

**7777 GREENBACK LANE
CITRUS HEIGHTS, CA**

FOR LEASE

**917 RSF - 8,231 RSF OFFICE
SUITES AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Sandy Rodriguez

DRE: #01249030

sarodriguez@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:

- Multiple office configurations available; most with breakrooms and fantastic glassline
- Professionally managed by Ethan Conrad Properties
- Monument signage available
- Secure garage parking beneath and surrounding building
- XO fiber optic available
- Mature landscaping

PROPERTY DETAILS:

One of the nicest office buildings in Citrus Heights. Great location with a considerable amount of retail services nearby (across from Sunrise Marketplace).

LEASE RATES:

Suite 101:	917 RSF	\$1,513.00 (\$1.65 PSF)
Suite 104B:	1,986 RSF	\$3,078.00 (\$1.55 PSF)
Suite 109:	5,169 RSF	\$7,702.00 (\$1.49 PSF)
Suite 200*:	2,744 RSF	\$4,363.00 (\$1.59 PSF)
Suite 201*:	5,487 RSF	\$8,176.00 (\$1.49 PSF)

*Suites 200/201 can be combined for 8,231 RSF at \$1.49 PSF or demised to suit at \$1.59 PSF.

All rents are Full Service Gross leases which include utilities and janitorial services.



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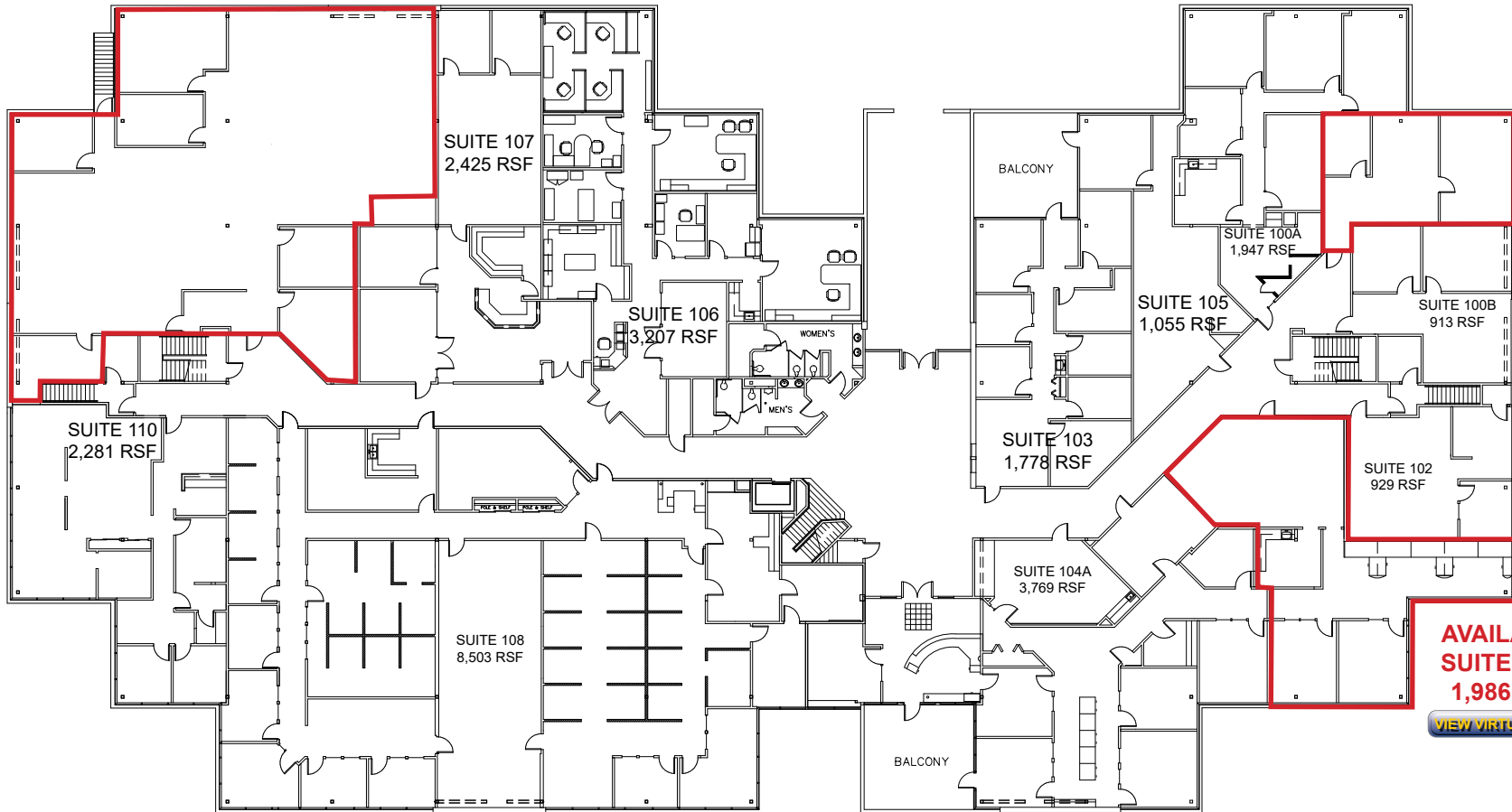
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1ST FLOOR PLAN

AVAILABLE
SUITE 109
5,169 RSF

[VIEW VIRTUAL TOUR](#)



AVAILABLE
SUITE 101
917 RSF

AVAILABLE
SUITE 104B
1,986 RSF

[VIEW VIRTUAL TOUR](#)

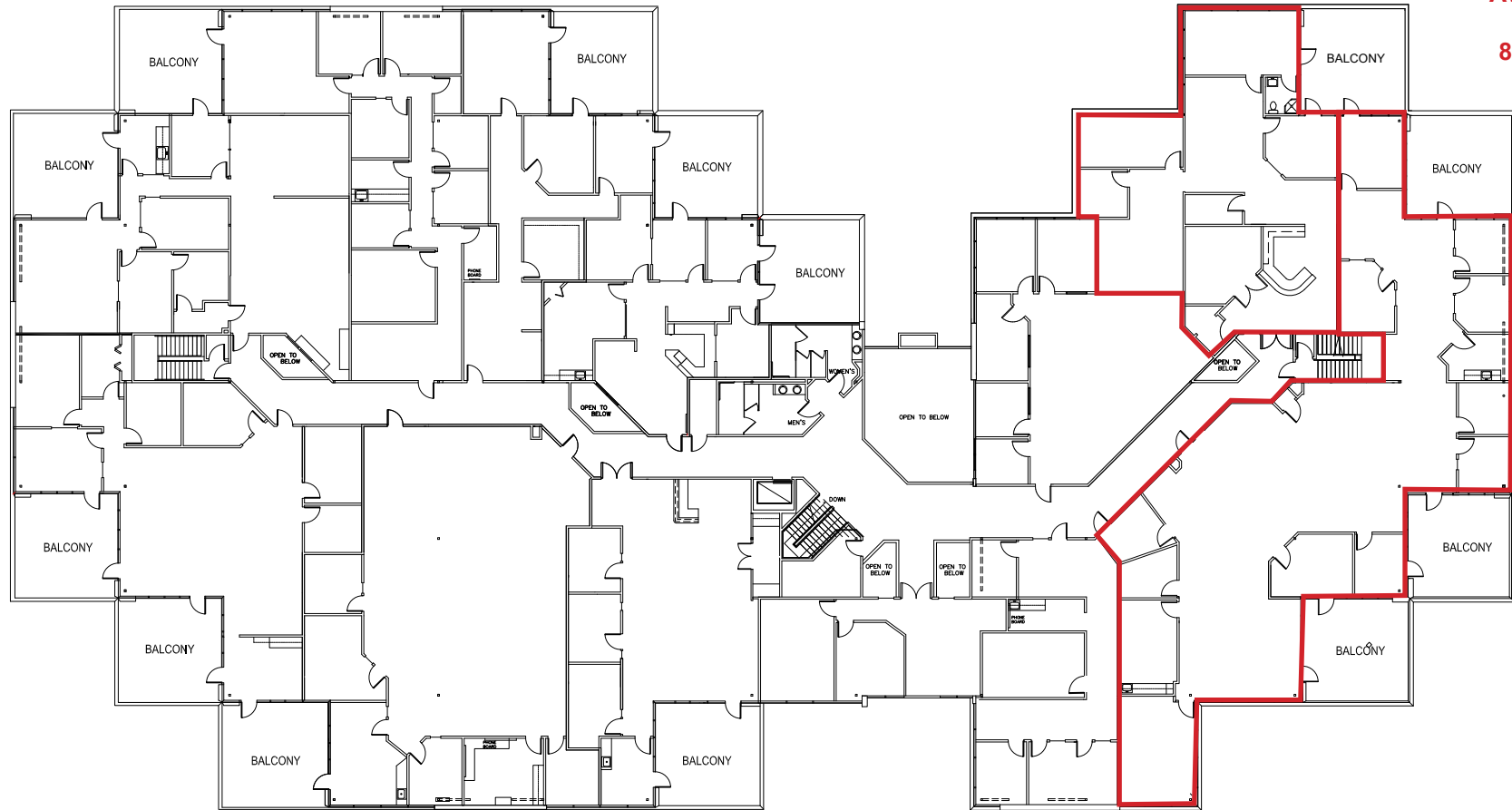
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2ND FLOOR PLAN



AVAILABLE
SUITE 200
2,744 RSF

AVAILABLE
200/201
8,231 RSF

AVAILABLE
SUITE 201
5,487 RSF
[VIEW VIRTUAL TOUR](#)

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