

CALIFORNIA WORKSPACE
3050-3117 FITE CIRCLE
SACRAMENTO, CA

**150 RSF - 6,756 RSF OFFICE AND
WAREHOUSE SUITES AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED



FOR MORE INFORMATION CONTACT:

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sarodriguez@ethanconradprop.com

Todd Newburn

DRE: #01226238

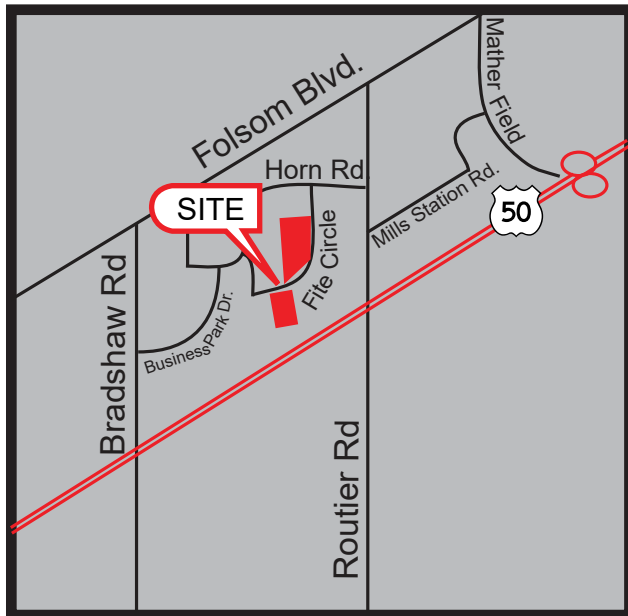
tnewburn@ethanconradprop.com

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 ±141,000 SF, seven-building business park located in Sacramento with frontage along Hwy 50 and visible to ±185,000 daily traffic.

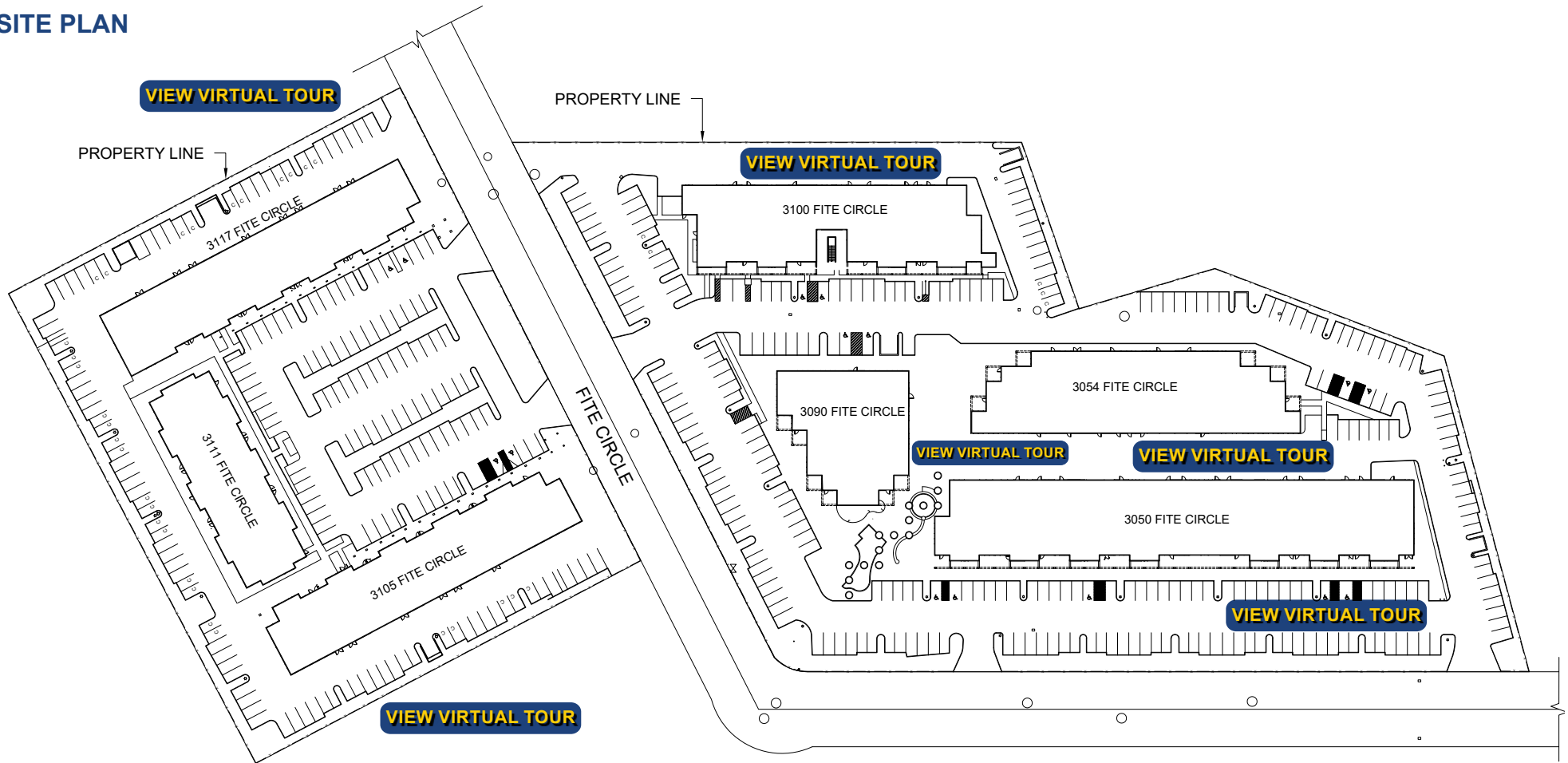
The campus caters to a wide range of flexible uses by offering warehouse and office spaces, abundant parking, direct access to amenities and light rail, all in a centrally located and mature submarket.

LEASE RATES:

Please see additional pages.



SITE PLAN



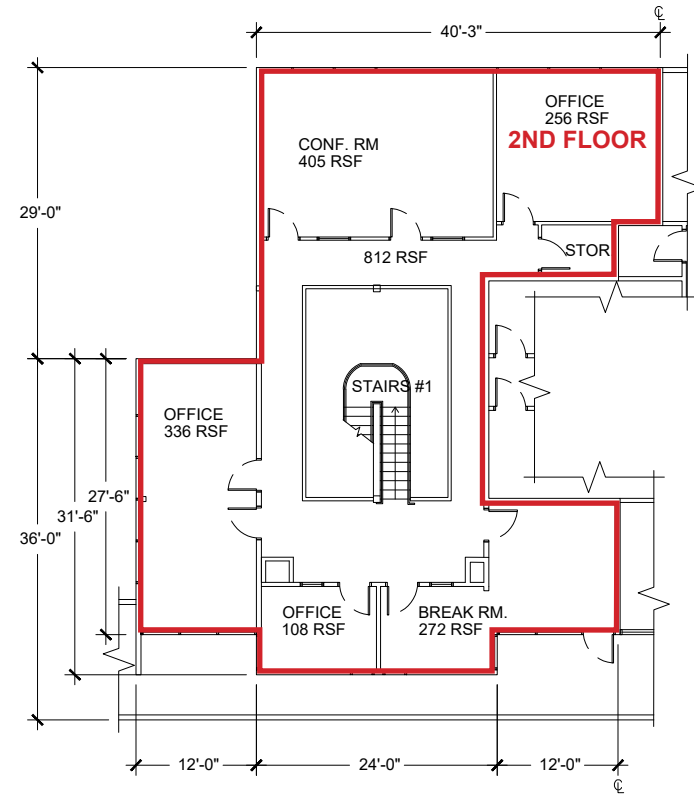
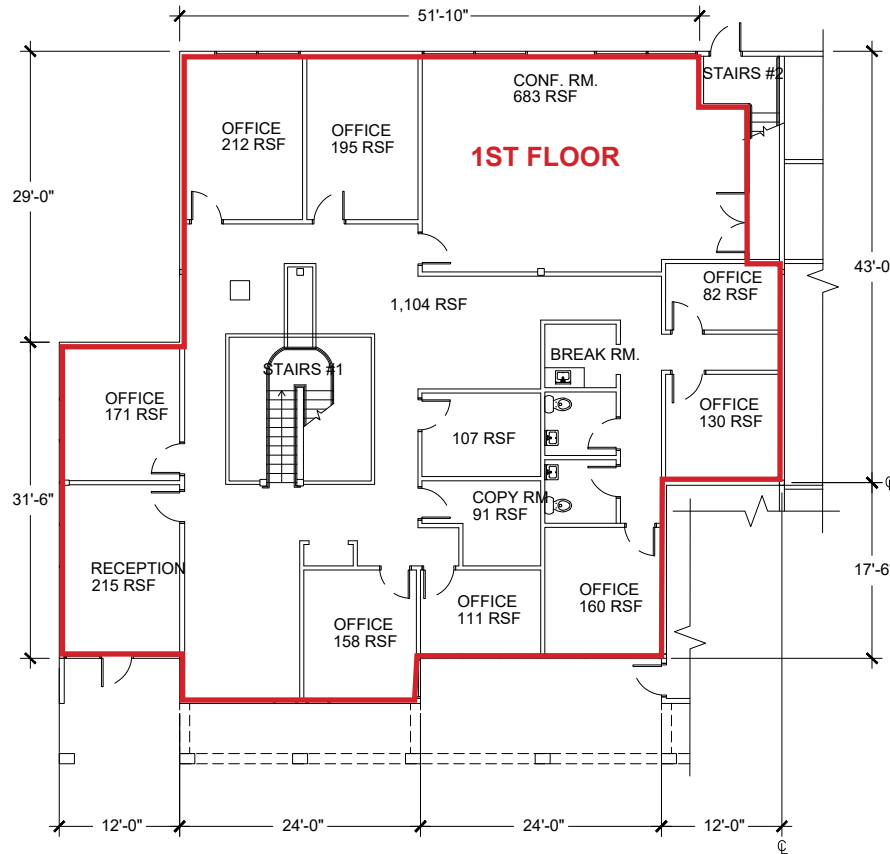
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3050 FITE CIR - 1ST FLOOR

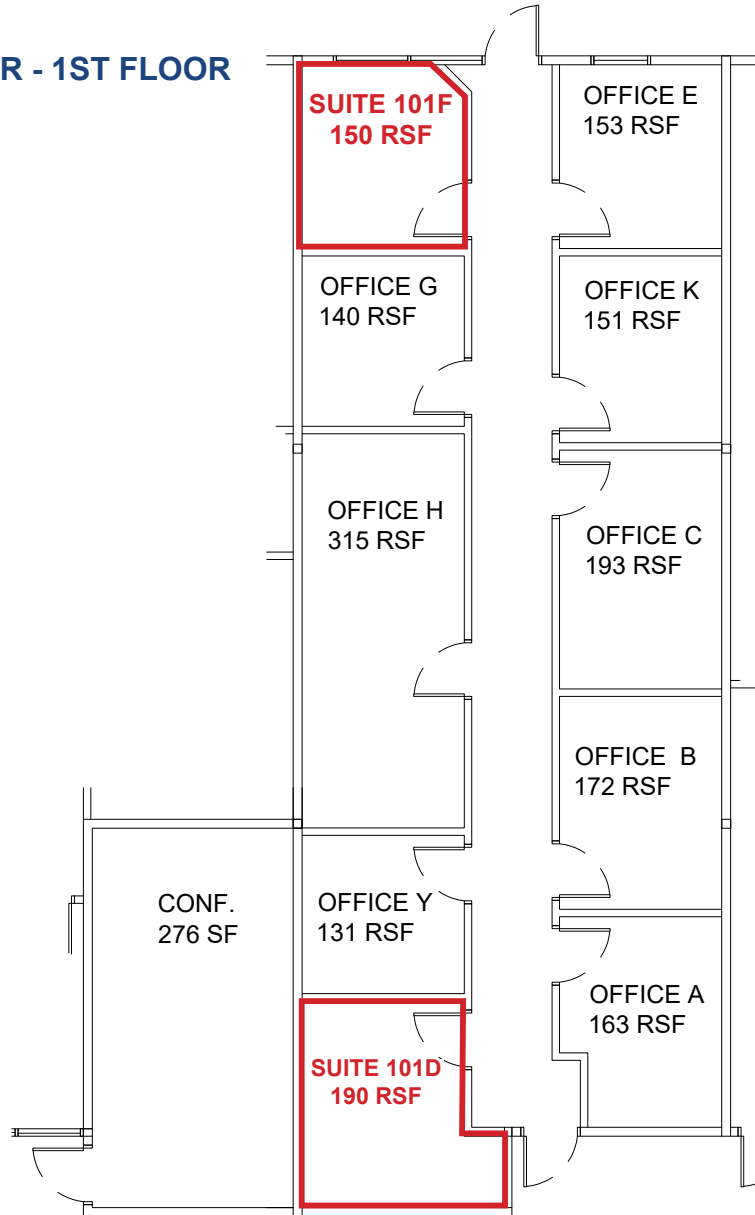


Suite	RSF	Office	Monthly Rent
100	6,612	\$0.99 PSF	\$6,546.00, MG

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3050 FITE CIR - 1ST FLOOR



Suite	RSF	Office	Monthly Rent
101D	190	\$2.50 PSF	\$475.00, FS
101F	150	\$2.50 PSF	\$375.00, FS

No Janitorial.

**CONFERENCE ROOM
VIRTUAL TOUR**

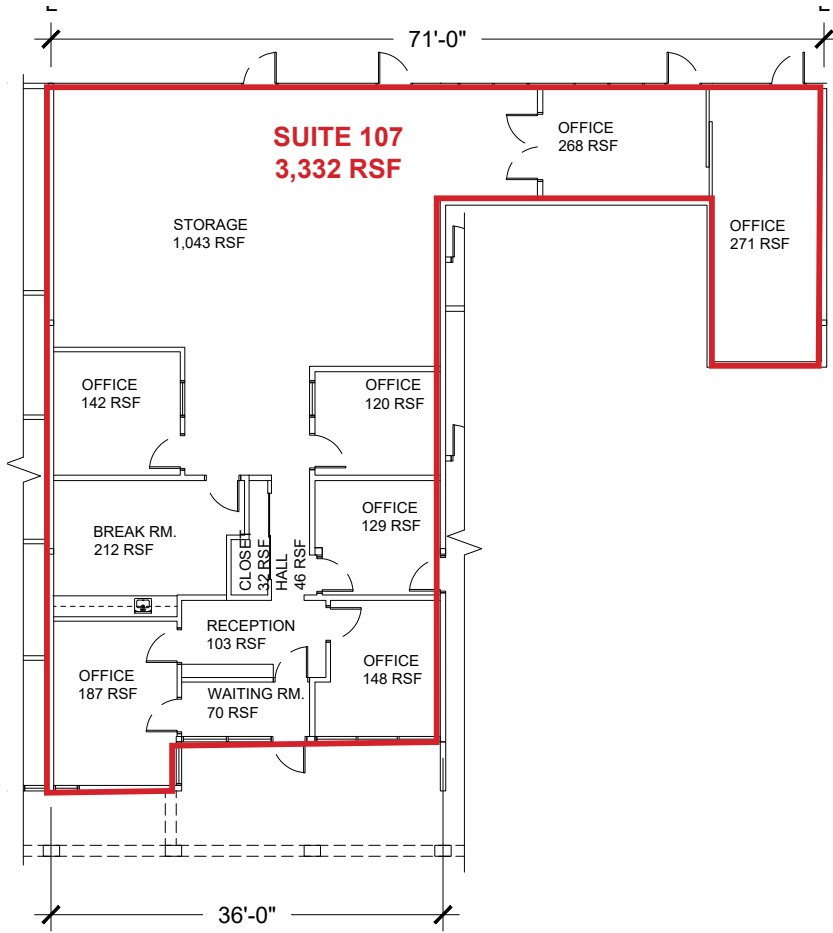
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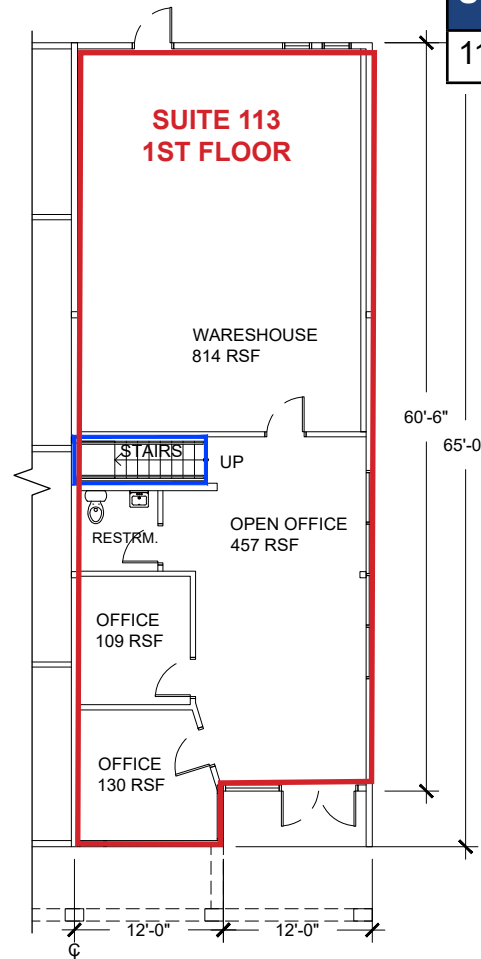
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3050 FITE CIR - 1ST & 2ND FLOOR



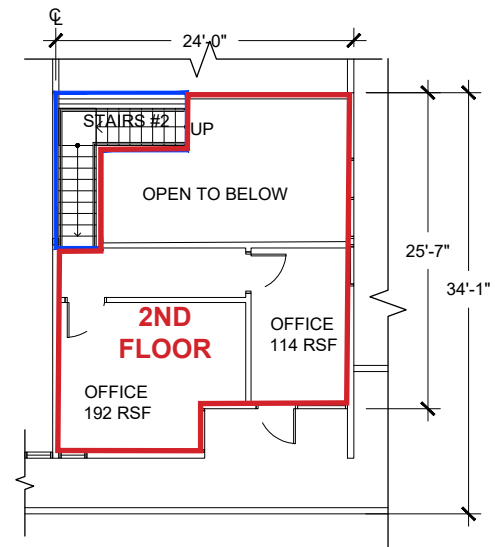
Suite	RSF	Office	Monthly Rent
107	3,332	\$1.10 PSF	\$3,665.00, MG

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Suite	RSF	Office	Monthly Rent
113	2,201	\$1.20 PSF	\$2,641.00, MG

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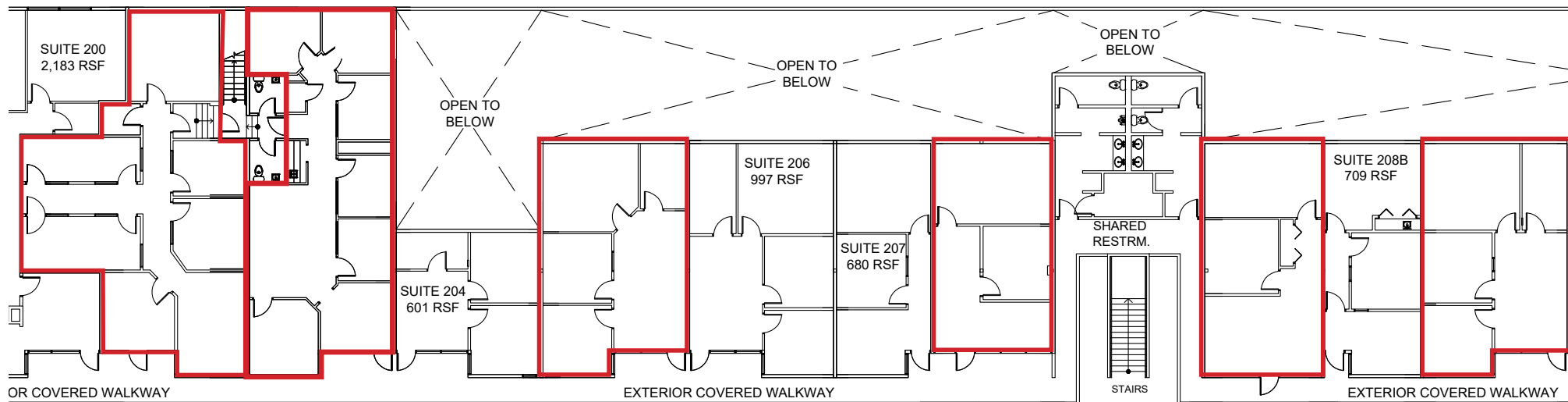
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3050 FITE CIR - 2ND FLOOR



SUITE 202
 1,781 RSF

SUITE 203
 1,658 RSF

SUITE 205
 1,053 RSF

SUITE 207B
 829 RSF

SUITE 208
 914 RSF

SUITE 209
 1,053 RSF

Suite	RSF	Office	Monthly Rent
202	1,781	\$1.15 PSF	\$2,048.00, MG
203	1,658	\$1.15 PSF	\$1,907.00, MG
205	1,053	\$1.15 PSF	\$1,211.00, MG
207B	829	\$1.15 PSF	\$ 953.00, MG
208	914	\$1.15 PSF	\$1,051.00, MG
209	1,053	\$1.15 PSF	\$1,211.00, MG

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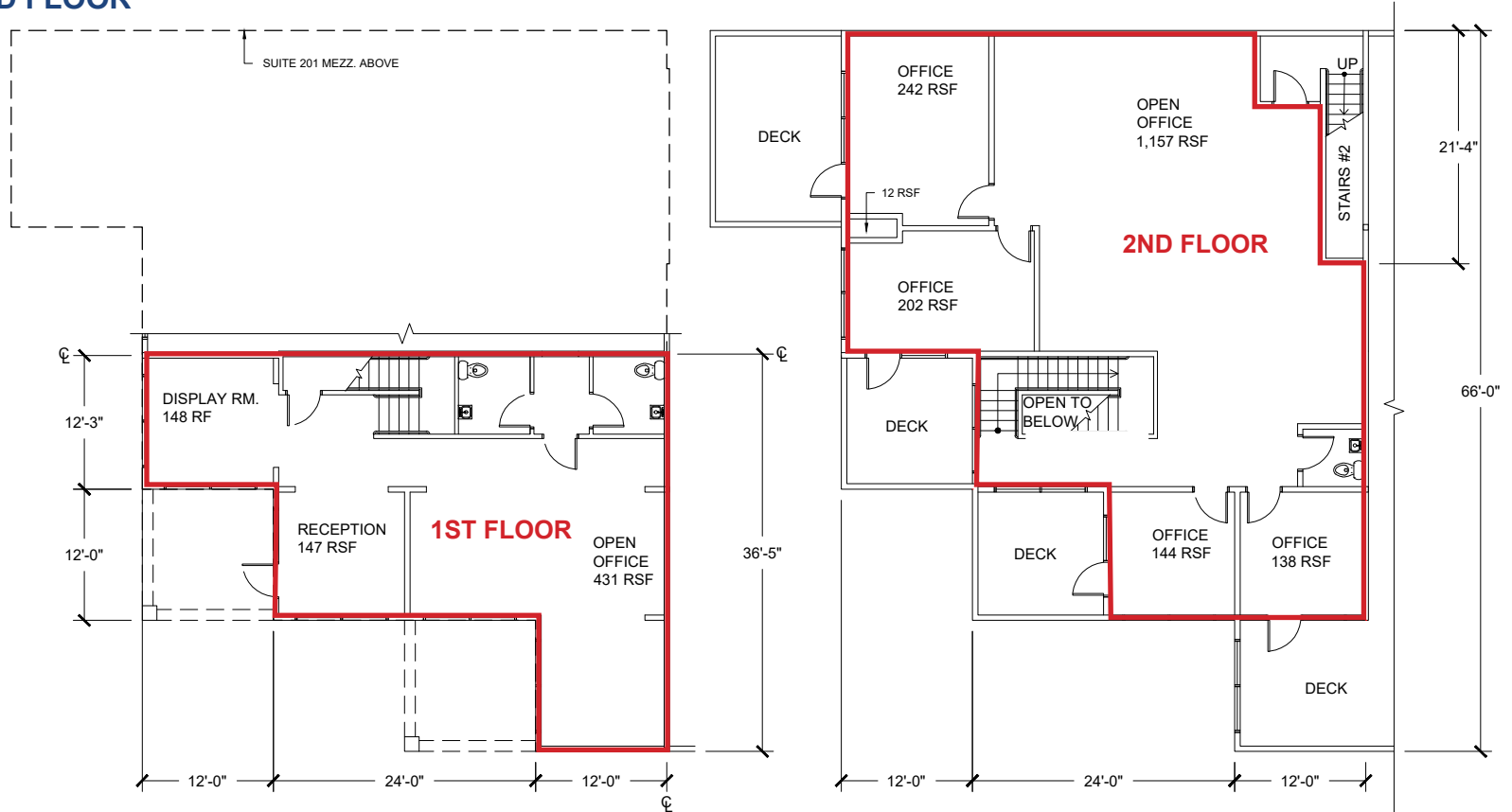
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3054 FITE CIR - 1ST & 2ND FLOOR



Suite	RSF	Office	Monthly Rent
101	4,317	\$0.99 PSF	\$4,274.00, MG

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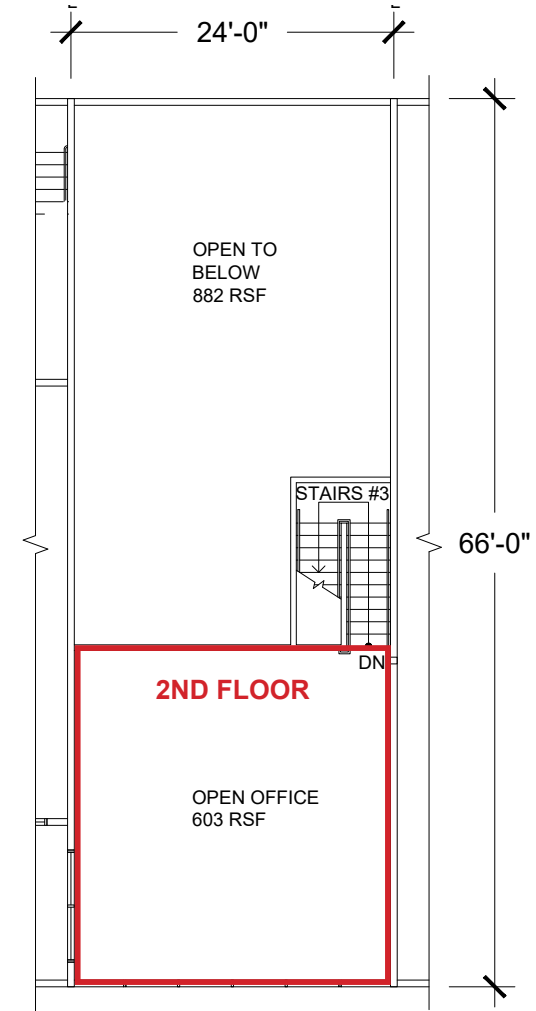
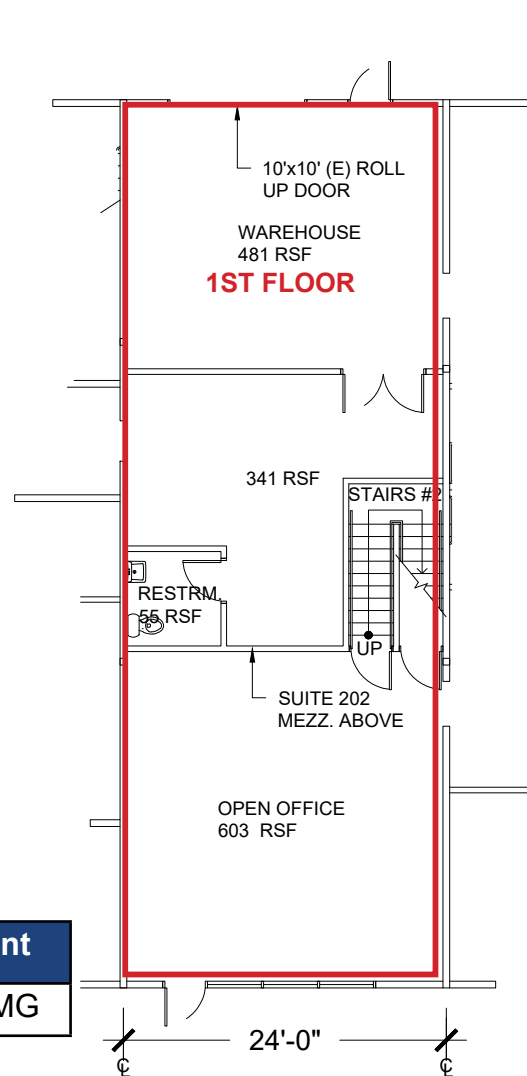
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3054 FITE CIR - 1ST & 2ND FLOOR

FEATURES:

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

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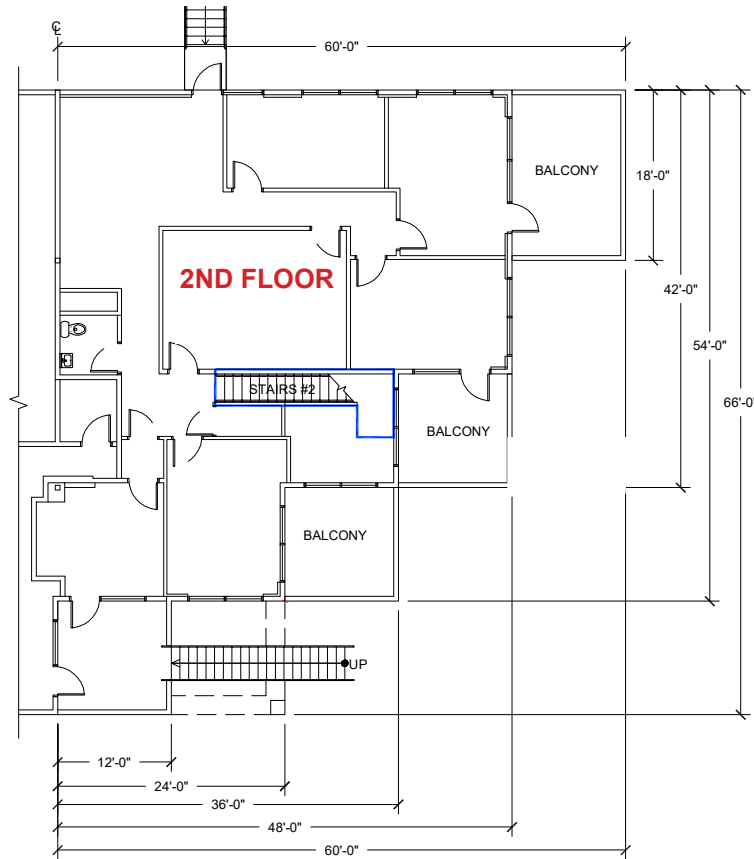
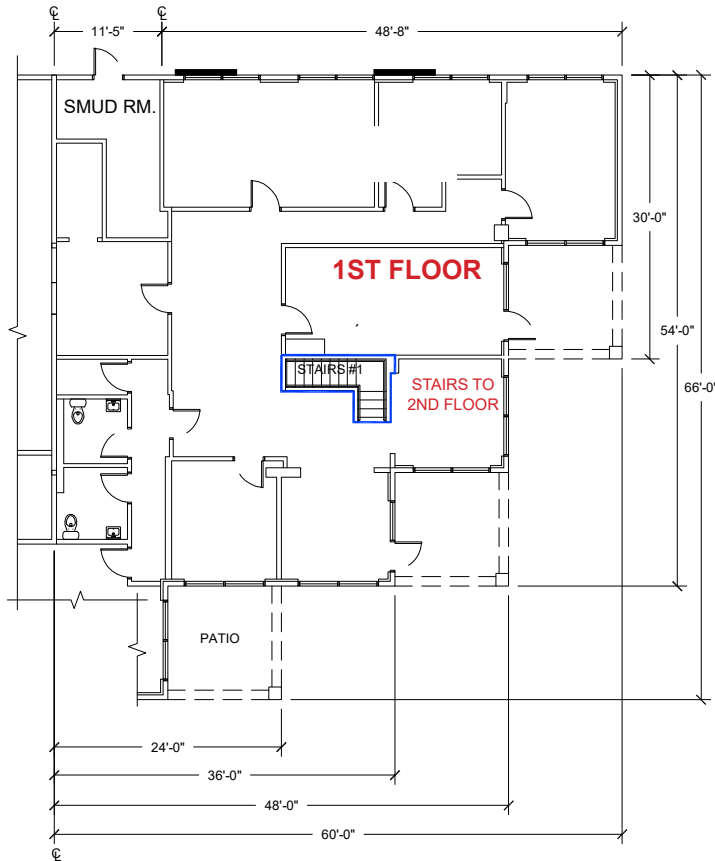


Suite	RSF	Office	Monthly Rent
102	2,195	\$1.15 PSF	\$2,524.00, MG

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3054 FITE CIR - 1ST & 2ND FLOOR



Suite	RSF	Office	Monthly Rent
108	4,697	\$0.99 PSF	\$4,650.00, MG

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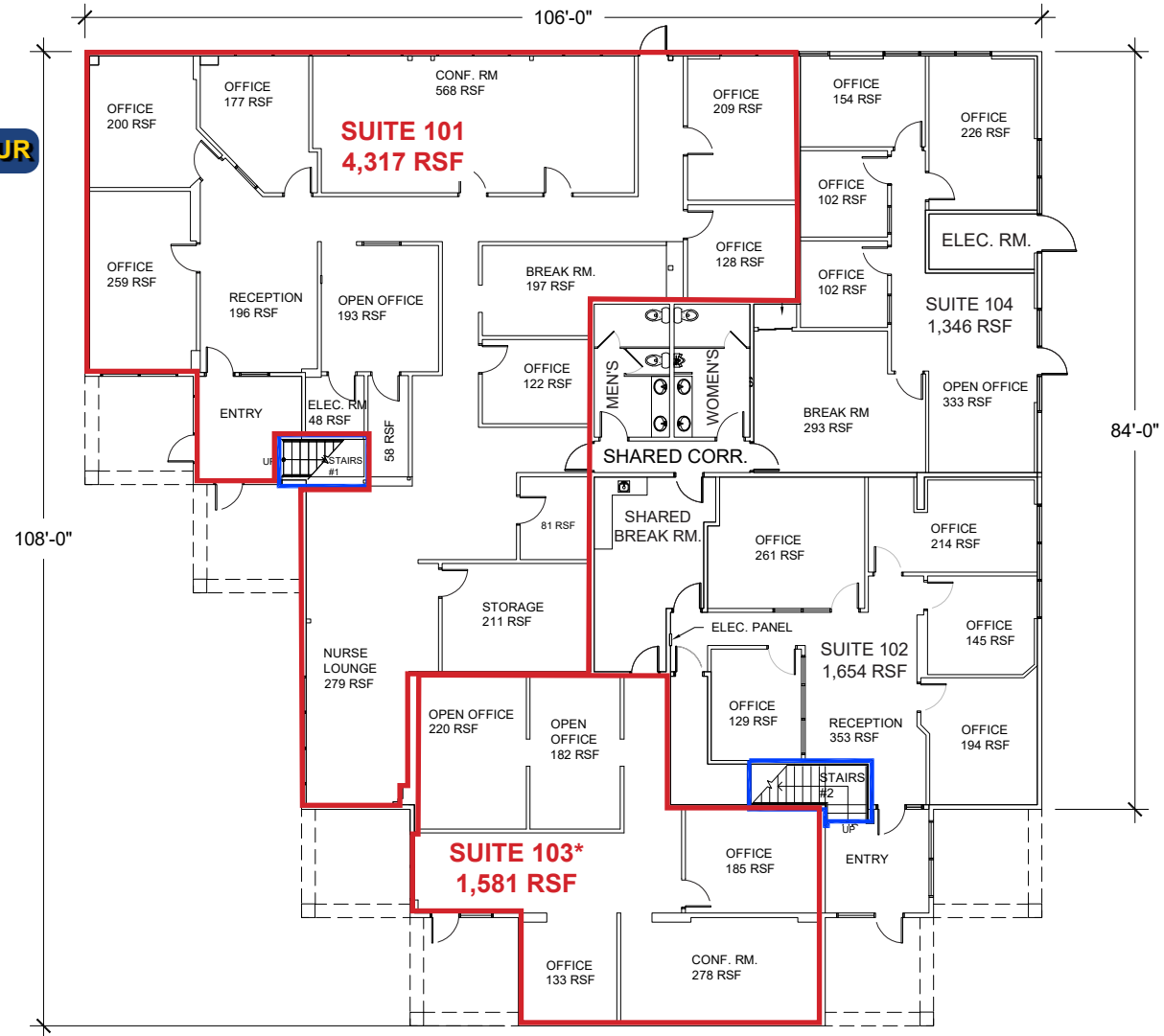
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3090 FITE CIR - 1ST FLOOR

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Suite	RSF	Lease rate	Monthly Rent
101	4,317	\$0.99 PSF	\$4,274.00, MG
103*	1,581	\$1.15 PSF	\$1,818.00, MG

*Available 08/01/26.

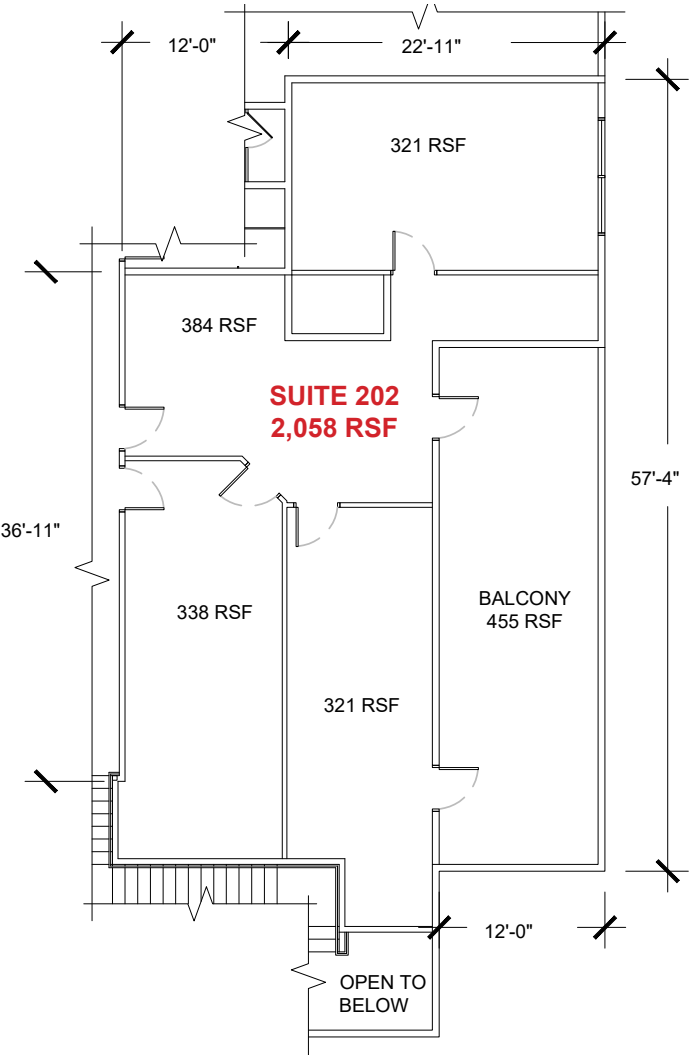
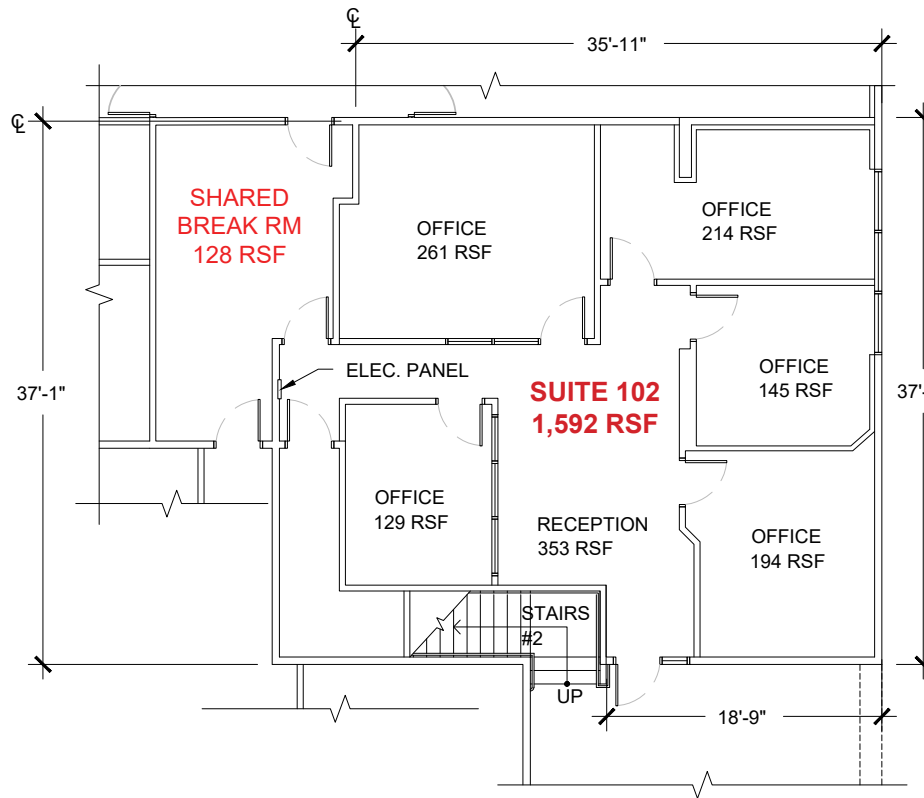
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3090 FITE CIR - 1ST & 2ND FLOOR



Suite	RSF	Lease rate	Monthly Rent
102	1,592	\$1.15 PSF	\$1,831.00, MG
202	2,058	\$1.15 PSF	\$2,367.00, MG

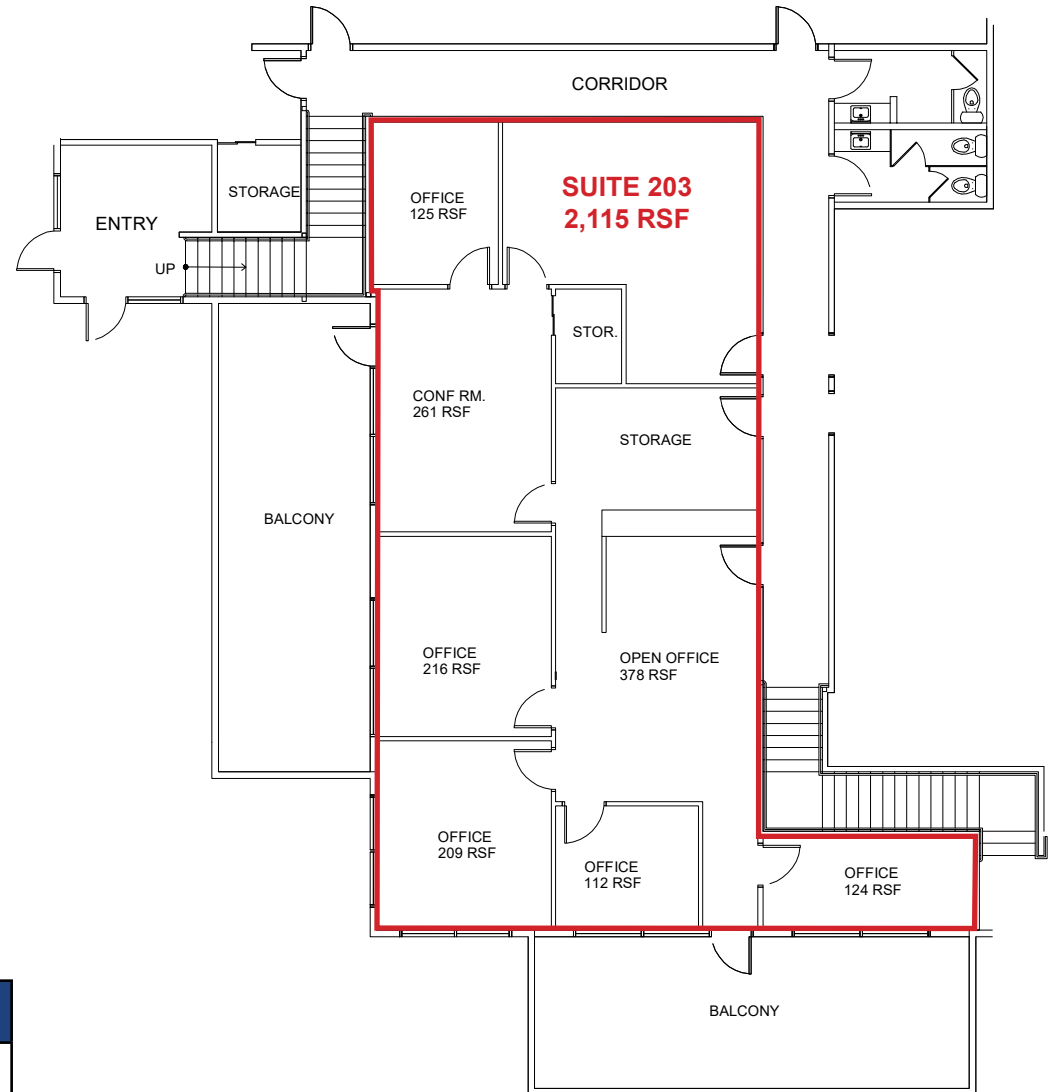
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3090 FITE CIR - 2ND FLOOR



Suite	RSF	Lease rate	Monthly Rent
203	2,115	\$1.10 PSF	\$2,327.00, MG

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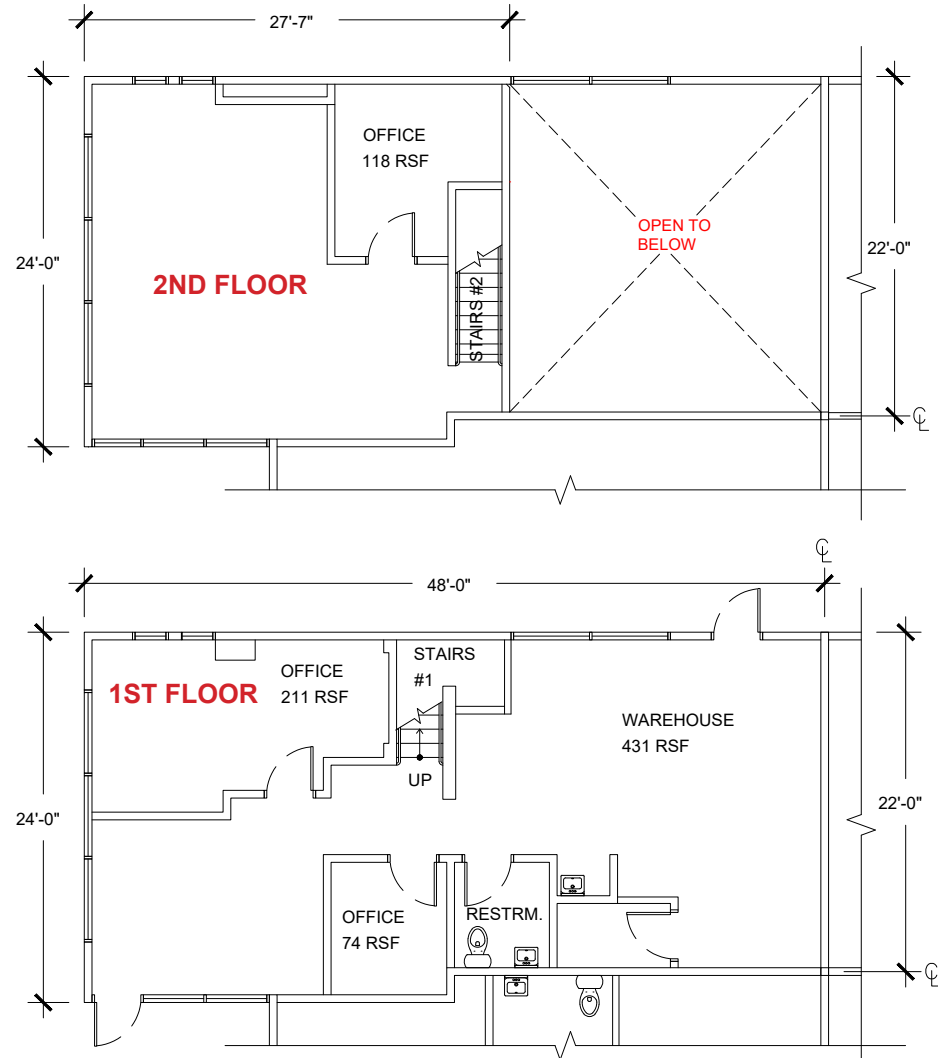
3100 FITE CIR - 1ST & 2ND FLOOR

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	2,025	\$1.10 PSF	\$2,228.00, MG



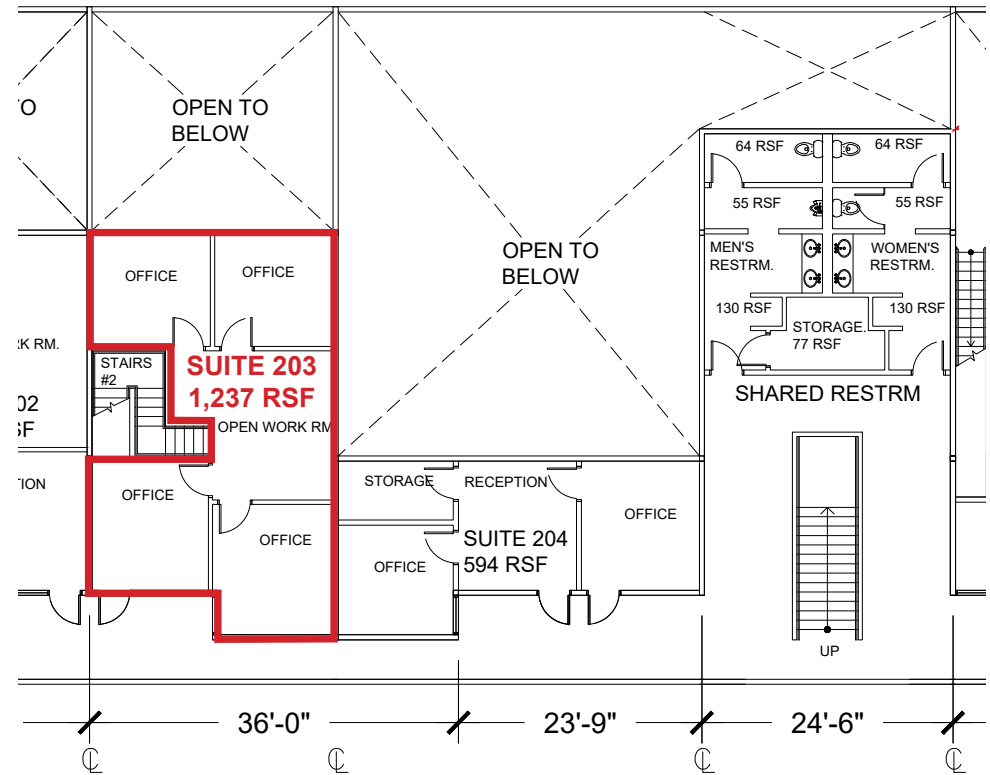
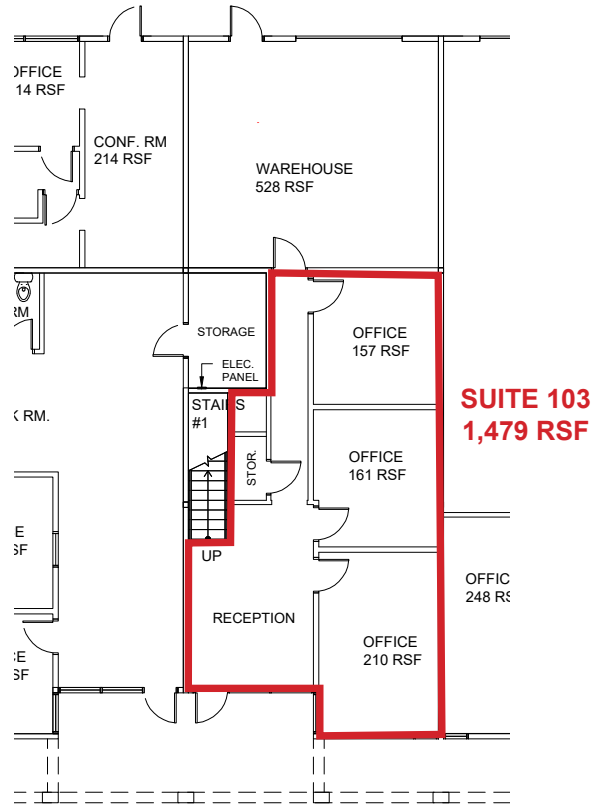
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3100 FITE CIR - 1ST & 2ND FLOOR



Suite	RSF	Office	Monthly Rent
103	1,479	\$1.10 PSF	\$1,627.00, MG
203	1,237	\$1.10 PSF	\$1,361.00, MG

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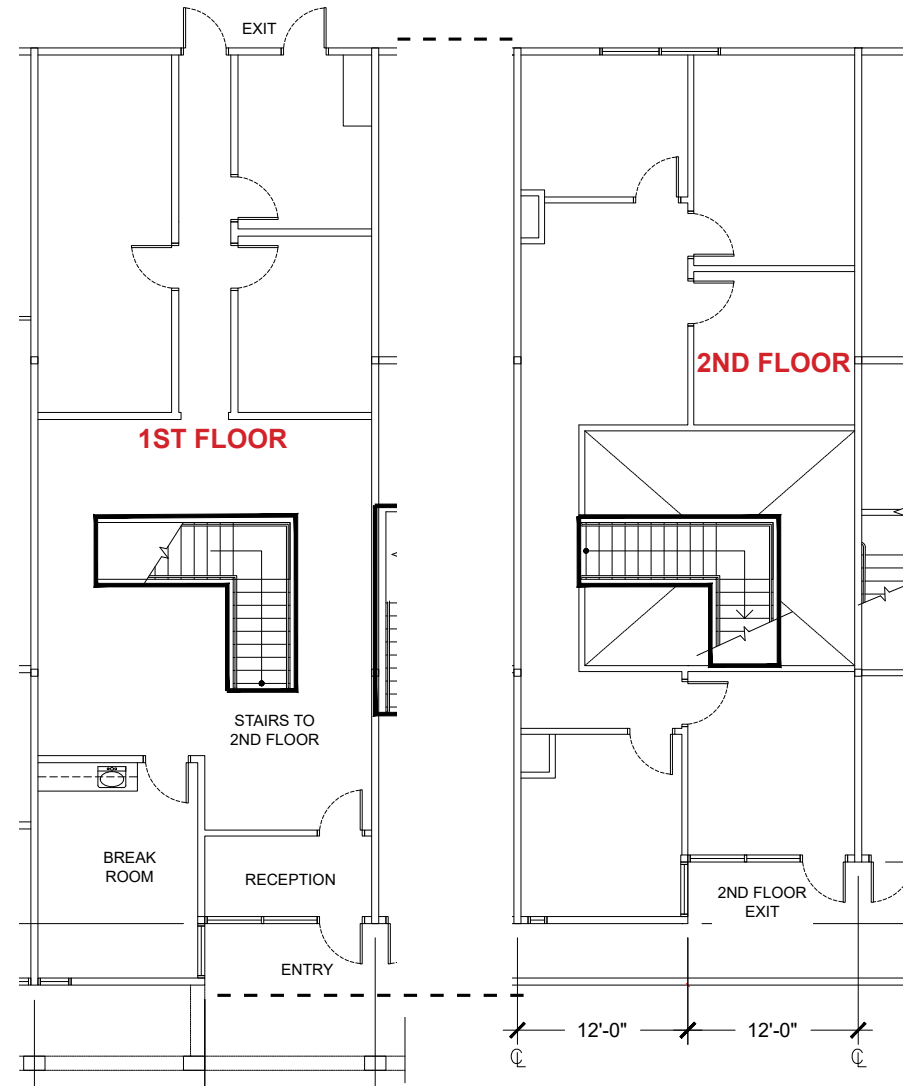
3100 FITE CIR - 1ST & 2ND FLOOR

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	2,694	\$1.10 PSF	\$2,963.00, MG

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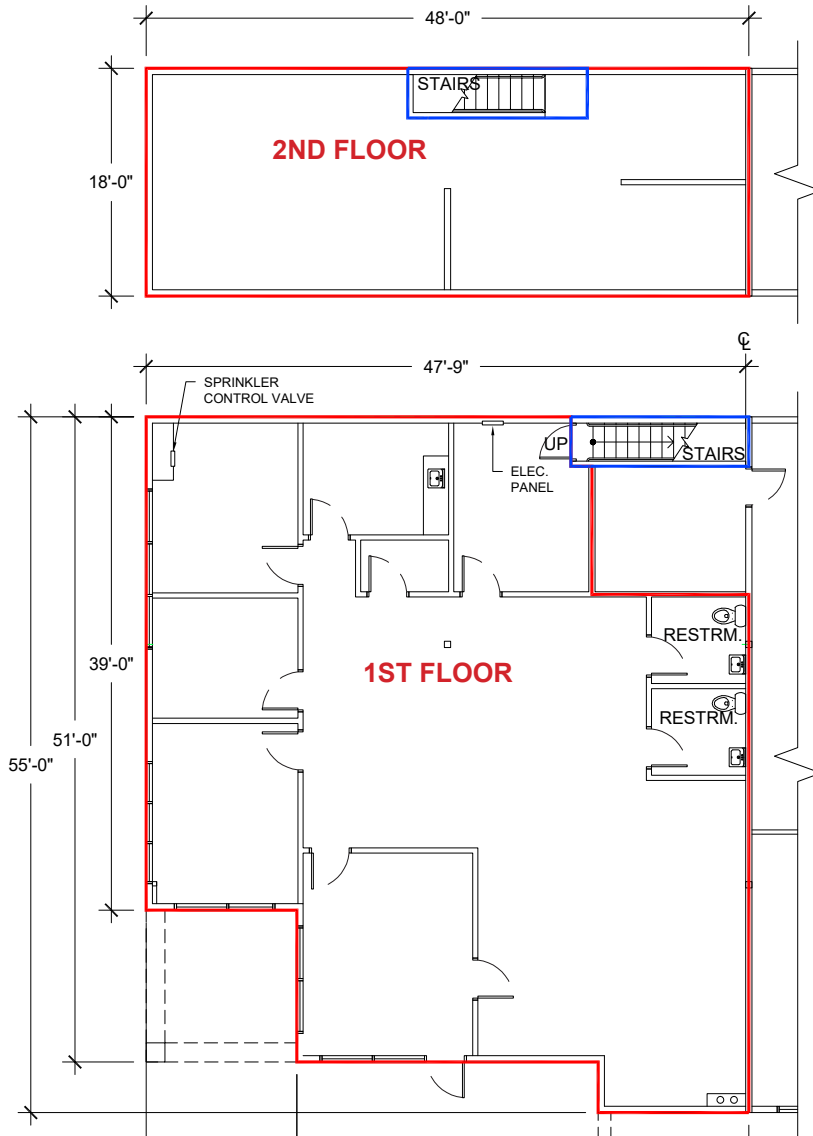
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3105 FITE CIR - 1ST & 2ND FLOOR



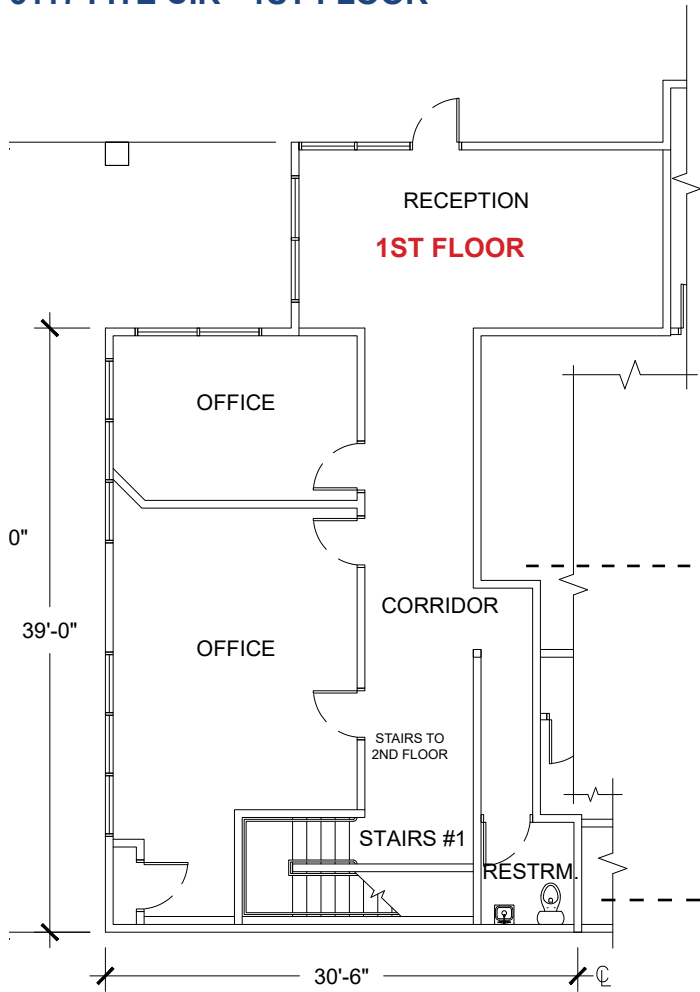
Suite	RSF	Office	Monthly Rent
101	3,058	\$1.10 PSF	\$3,364.00, MG

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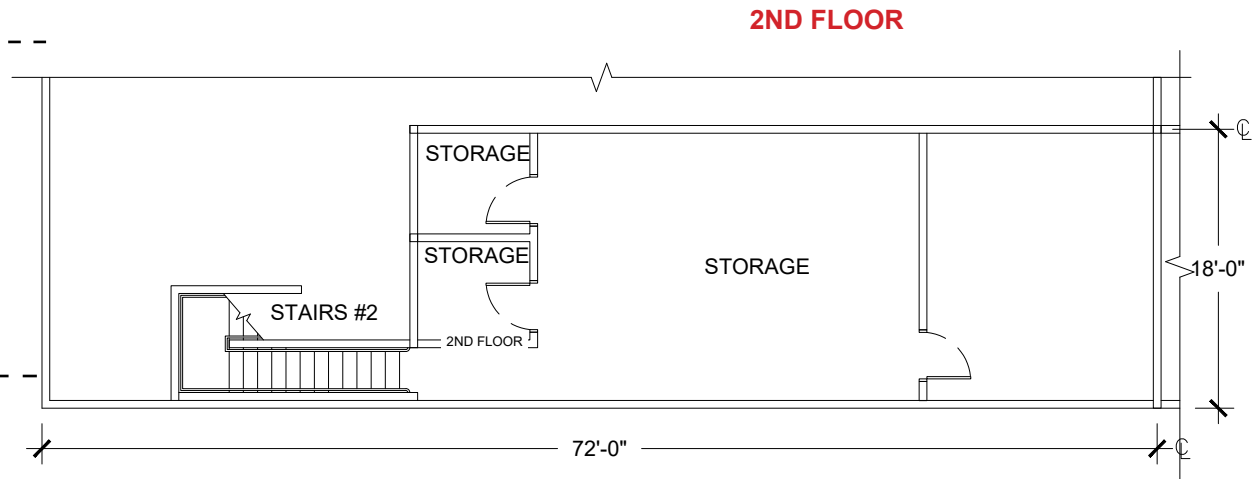
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3117 FITE CIR - 1ST FLOOR



Suite	RSF	Office	Monthly Rent
101	1,962	\$1.10 PSF	\$2,158.00, MG

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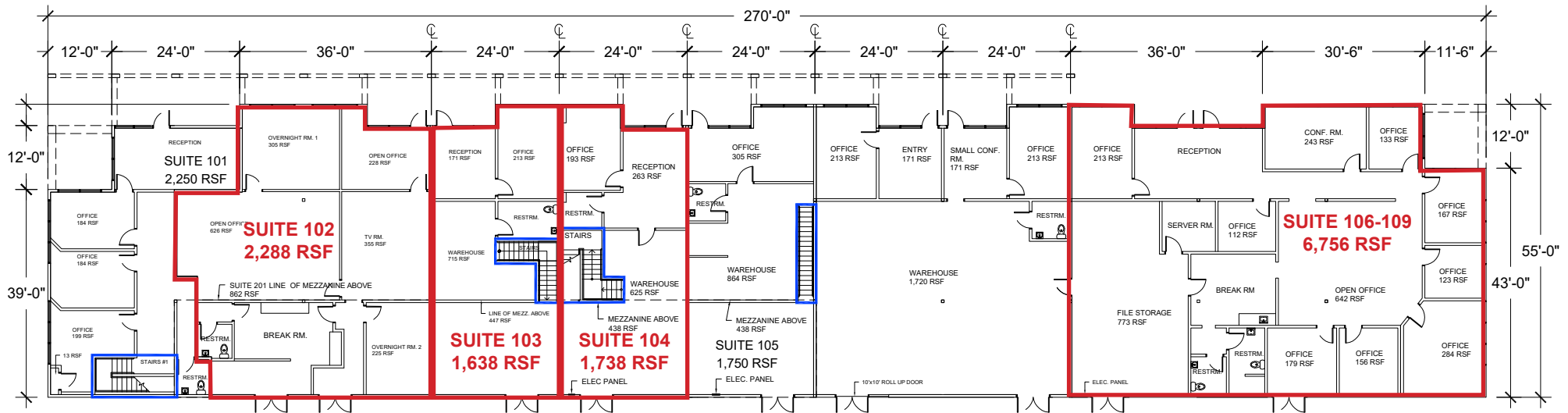
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3117 FITE CIR - 1ST FLOOR



Suite	RSF	Office	Monthly Rent
102	2,288	\$1.10 PSF	\$2,517.00, MG
103	1,638	\$1.10 PSF	\$1,802.00, MG
104	1,738	\$1.10 PSF	\$1,912.00, MG
106-109	6,756	\$0.99 PSF	\$6,688.00, MG

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FOR LEASE

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