

OFFICE AND MEDICAL BUILDING

4600 47TH AVENUE

SACRAMENTO, CA

FOR LEASE

872 RSF - 2,055 RSF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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Sandy Rodriguez

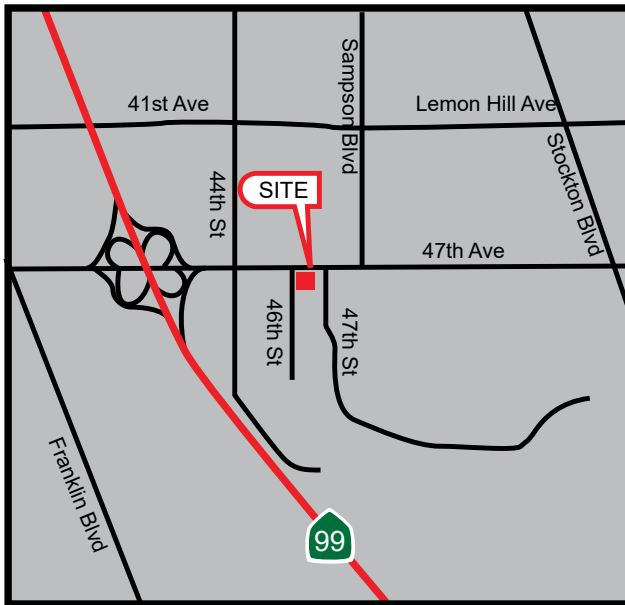
DRE: #01249030

sarodriguez@ethanconradprop.com

916.779.1000

FEATURES:

- Excellent lease rates and variety of suite sizes available
- Suites available for immediate occupancy
- Building and monument signage opportunities
- Easy access to Hwy 99
- Zoned: BP (Business and Professional Office)
- Abundant on-site parking



PROPERTY DETAILS:

Two story Professional Office and Medical building with completed renovations which have completely transformed the property.

Attractive lease rates make it an outstanding value. Tenant improvement funds available.

LEASE RATES:

\$1.40 - \$1.45 PSF, Full Service

Full Service rent includes utilities, janitorial and maintenance costs.

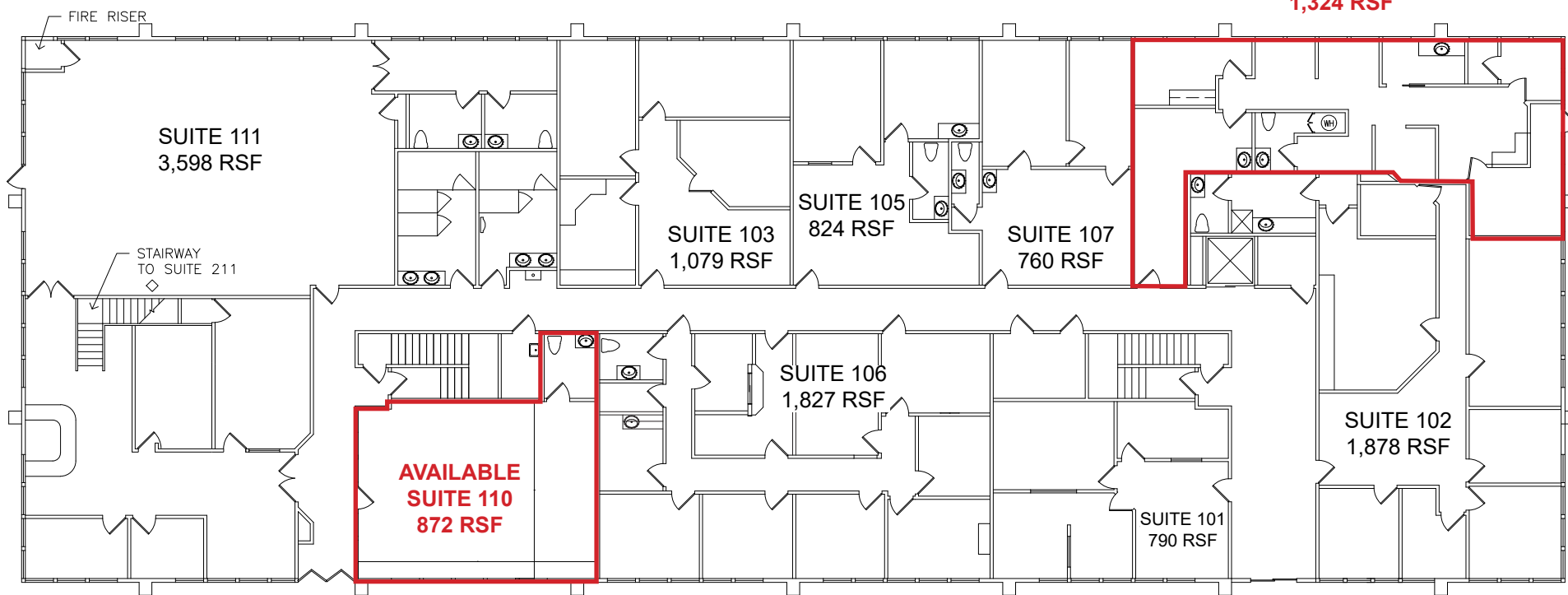
ETHAN CONRAD PROPERTIES, INC.

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

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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	1,324	\$1.45 PSF, FS	\$1,920.00
110	872	\$1.45 PSF, FS	\$1,264.00

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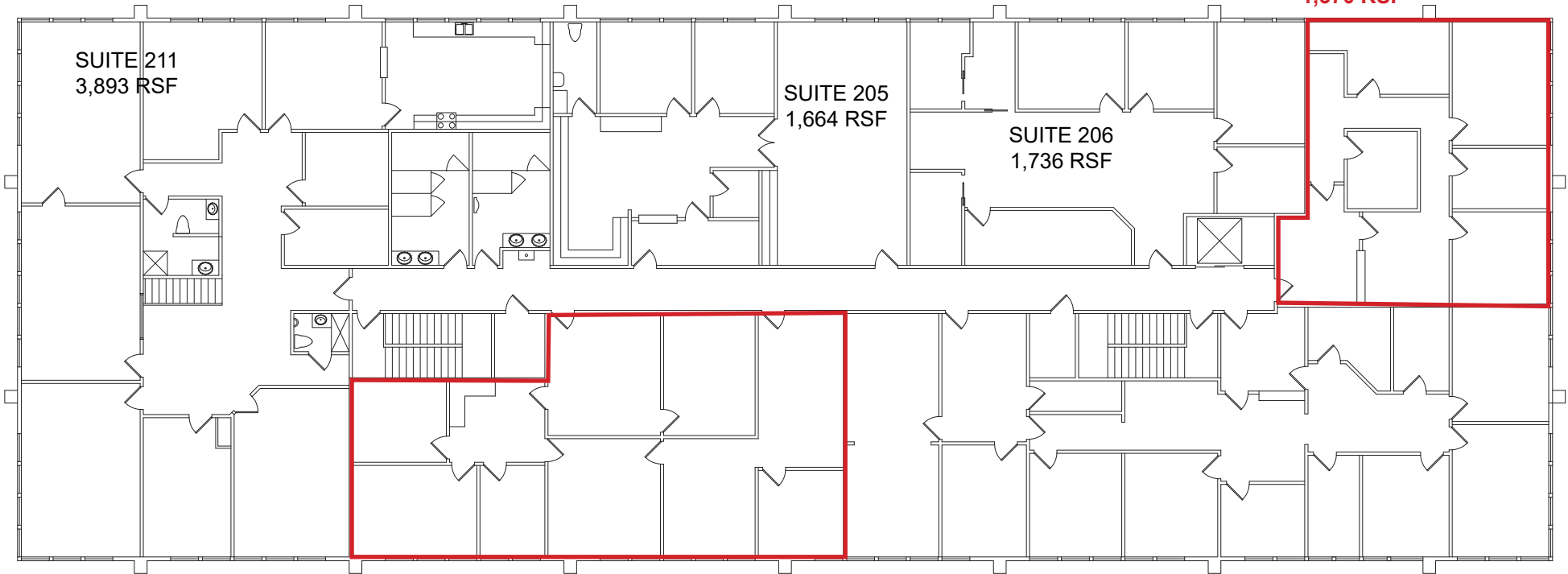
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2ND FLOOR PLAN



AVAILABLE
SUITE 208
1,370 RSF

AVAILABLE
SUITE 200
2,055 RSF

Suite	RSF	Lease Rate	Monthly Rent
200	2,055	\$1.40 PSF, FS	\$2,877.00
208	1,370	\$1.40 PSF, FS	\$1,918.00

SUITE 210
3,078 RSF

[VIEW VIRTUAL TOUR](#)

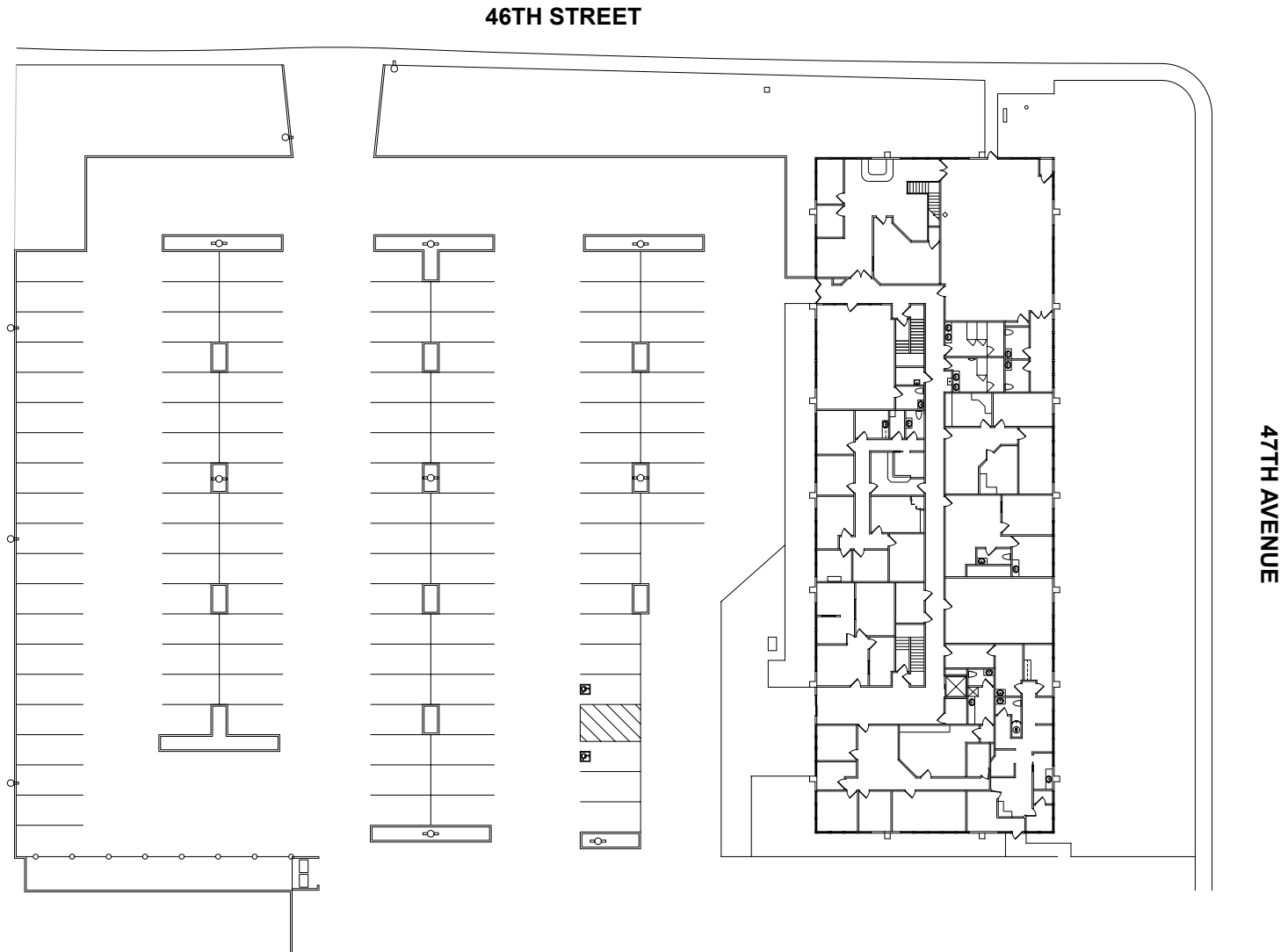
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SITE PLAN



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