

TECH CENTER 50
9310 TECH CENTER DR
SACRAMENTO, CA
FOR LEASE
1,999 RSF - 6,717 RSF OFFICE
SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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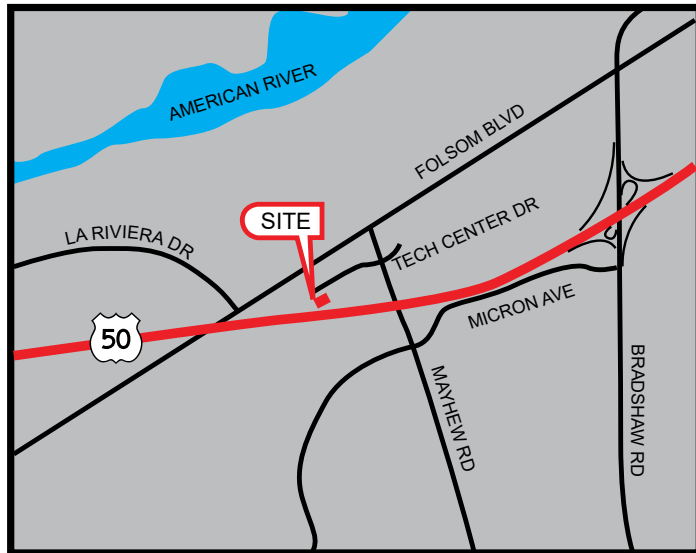
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916.779.1000

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 exit via Micron Ave and 1.5 miles from Watt Ave via Folsom Blvd)
- Served by Tiber light rail station
- Institutional grade building
- Ample parking, 4/1,000 SF
- Fiber available
- Showers and lockers on-site

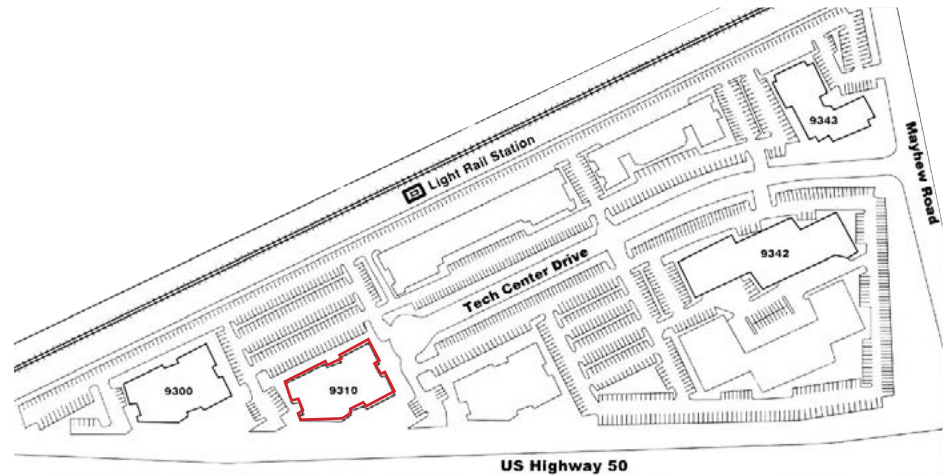
**PROPERTY DETAILS:**

Excellent Hwy 50 visibility and signage (170,000 cars per day)

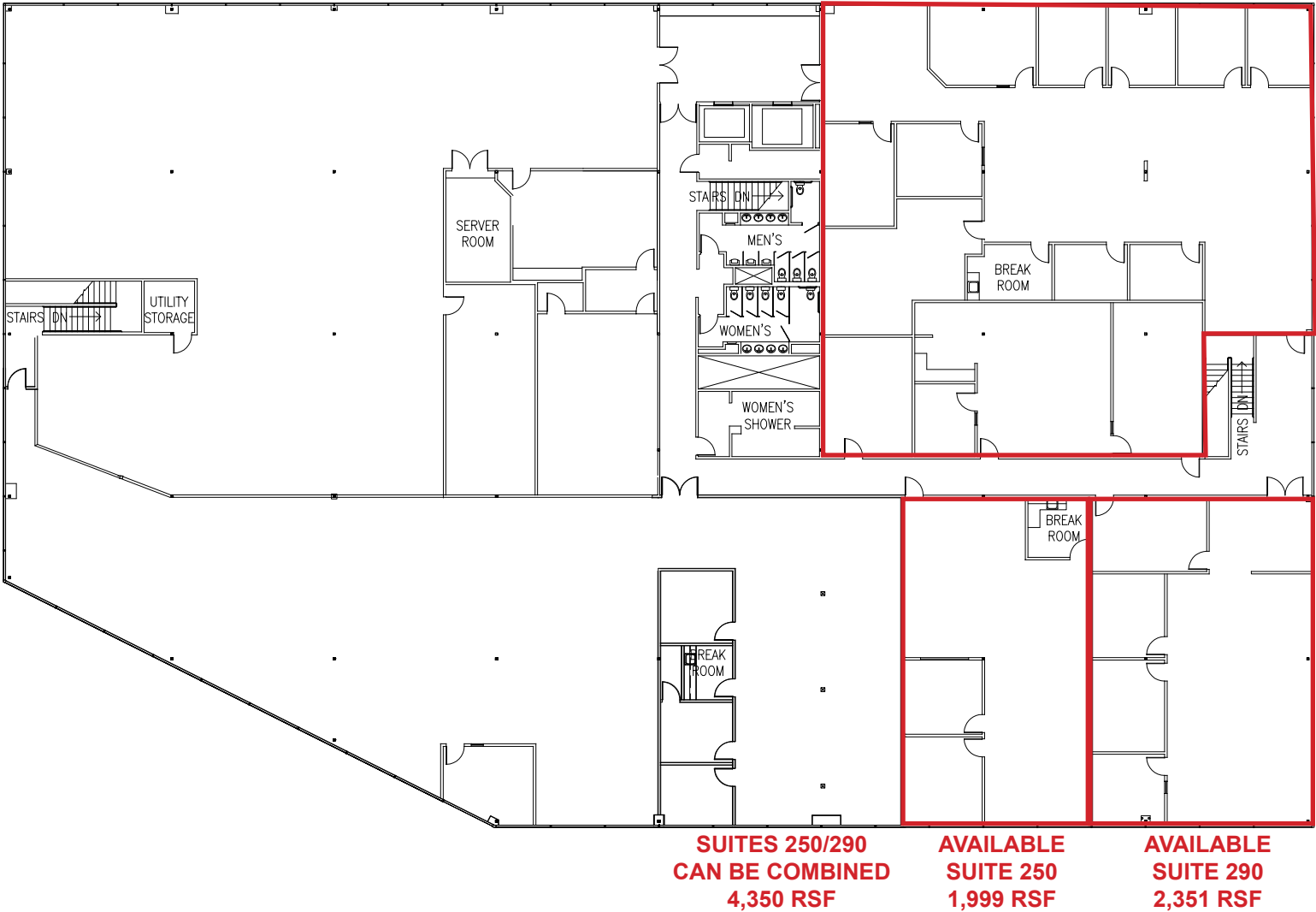
Excellent value rent given the attributes of the building.

LEASE RATE:

Suite 200	6,717 RSF	\$10,411.00 (\$1.55 PSF, Full Service)
Suite 250*	1,999 RSF	\$ 3,098.00 (\$1.55 PSF, Full Service)
Suite 290*	2,351 RSF	\$ 3,738.00 (\$1.59 PSF, Full Service)
*Can be combined	4,350 RSF	\$ 6,743.00 (\$1.55 PSF, Full Service)



SECOND FLOOR
FLOOR PLAN



AVAILABLE
SUITE 200
6,717 RSF
[VIEW VIRTUAL TOUR](#)

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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