

**TECH CENTER 50**  
**9343 TECH CENTER DR**  
**SACRAMENTO, CA**

**FOR LEASE**

**1,872 RSF - 8,946 RSF OFFICE SUITES**

**ETHAN CONRAD**  
PROPERTIES INC.

**VIEW VIRTUAL TOUR**

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ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
www.ethanconradprop.com



### FEATURES:

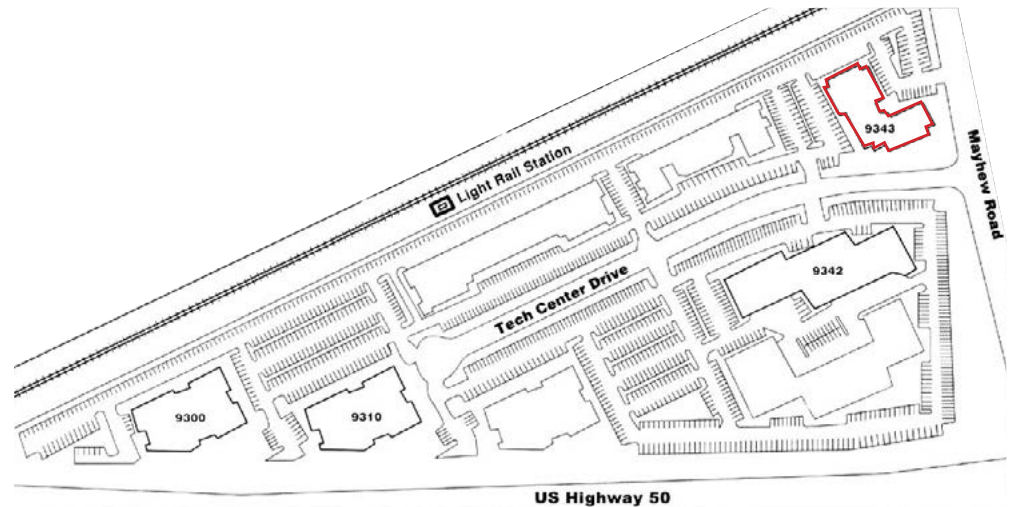
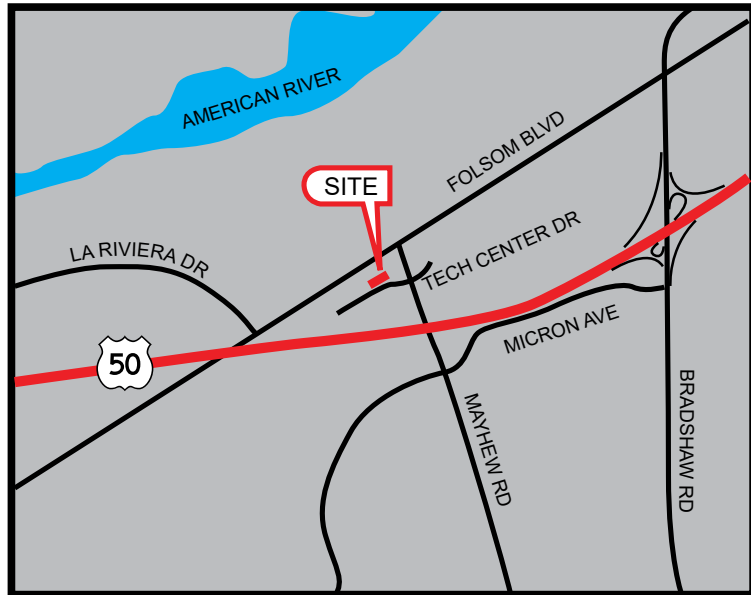
- Easy access to Hwy 50; 1 mile from Bradshaw Rd exit via Micron Ave (1-2 minutes), 1.5 miles from Watt Ave via Folsom Blvd (3-4 minutes)
- Served by Tiber light rail station
- Ample parking, 4/1,000 SF parking ratio
- Variety of attractive suites
- Fiber available

### PROPERTY DETAILS:

- Excellent Hwy 50 visibility and signage (170,000 cars per day)
- Excellent value rent given the attributes of the building

### LEASE RATES:

\$1.39 - \$1.49 PSF, Full Service



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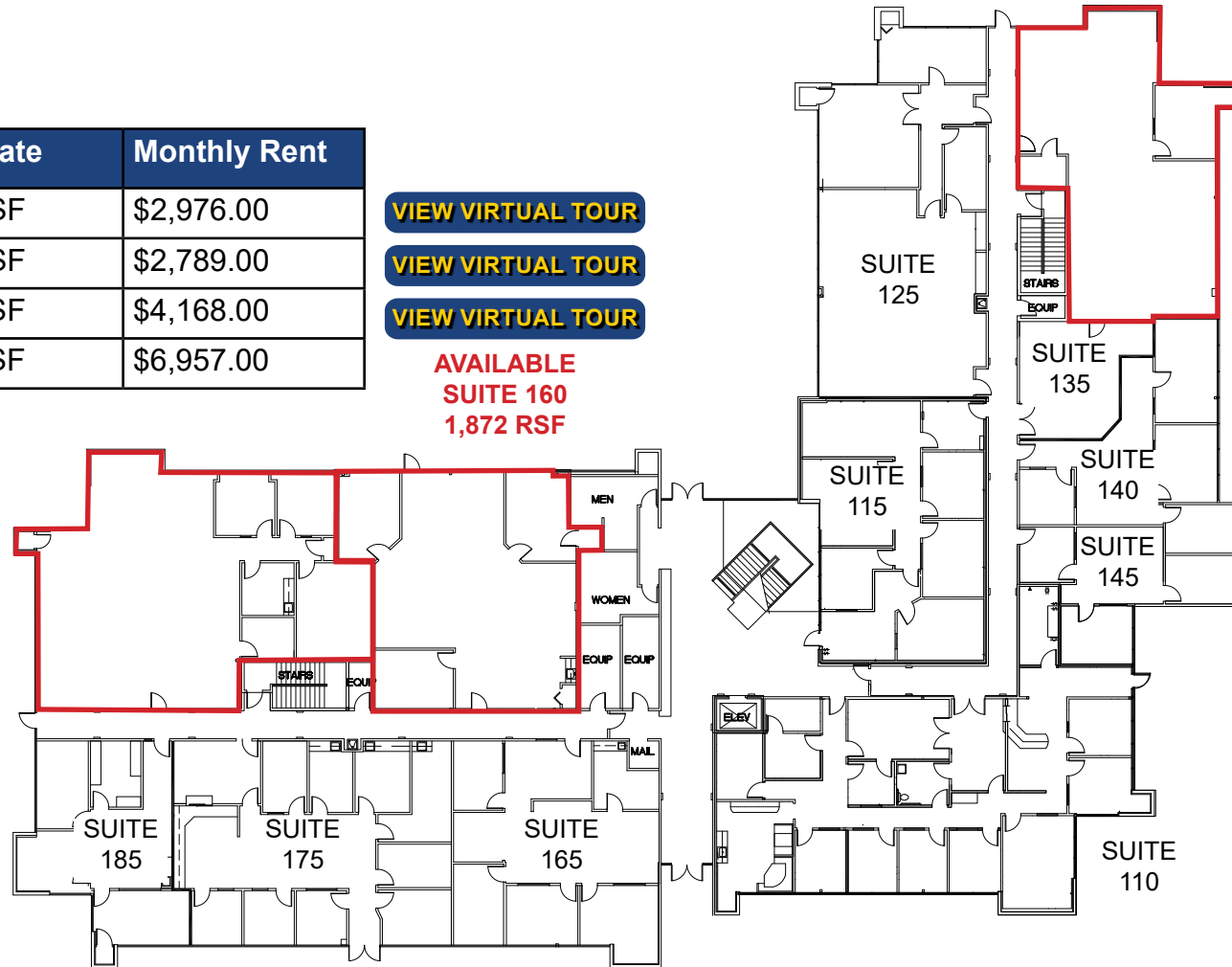
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[www.ethanconradprop.com](http://www.ethanconradprop.com)

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  
FLOOR PLAN**

| Suite   | RSF   | Lease Rate | Monthly Rent |
|---------|-------|------------|--------------|
| 130     | 1,997 | \$1.49 PSF | \$2,976.00   |
| 160     | 1,872 | \$1.49 PSF | \$2,789.00   |
| 195     | 2,797 | \$1.49 PSF | \$4,168.00   |
| 160/195 | 4,669 | \$1.49 PSF | \$6,957.00   |

[VIEW VIRTUAL TOUR](#)[VIEW VIRTUAL TOUR](#)[VIEW VIRTUAL TOUR](#)**AVAILABLE  
SUITE 160  
1,872 RSF****AVAILABLE  
SUITE 130  
1,997 RSF****AVAILABLE  
SUITE 195  
2,797 RSF****AVAILABLE  
SUITE 160/195  
4,669 RSF****ETHAN CONRAD PROPERTIES, INC.**

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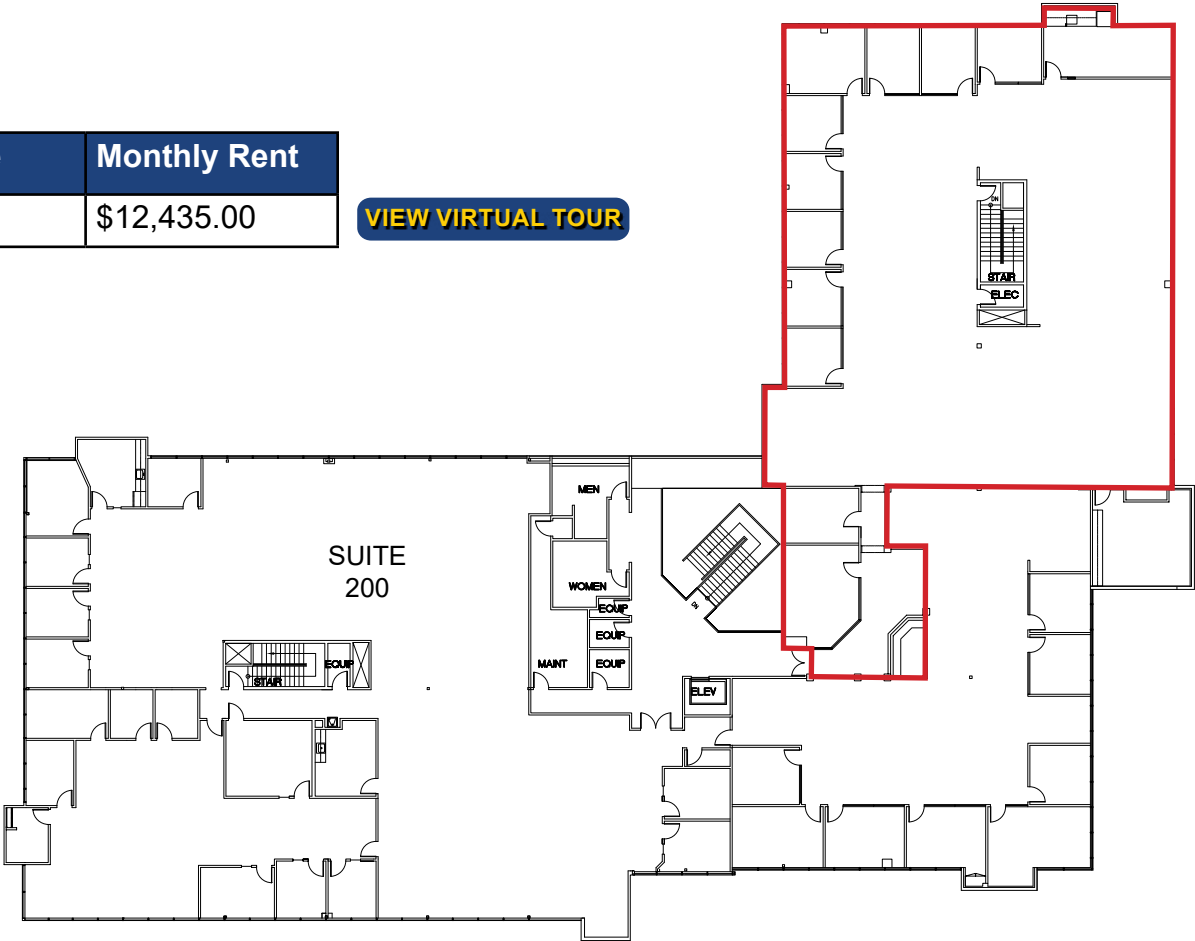
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2ND FLOOR  
FLOOR PLAN

| Suite | RSF   | Lease Rate | Monthly Rent |
|-------|-------|------------|--------------|
| 250   | 8,946 | \$1.39 PSF | \$12,435.00  |

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AVAILABLE  
SUITE 250  
8,946 RSF



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