRIVE  
SACRAMENTO, CA



**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.

PAGE

7

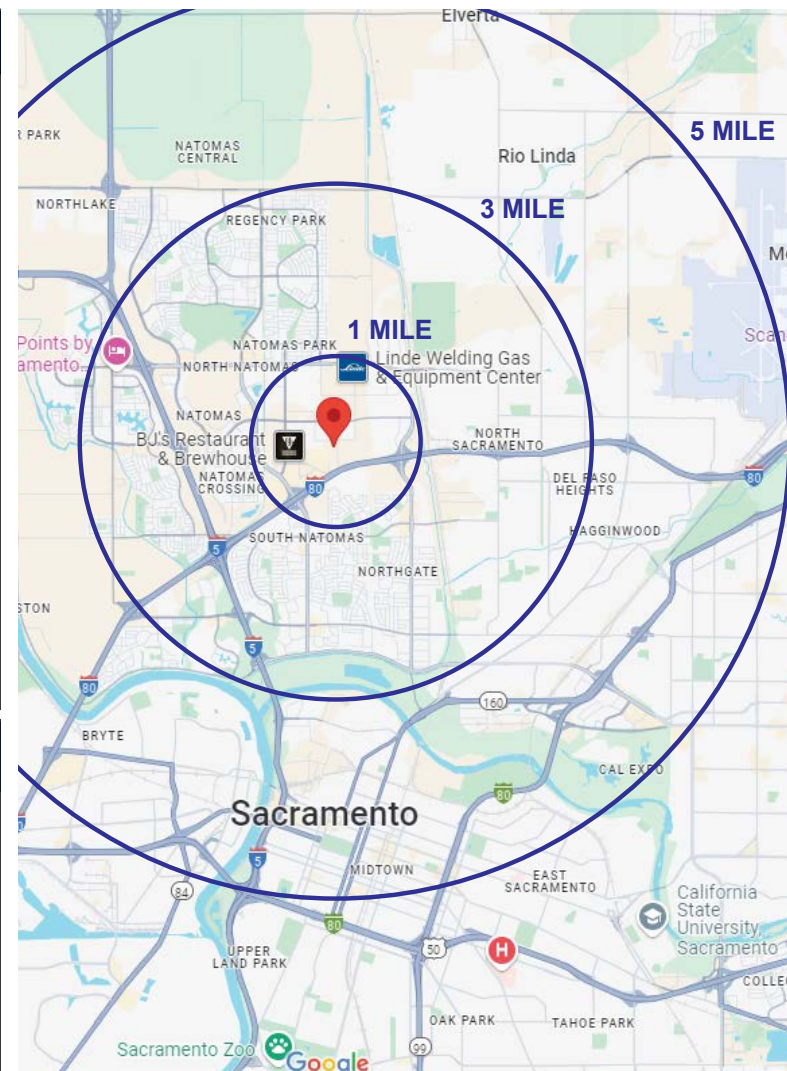
**Immediate Area Defined**

**Amenities**

The immediate area is rich in amenities due to a high concentration of large employers as well as dense residential population.



Demographics	1 Mile	3 Miles	5 Miles
2020 Population	7,033	104,794	264,686
2024 Population	8,713	144,001	271,438
Median Home Value	\$520,216	\$437,077	\$439,856
Avg. Household Income	\$96,298	\$100,983	\$94,856



**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.