

CALIFORNIA WORKSPACE

3050-3117 FITE CIRCLE

SACRAMENTO, CA

190 RSF - 6,758 RSF OFFICE AND
WAREHOUSE SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED



FOR MORE INFORMATION CONTACT:

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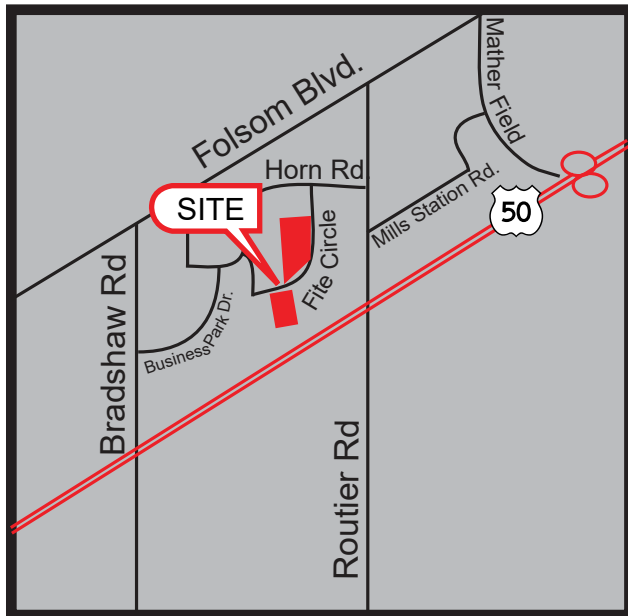
mdetorres@ethanconradprop.com

916.779.1000

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FEATURES:

- Flexible Office/Warehouse layouts
- Visibility from well traveled Hwy 50
- Common area conference room available
- Professional business park setting
- Abundant parking with mature landscaping
- 4.5/1,000 SF parking ratio

**PROPERTY DETAILS:**

California Workspace is a $\pm 141,000$ SF, seven-building business park located in Sacramento with frontage along Hwy 50 and visible to $\pm 185,000$ daily traffic.

The campus caters to a wide range of flexible uses by offering warehouse and office spaces, abundant parking, direct access to amenities and light rail, all in a centrally located and mature submarket.

LEASE RATES:

Please see additional pages.

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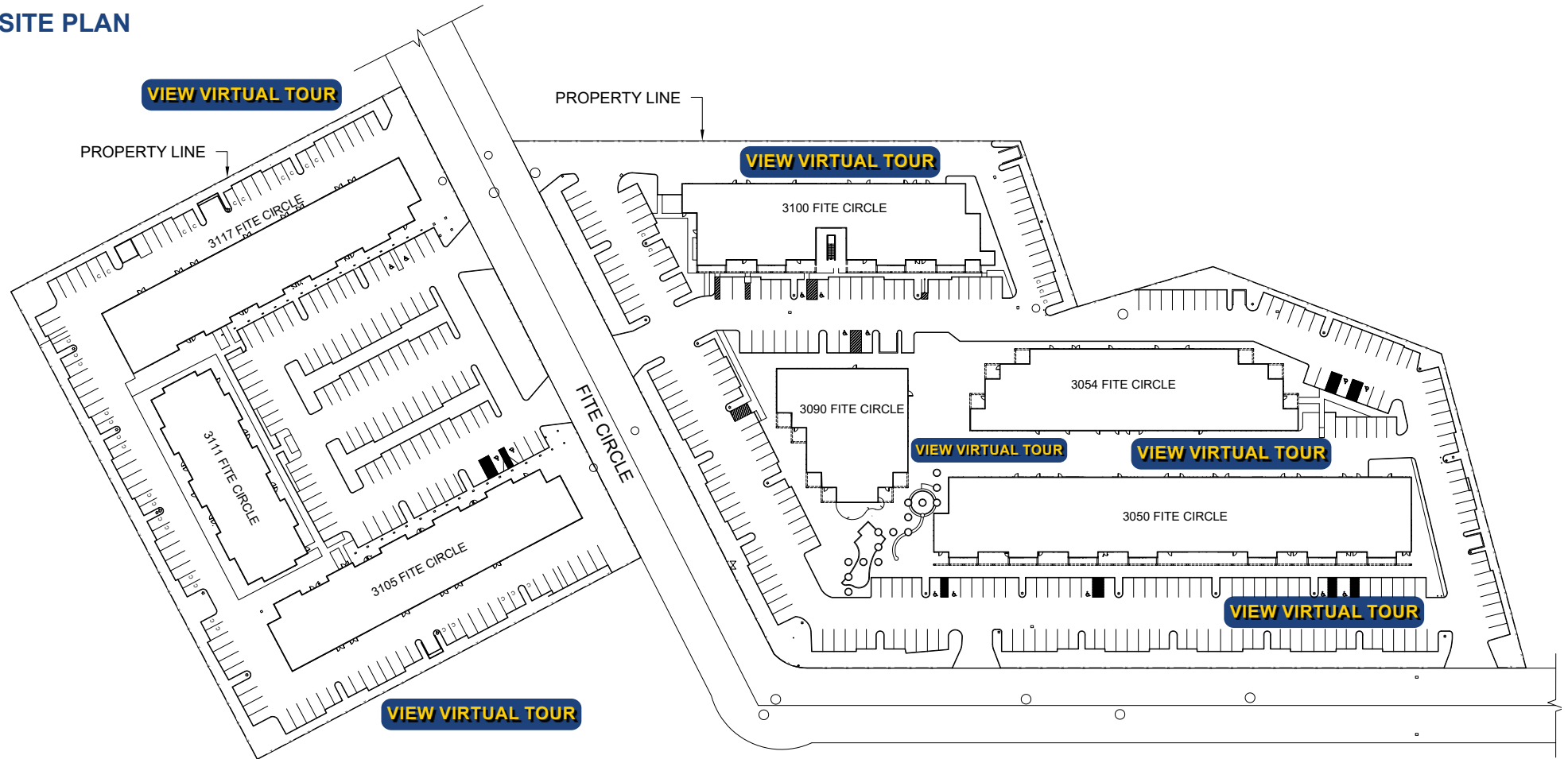
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SITE PLAN

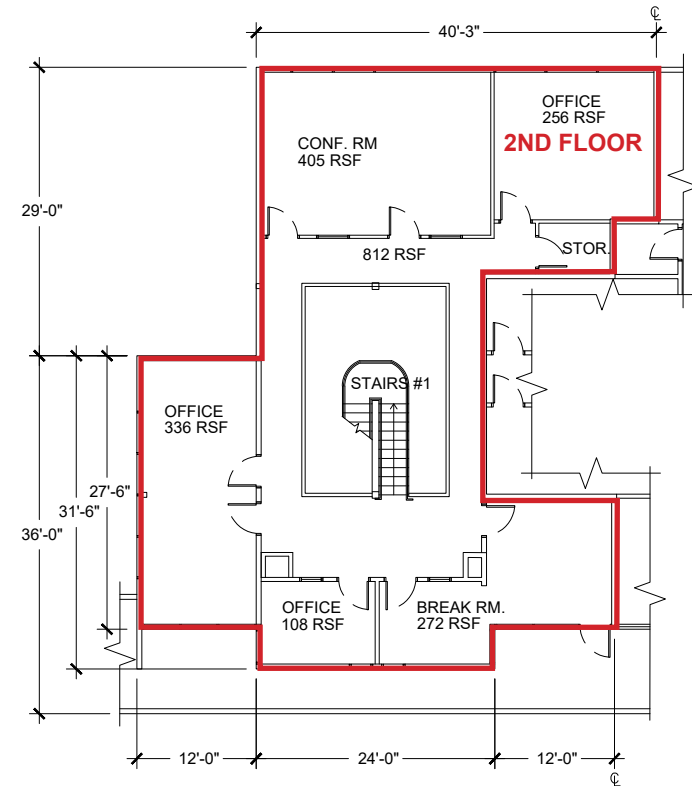
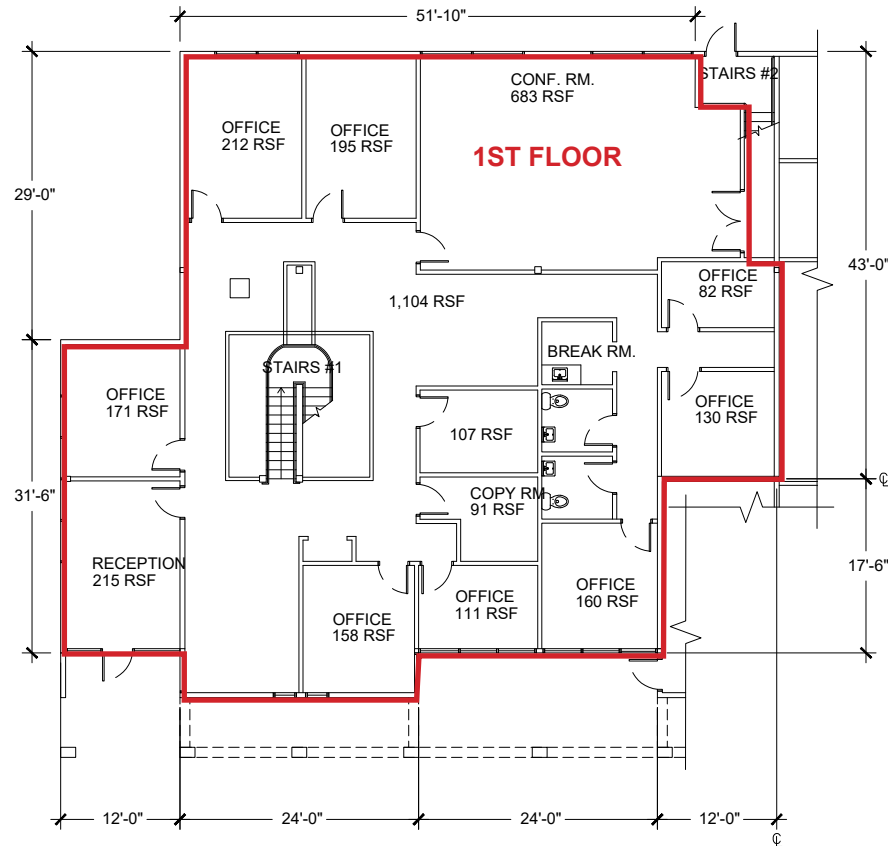


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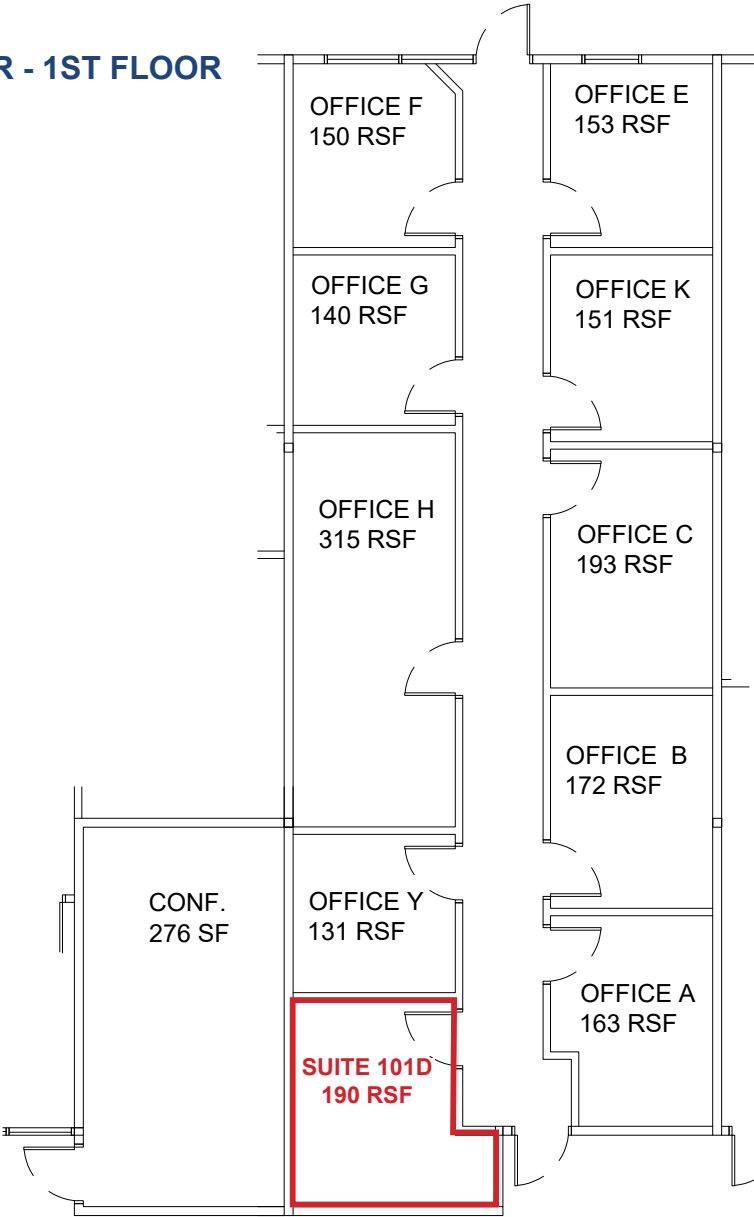
3050 FITE CIR - 1ST & 2ND FLOOR


Suite	RSF	Office	Monthly Rent
100	6,265	\$0.99 PSF	\$6,202.00, MG

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3050 FITE CIR - 1ST FLOOR



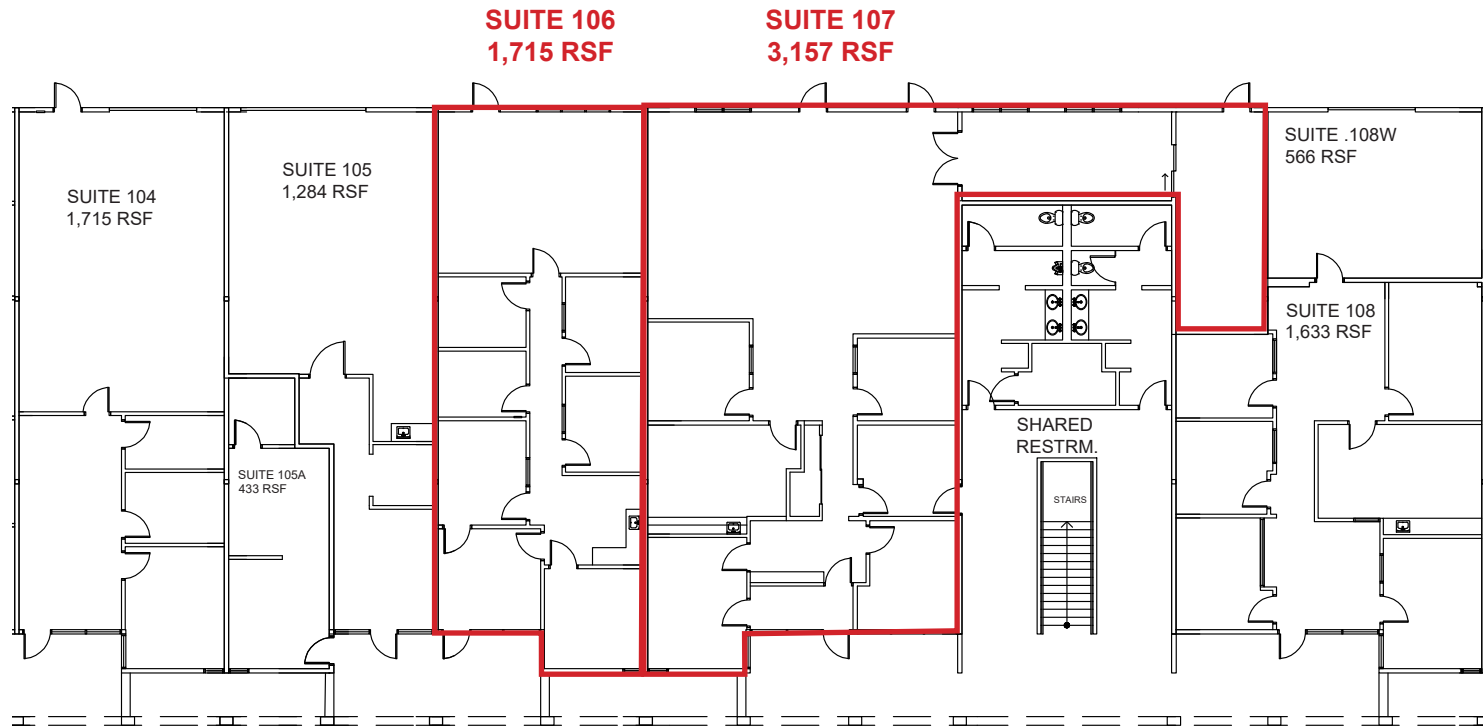
Suite	RSF	Office	Monthly Rent
101D	190	\$2.50 PSF	\$475.00, FS

No Janitorial.

CONFERENCE ROOM
VIRTUAL TOUR

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3050 FITE CIR - 1ST FLOOR

Suite	RSF	Office	Monthly Rent
106	1,715	\$1.15 PSF	\$1,972.00, MG
107	3,157	\$1.10 PSF	\$3,473.00, MG

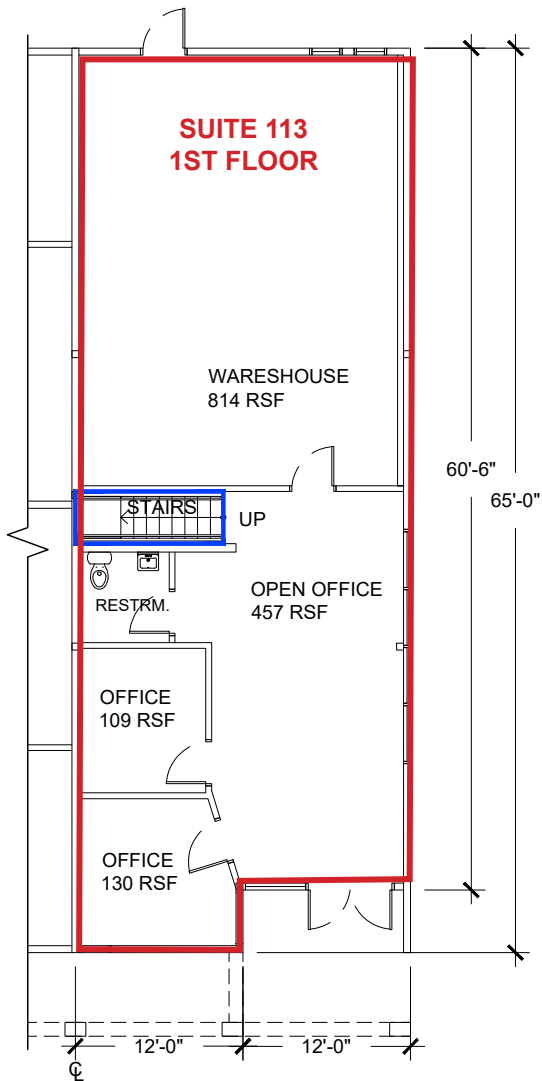
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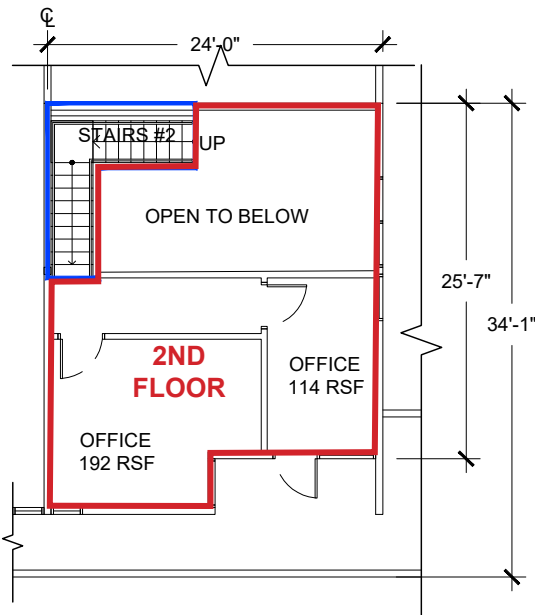
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3050 FITE CIR - 1ST & 2ND FLOOR



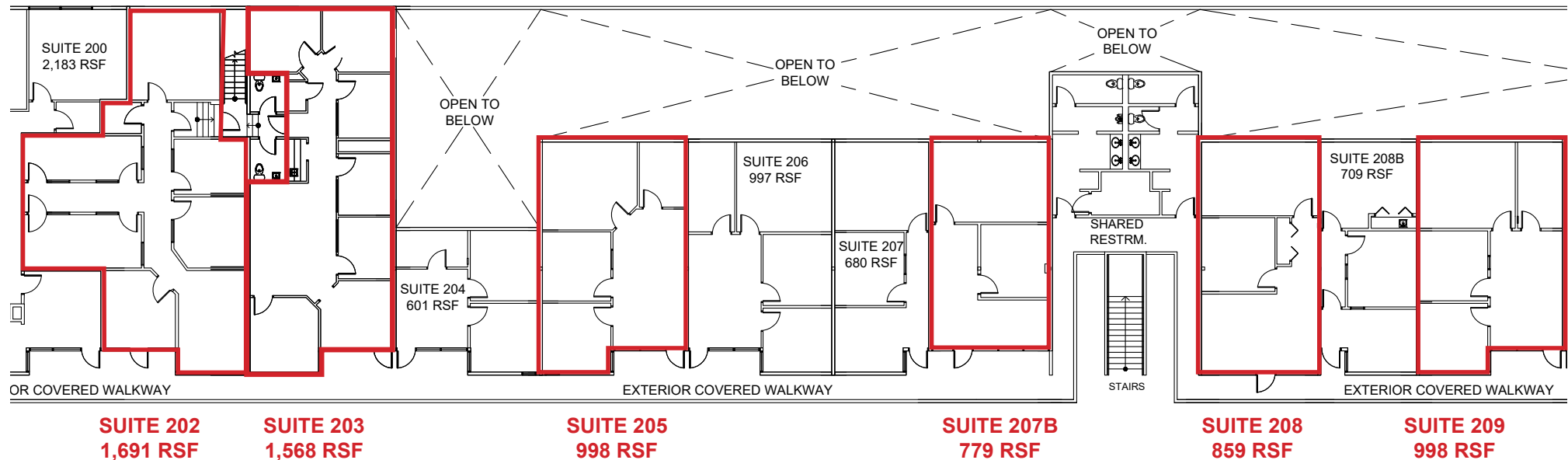
Suite	RSF	Office	Monthly Rent
113	2,087	\$1.20 PSF	\$2,504.00, MG

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3050 FITE CIR - 2ND FLOOR


Suite	RSF	Office	Monthly Rent
202	1,691	\$1.15 PSF	\$1,945.00, MG
203	1,568	\$1.15 PSF	\$1,803.00, MG
205	998	\$1.15 PSF	\$1,148.00, MG
207B	779	\$1.15 PSF	\$ 896.00, MG
208	859	\$1.15 PSF	\$ 988.00, MG
209	998	\$1.15 PSF	\$1,148.00, MG

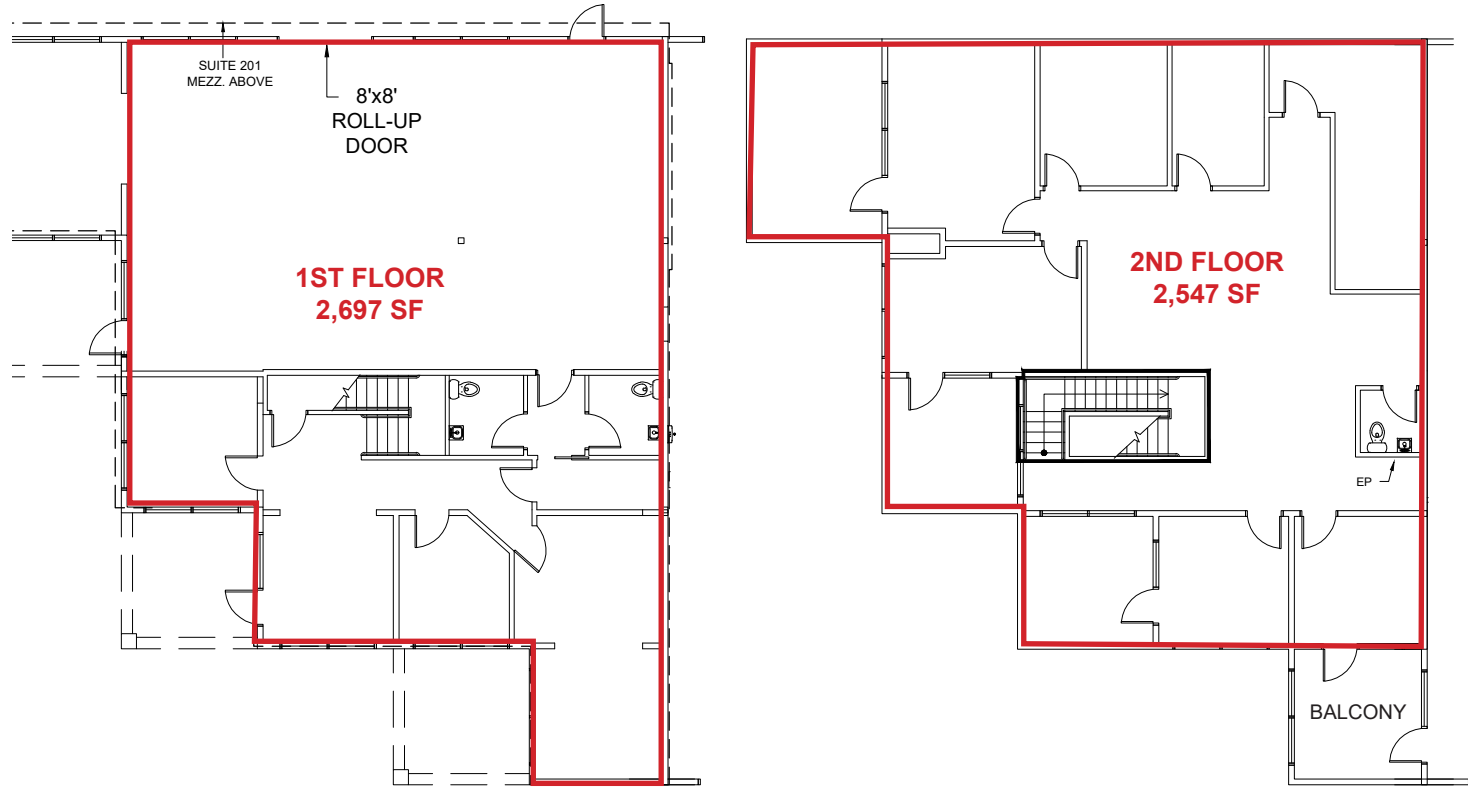
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3054 FITE CIR - 1ST & 2ND FLOOR



Suite	RSF	Office	Monthly Rent
101	5,244	\$0.99 PSF	\$4,274.00, MG

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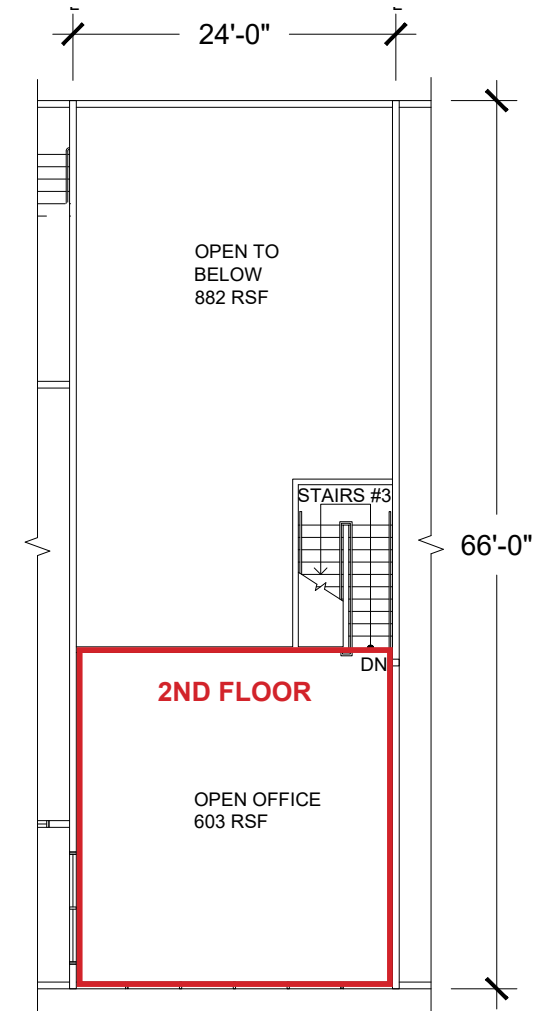
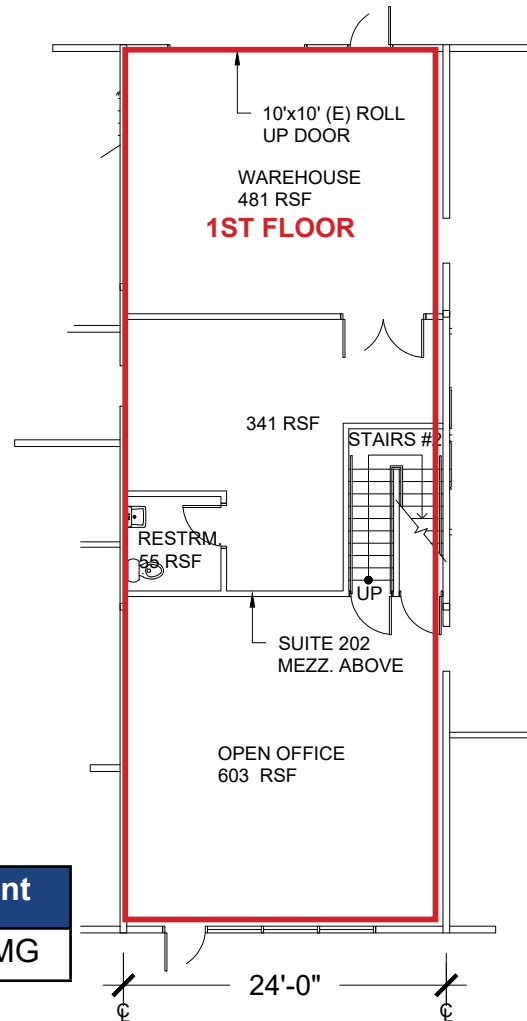
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3054 FITE CIR - 1ST & 2ND FLOOR
FEATURES:

- One (1) roll-up door
- Private restrooms
- 18' clear height in warehouse area

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Suite	RSF	Office	Monthly Rent
102	2,195	\$1.15 PSF	\$2,524.00, MG

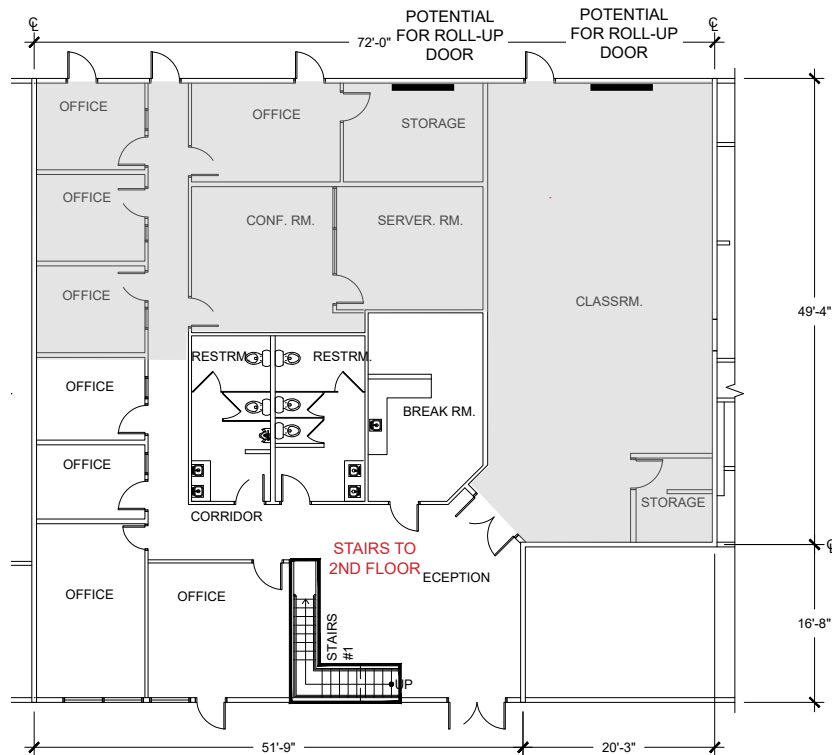

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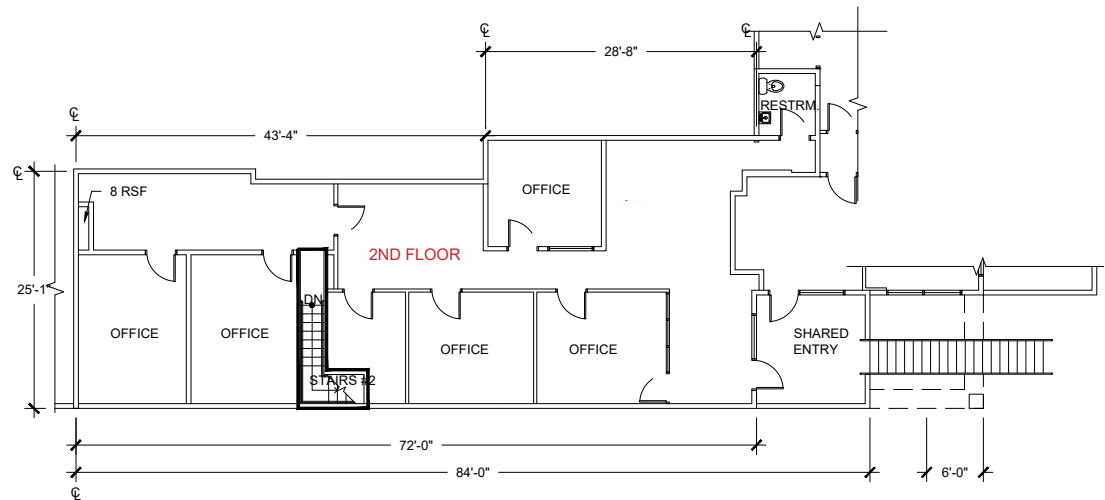
3054 FITE CIR - 1ST & 2ND FLOOR



 = Potential for 16' warehouse

FEATURES:

- Two (2) multi-use restrooms, One (1) private.
- 15 private offices
- Large breakroom
- Potential for warehouse with Two (2) roll-up doors



Suite	RSF	Office	Monthly Rent
106	6,376	\$0.99 PSF	\$6,312.00, MG

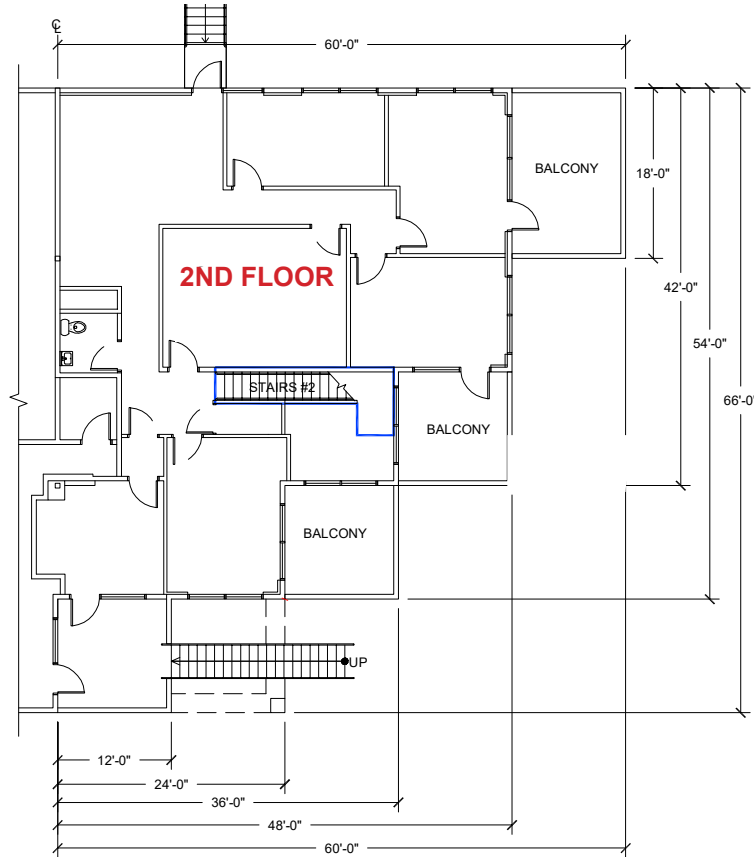
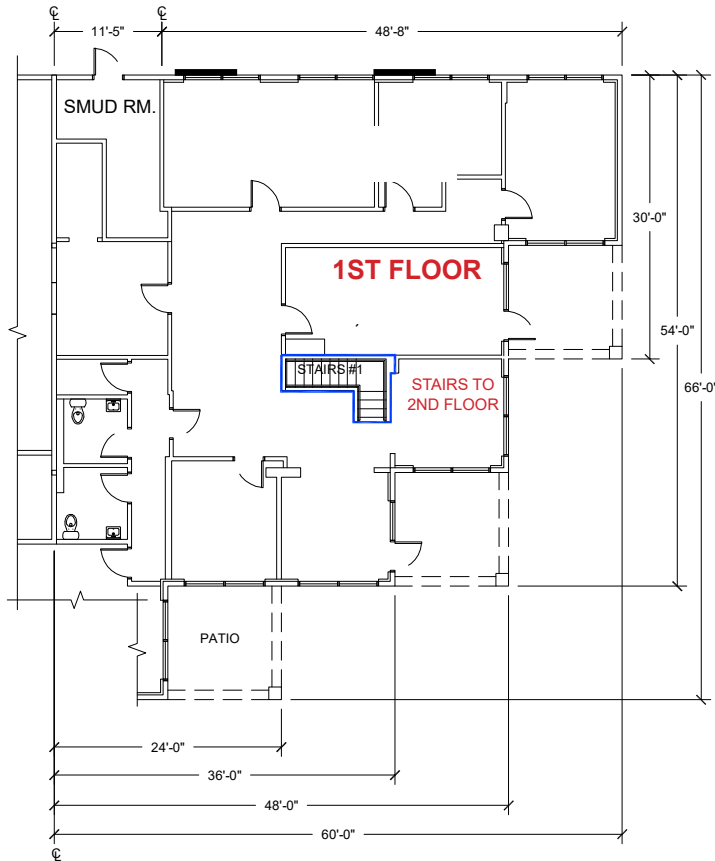
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3054 FITE CIR - 1ST & 2ND FLOOR


Suite	RSF	Office	Monthly Rent
108	4,621	\$0.99 PSF	\$4,575.00, MG

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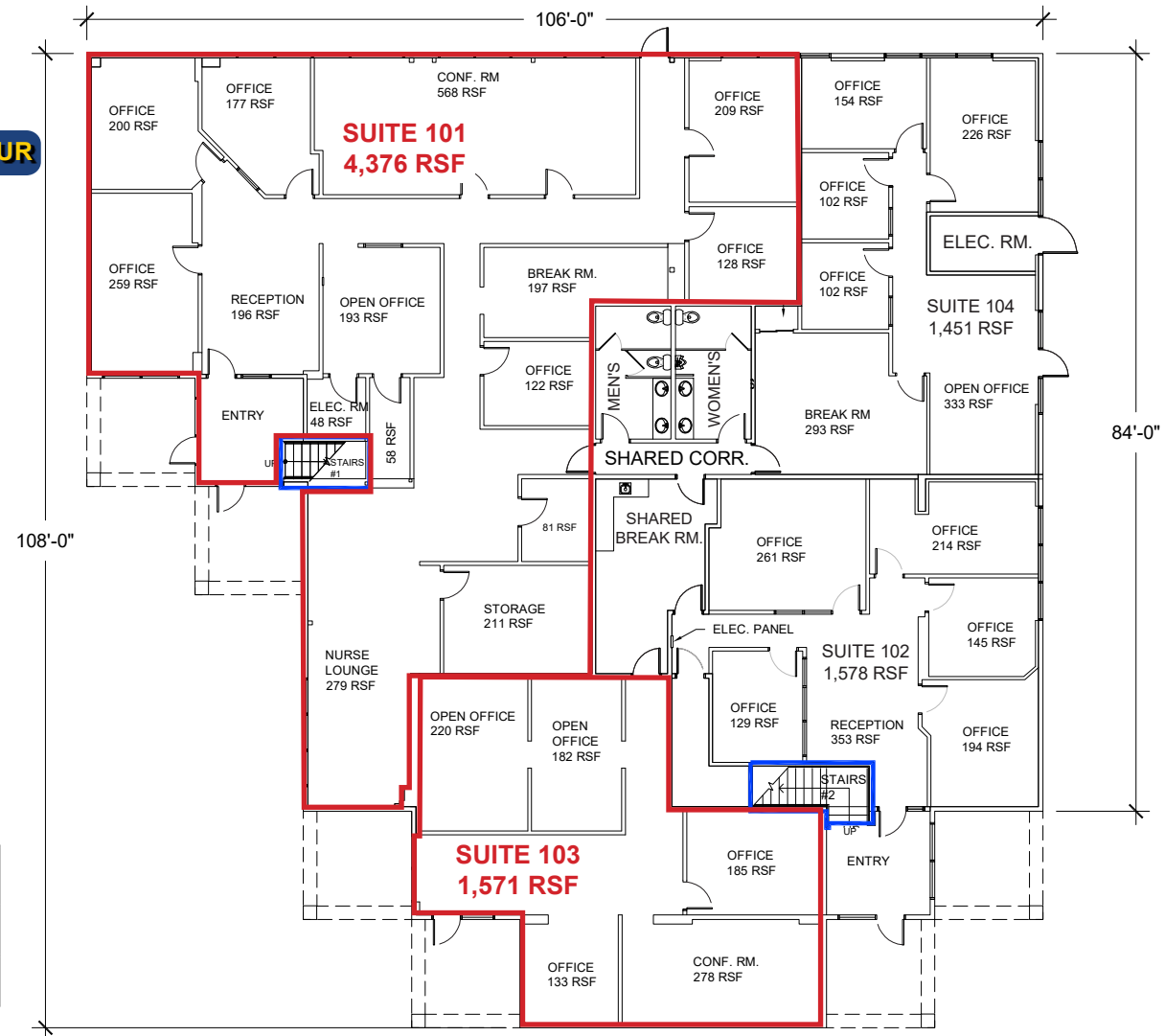
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3090 FITE CIR - 1ST FLOOR

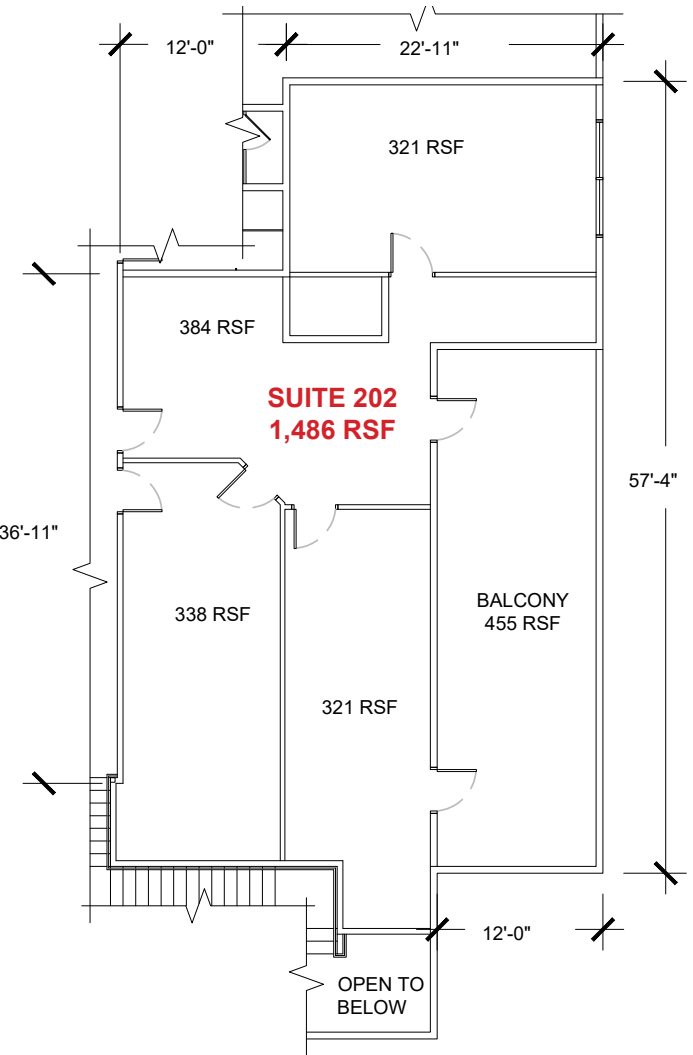
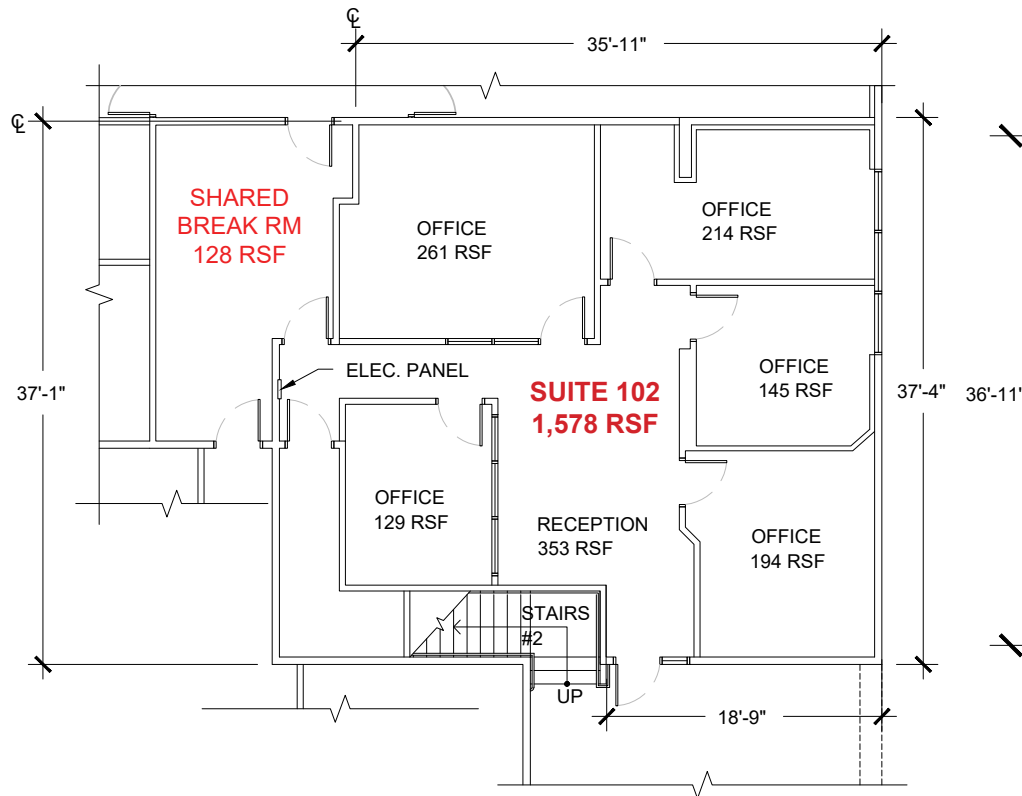
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Suite	RSF	Lease rate	Monthly Rent
101	4,376	\$0.99 PSF	\$4,332.00, MG
103	1,571	\$1.15 PSF	\$1,807.00, MG



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3090 FITE CIR - 1ST & 2ND FLOOR


Suite	RSF	Lease rate	Monthly Rent
102	1,578	\$1.15 PSF	\$1,815.00, MG
202	1,486	\$1.15 PSF	\$1,709.00, MG

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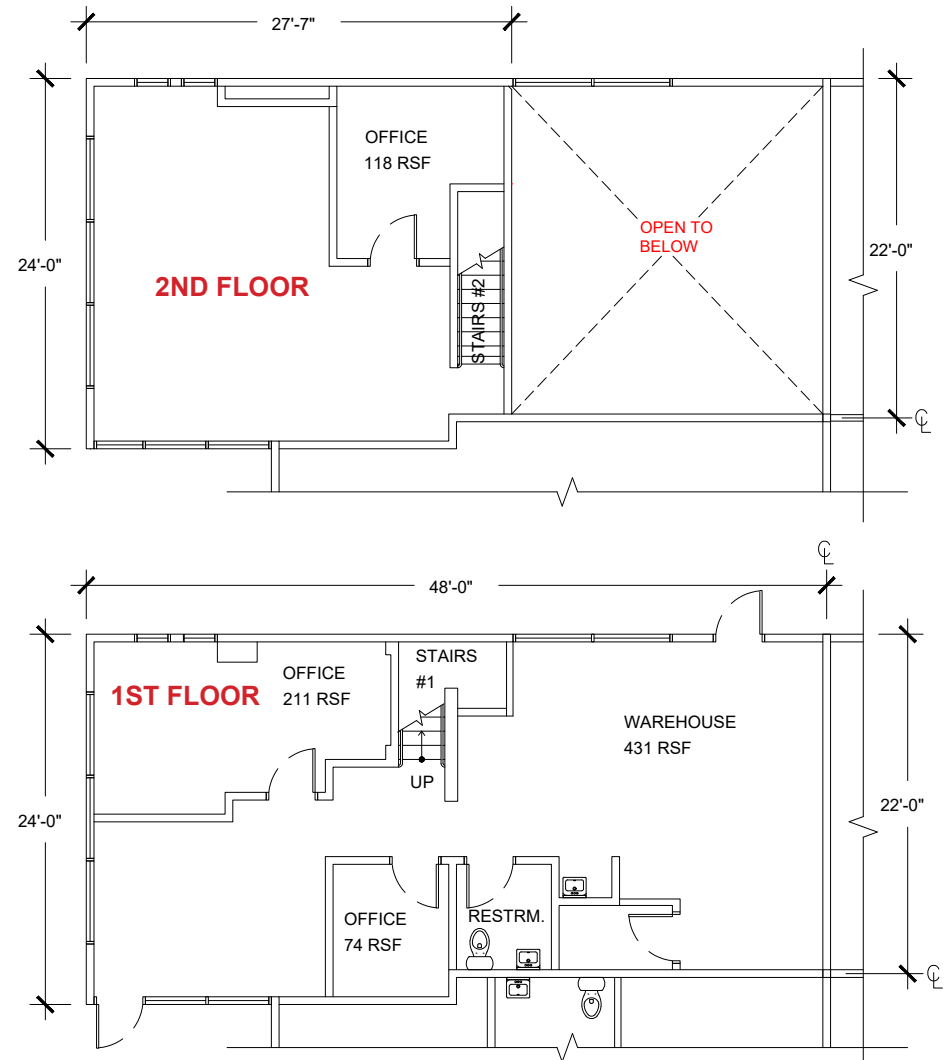
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3100 FITE CIR - 1ST & 2ND FLOOR
FEATURES:

- Private restroom
- Break-bar with sink
- Two (2) entry doors
- Insulated storage area
- 2nd floor private suite with great window line

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Suite	RSF	Lease rate	Monthly Rent
101	2,046	\$1.10 PSF	\$2,251.00, MG

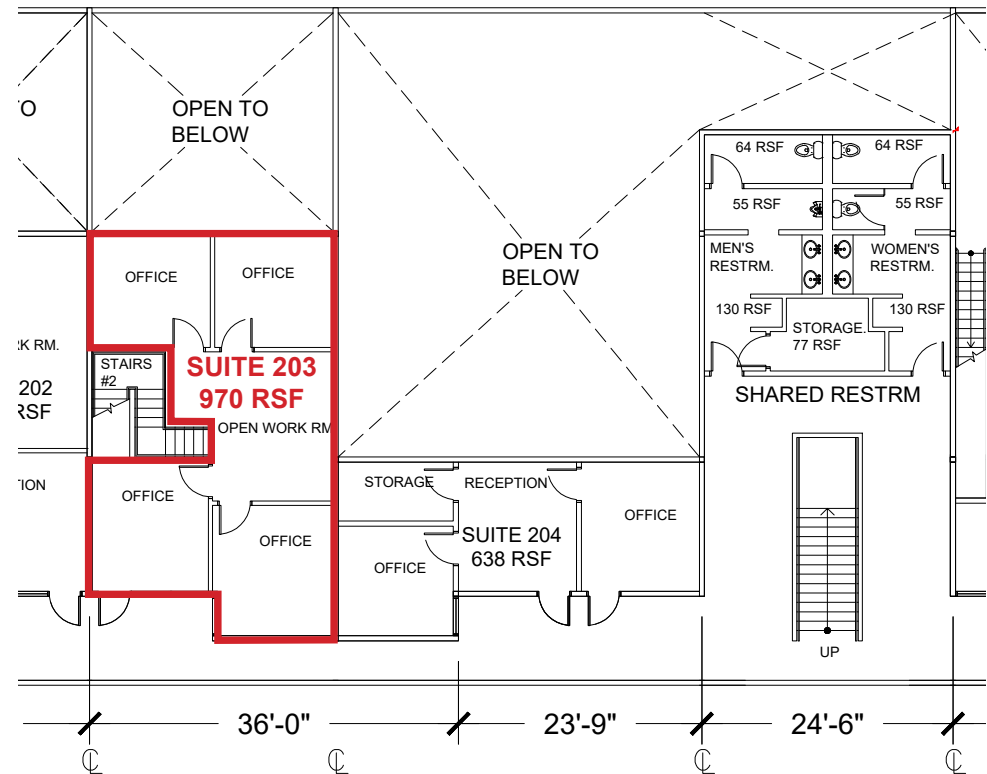
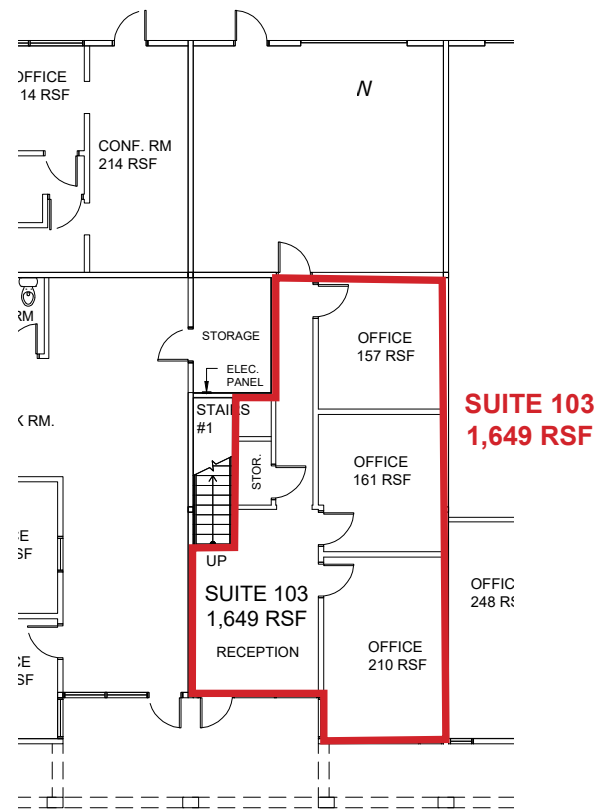

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3100 FITE CIR - 1ST & 2ND FLOOR



Suite	RSF	Office	Monthly Rent
103	1,649	\$1.10 PSF	\$1,814.00, MG
203	970	\$1.10 PSF	\$1,067.00, MG

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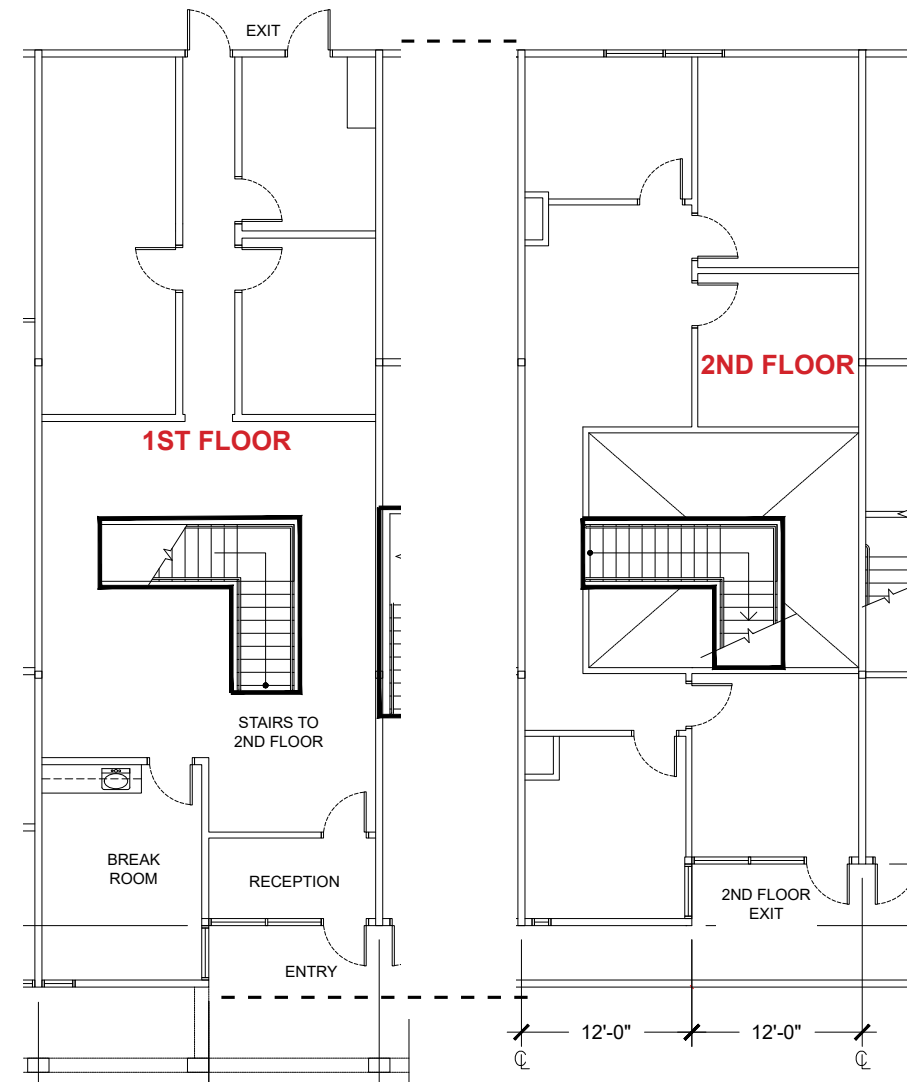
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3100 FITE CIR - 1ST & 2ND FLOOR**FEATURES:**

- Dedicated reception area
- Full breakroom
- Interior staircase
- Large skylights creating tons of natural light
- 7-8 private offices, One (1) conference room
- Four (4) entry doors

Suite	RSF	Office	Monthly Rent
106	3,172	\$1.10 PSF	\$3,489.00, MG

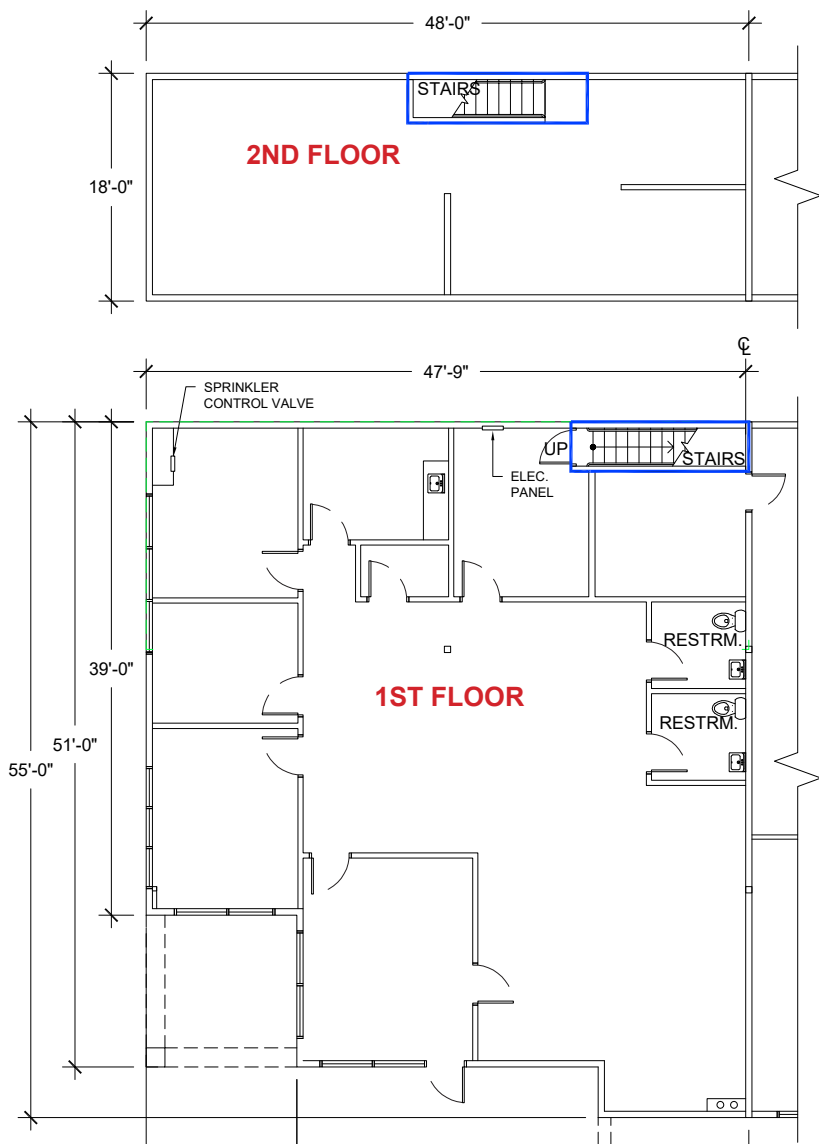
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3105 FITE CIR - 1ST & 2ND FLOOR



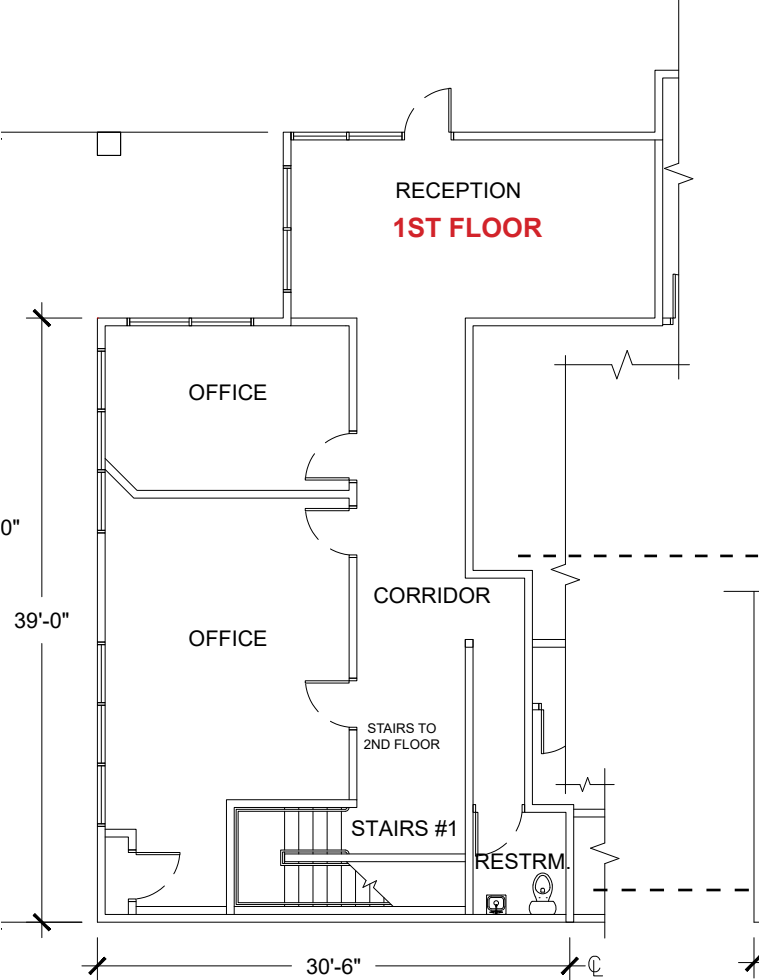
Suite	RSF	Office	Monthly Rent
101	3,094	\$1.10 PSF	\$3,403.00, MG

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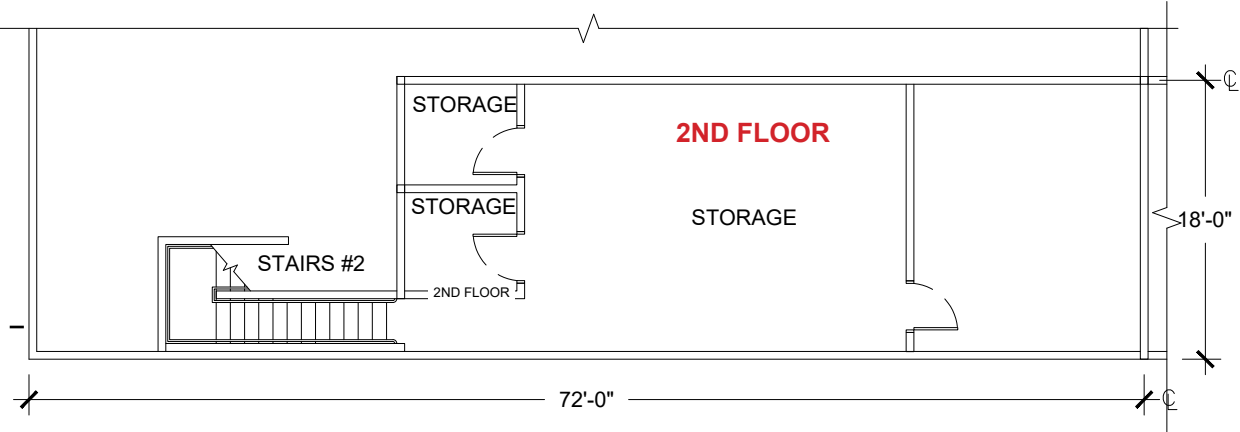
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3117 FITE CIR - 1ST FLOOR



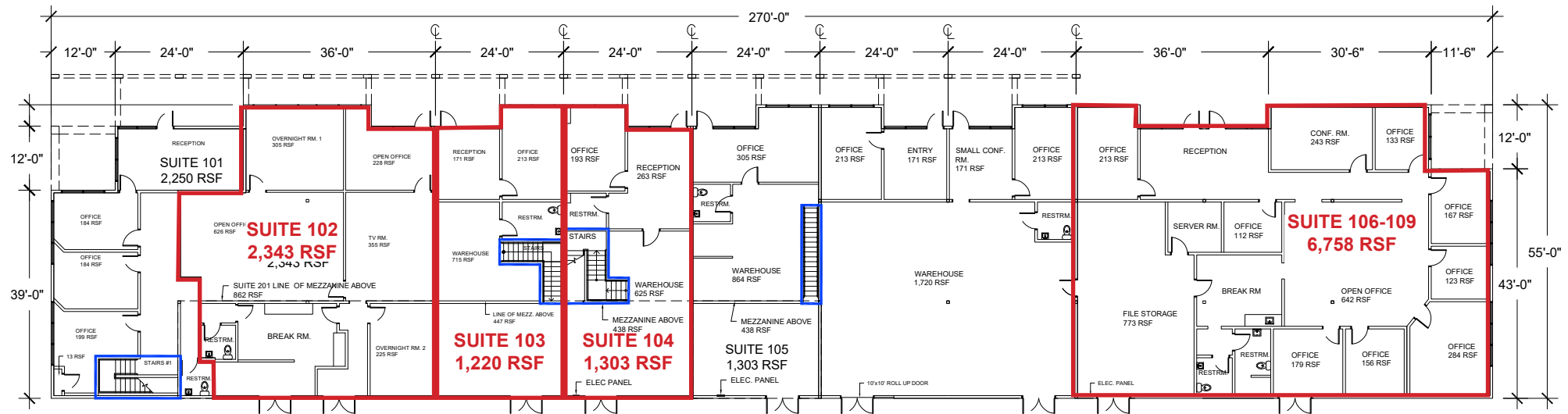
Suite	RSF	Office	Monthly Rent
101	2,124	\$1.10 PSF	\$2,336.00, MG

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3117 FITE CIR - 1ST FLOOR


Suite	RSF	Office	Monthly Rent
102	2,343	\$1.10 PSF	\$2,577.00, MG
103	1,220	\$1.10 PSF	\$1,342.00, MG
104	1,303	\$1.10 PSF	\$1,433.00, MG
106-109	6,758	\$0.99 PSF	\$6,690.00, MG

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