

ONE CAPITAL CENTER

3100 ZINFANDEL DR

RANCHO CORDOVA, CA

FOR LEASE

1,151 RSF - 22,246 RSF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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sarodriguez@ethanconradprop.com

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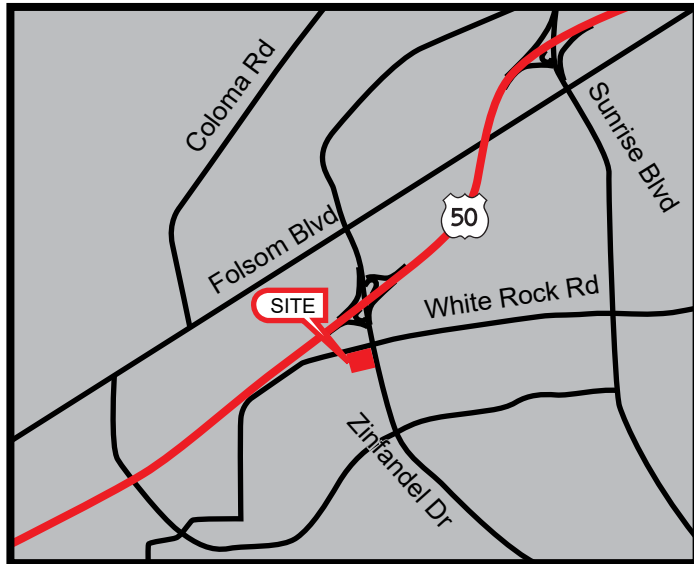
PROPERTY HIGHLIGHT VIDEO

916.779.1000

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Six story ±129,000 RSF Class-A office building
- Immediate occupancy available
- Building and monument signage available
- Immediate access to Hwy 50 at Zinfandel Dr
- Above standard parking
- Fully-equipped fitness center
- Showers and lockers on-site
- Energy Star certified



Watch Property Highlight on Youtube
[Click Here](#)

PROPERTY DETAILS:

One Capital Center is located at the gateway to Capital Center and Prospect Park, Sacramento's Premiere Master Planned Business Community.

One Capital Center is walking distance to restaurants and hotels and situated in a mature park setting.

LEASE RATES:

Suite 110	1,151 RSF	\$2.15 RSF/MO, FSG
Suite 125	5,649 RSF	\$2.15 RSF/MO, FSG
Suite 240	6,282 RSF	\$2.15 RSF/MO, FSG
Suite 275	1,455 RSF	\$2.15 RSF/MO, FSG
Suite 280	2,686 RSF	\$2.09 RSF/MO, FSG
Suite 285*	1,362 RSF	\$2.15 RSF/MO, FSG
Suite 280/285	4,048 RSF	\$2.09 RSF/MO, FSG
Suite 325	2,914 RSF	\$2.15 RSF/MO, FSG
Suite 340	5,197 RSF	\$2.05 RSF/MO, FSG
Suite 410	6,777 RSF	\$2.15 RSF/MO, FSG
Suite 500	22,246 RSF	\$2.09 RSF/MO, FSG
		-\$0.25 PSF Fully Furnished ¹
Suite 600	12,057 RSF	\$2.09 RSF/MO, FSG
		-\$0.25 PSF Fully Furnished ¹

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¹Furniture and Cubicles are very high quality, brand new and cost over \$1.3 million. *Available with 30 days' notice.

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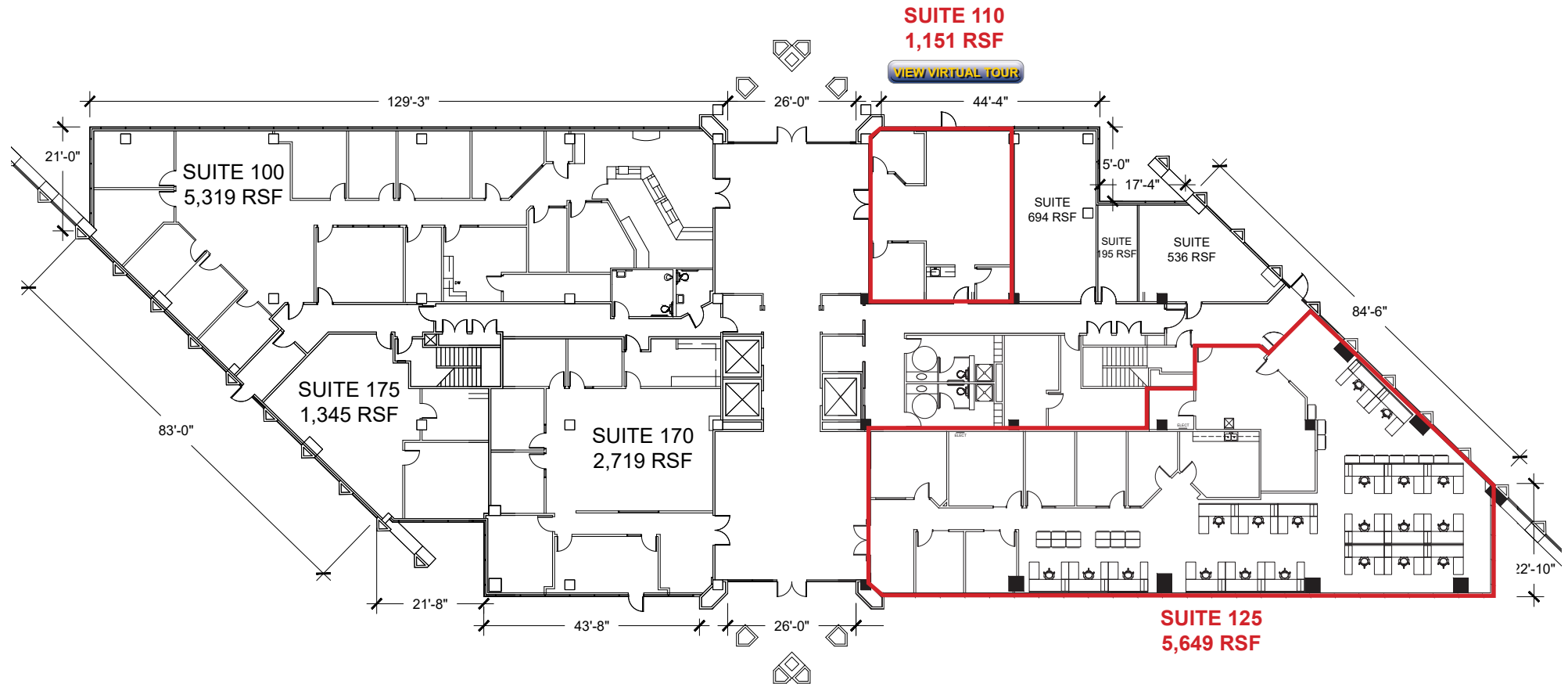
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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1ST FLOOR



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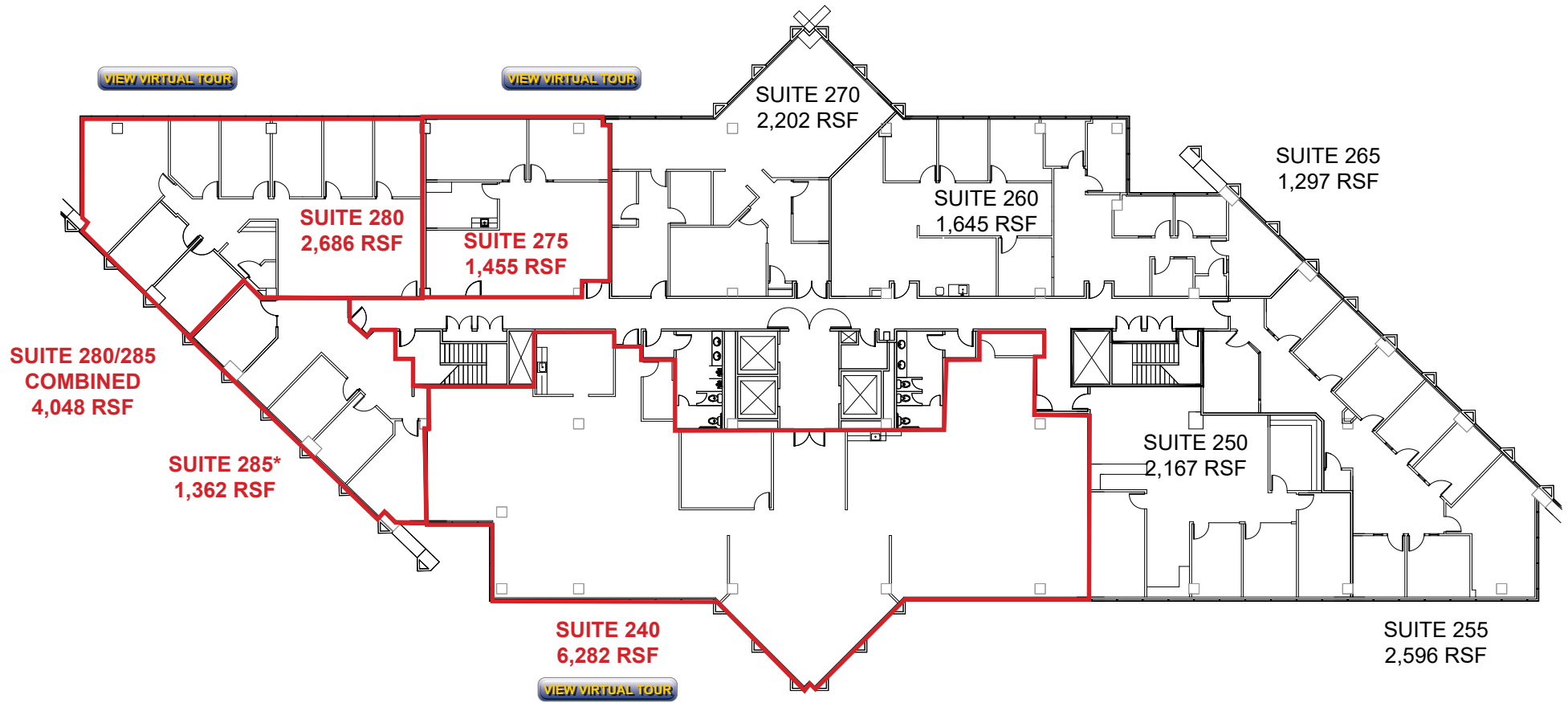
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2ND FLOOR



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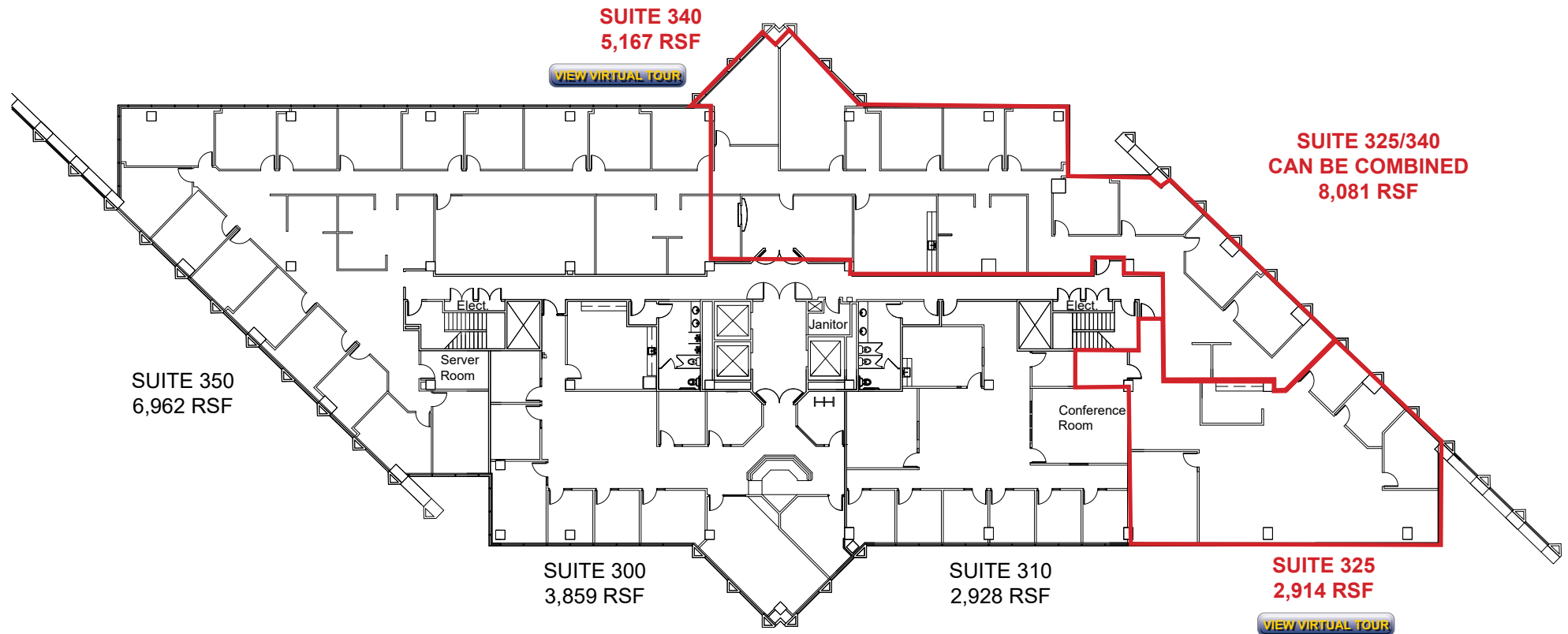
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3RD FLOOR



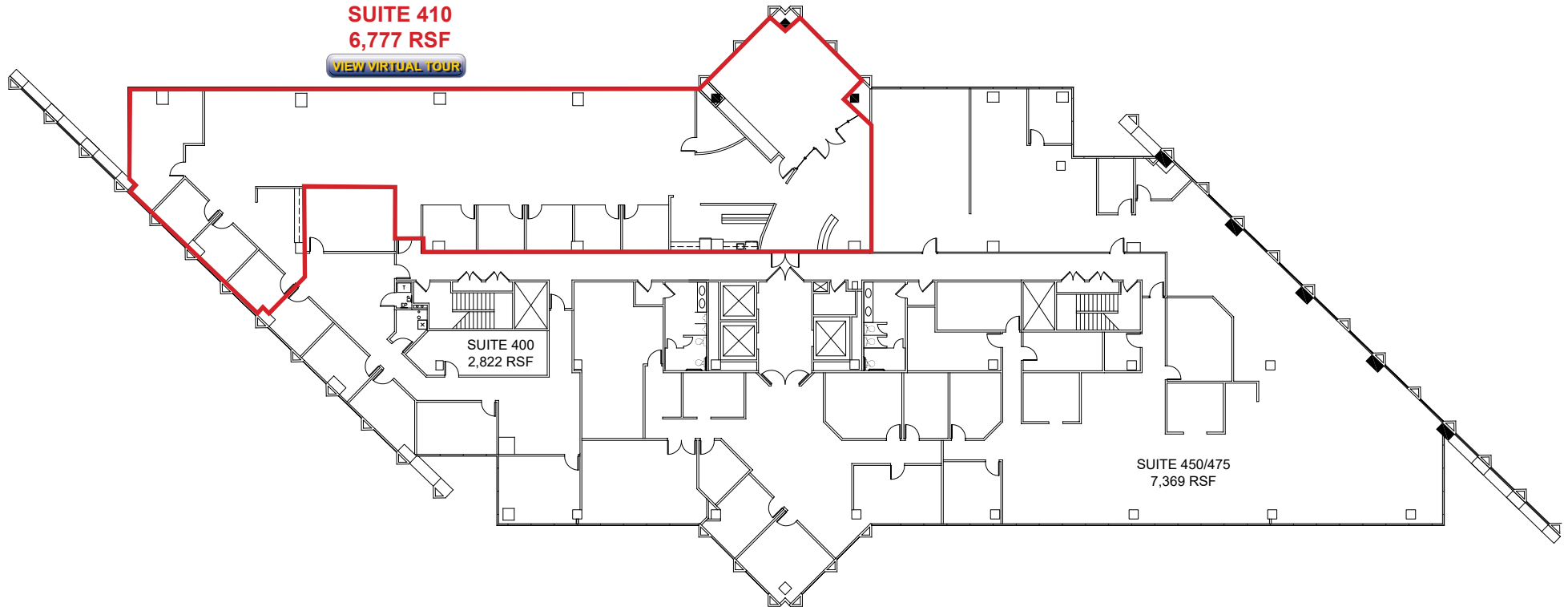
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4TH FLOOR



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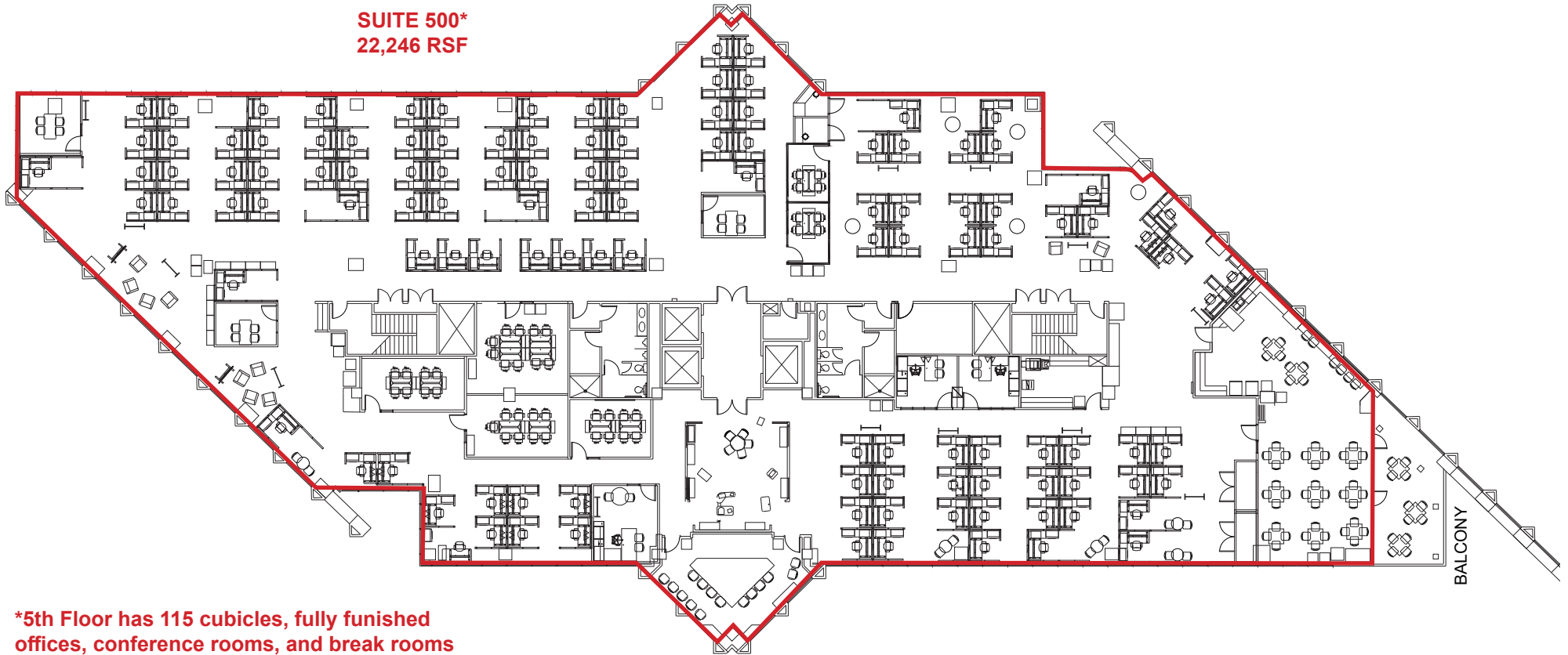
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FOR LEASE

ONE CAPITAL CENTER
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5TH FLOOR

SUITE 500*
22,246 RSF



*5th Floor has 115 cubicles, fully furnished offices, conference rooms, and break rooms that are high quality and brand new.

\$0.25 PSF Fully Finished.

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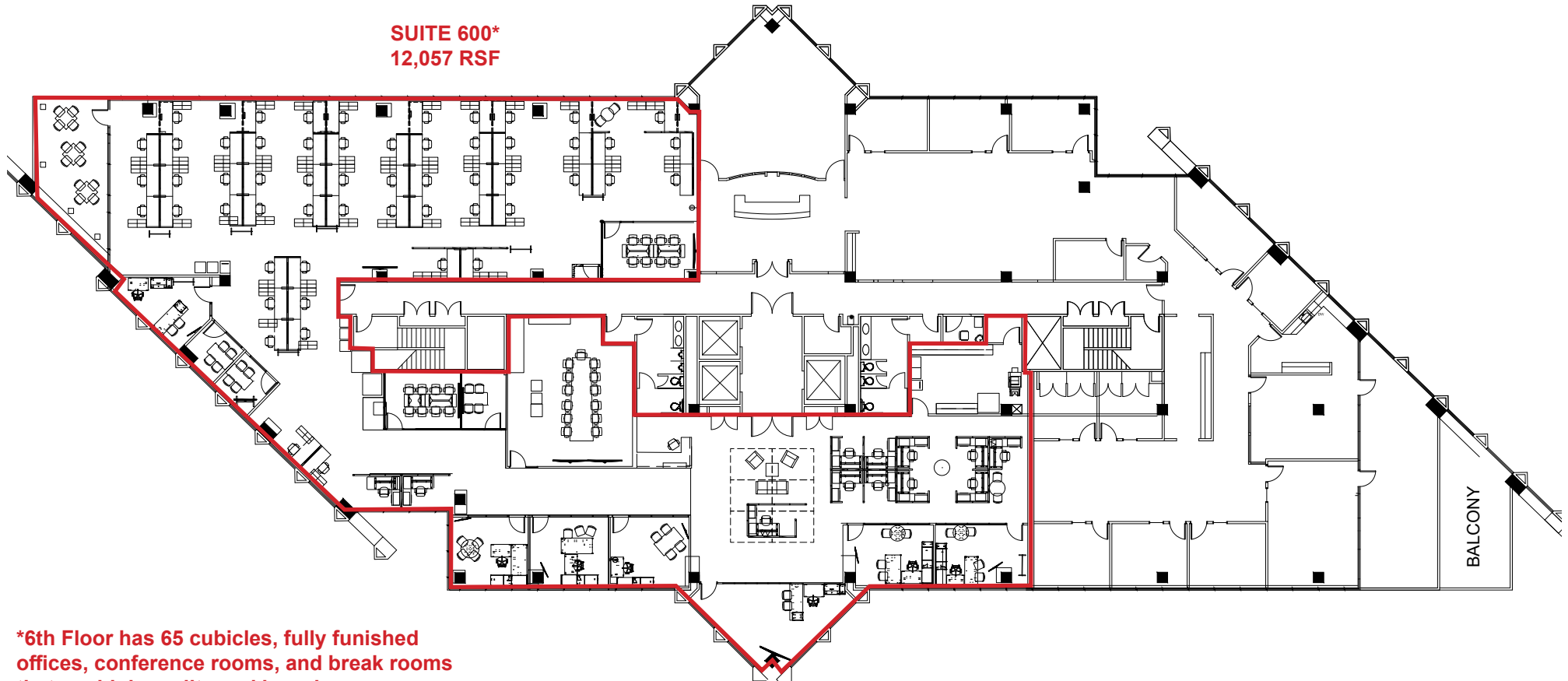
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FOR LEASE

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6TH FLOOR

SUITE 600*
12,057 RSF



*6th Floor has 65 cubicles, fully furnished offices, conference rooms, and break rooms that are high quality and brand new.

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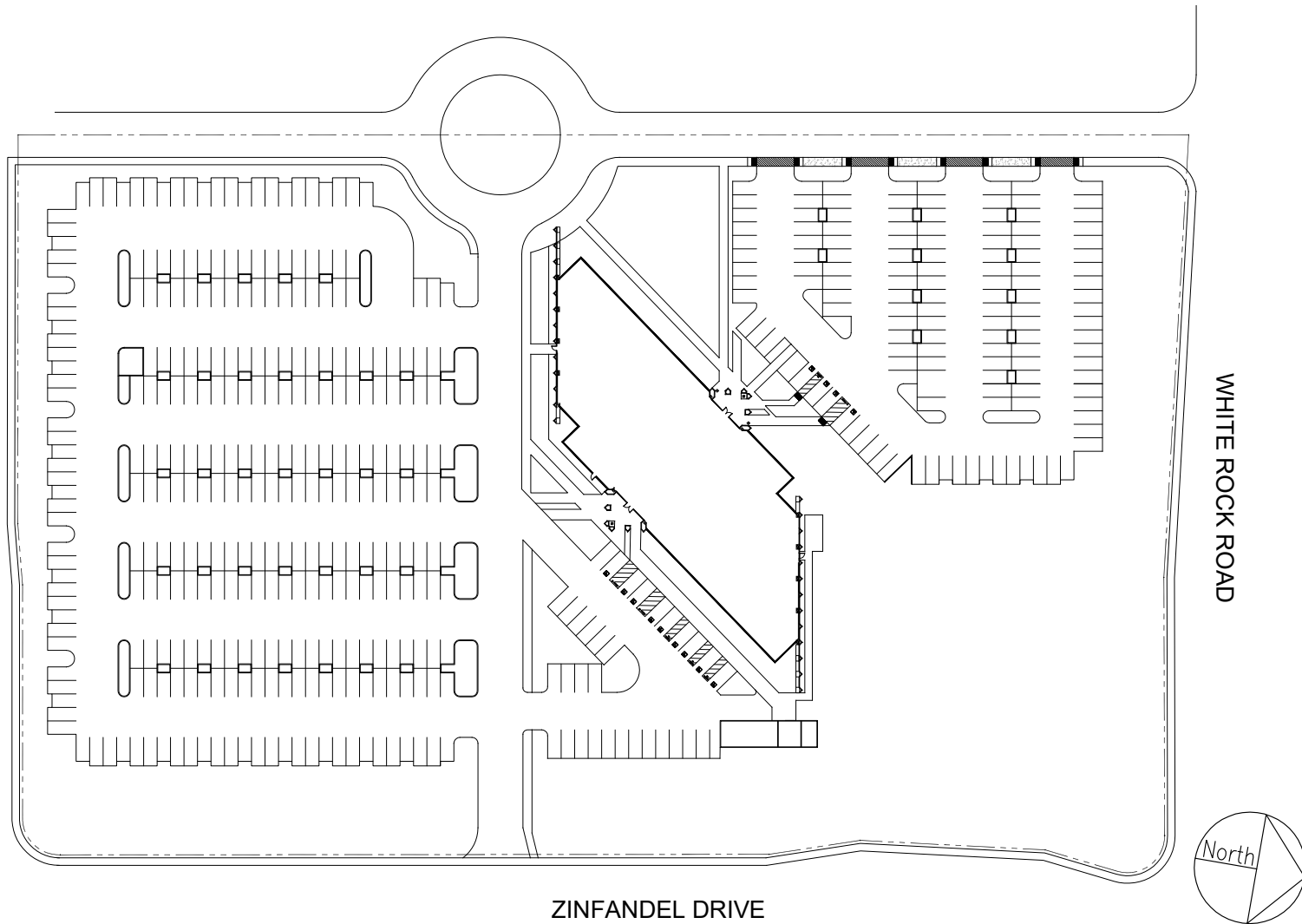
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SITE PLAN



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