

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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Todd Newburn

DRE: #01226238

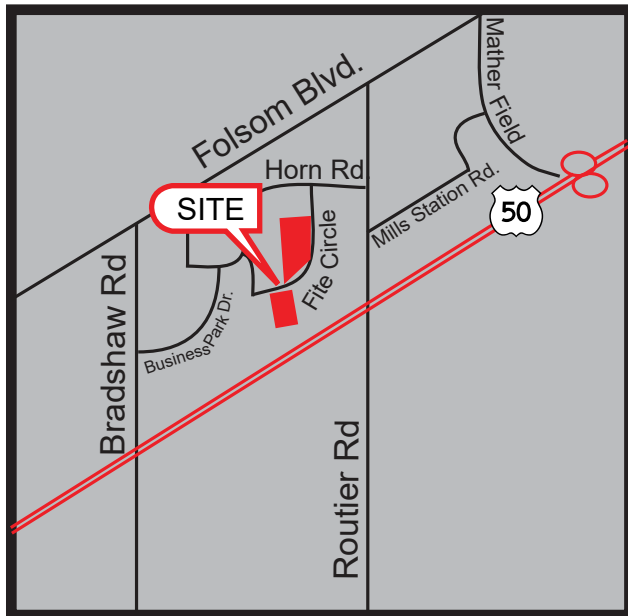
tnewburn@ethanconradprop.com

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 $\pm 141,000$ 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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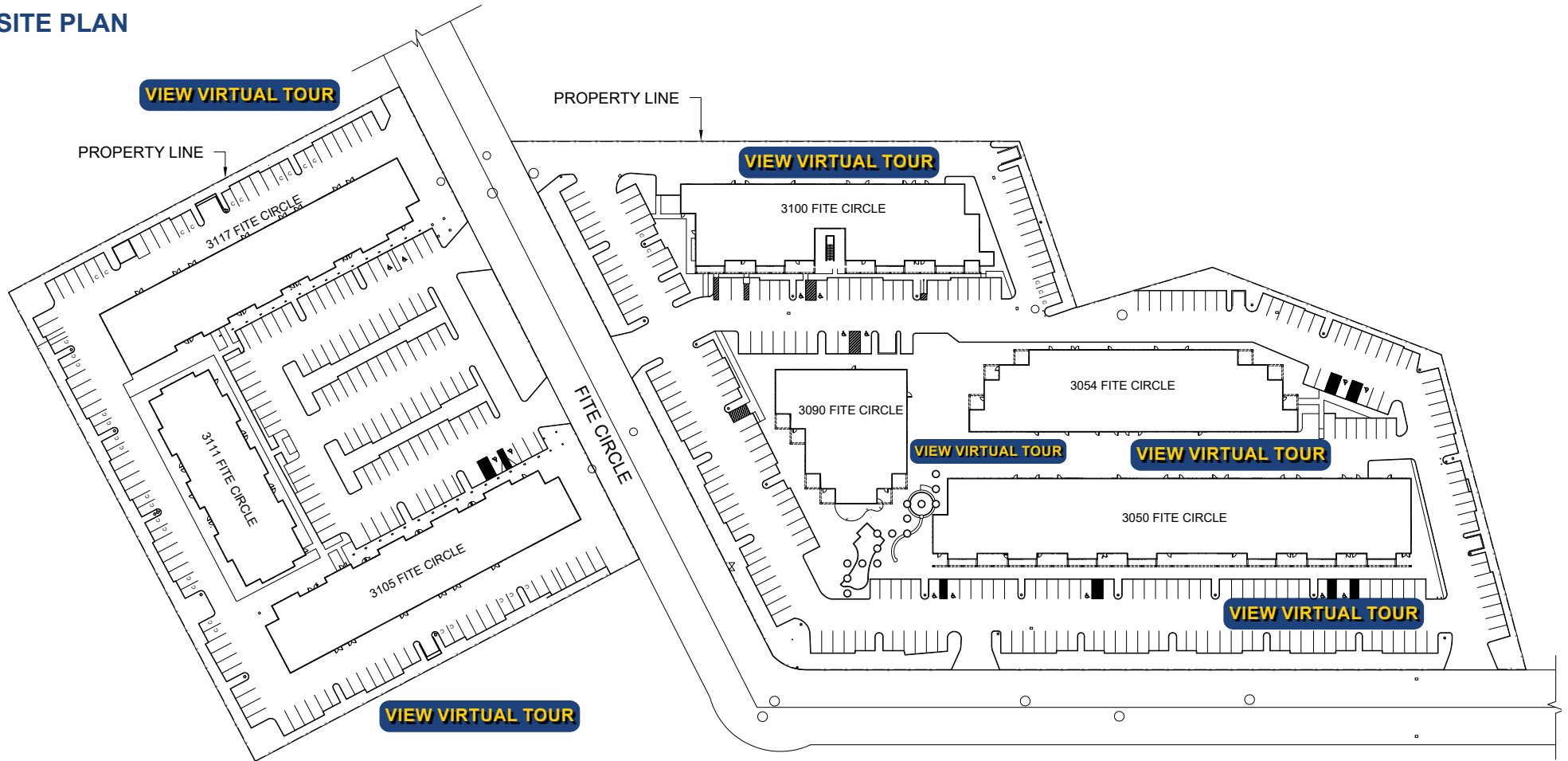
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FOR LEASE

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SITE PLAN

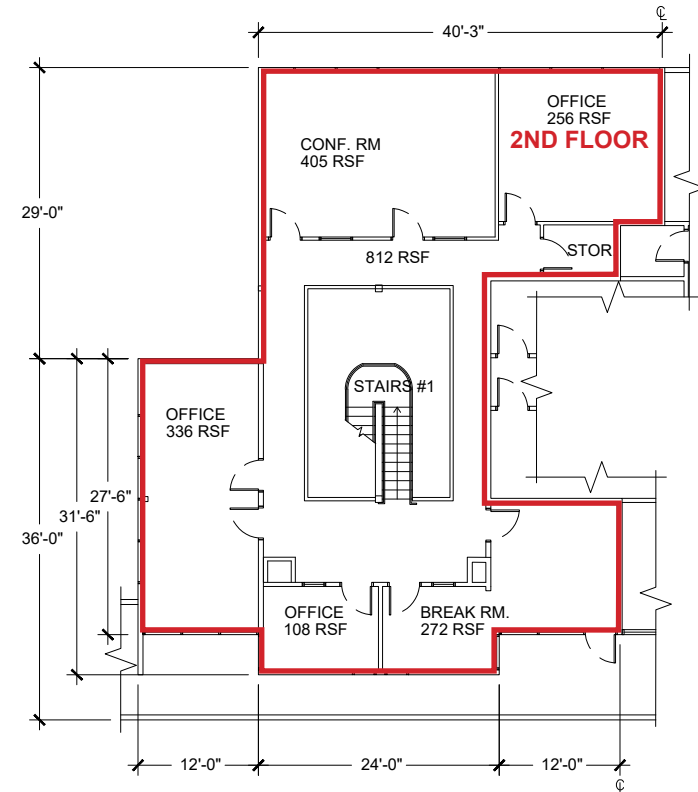
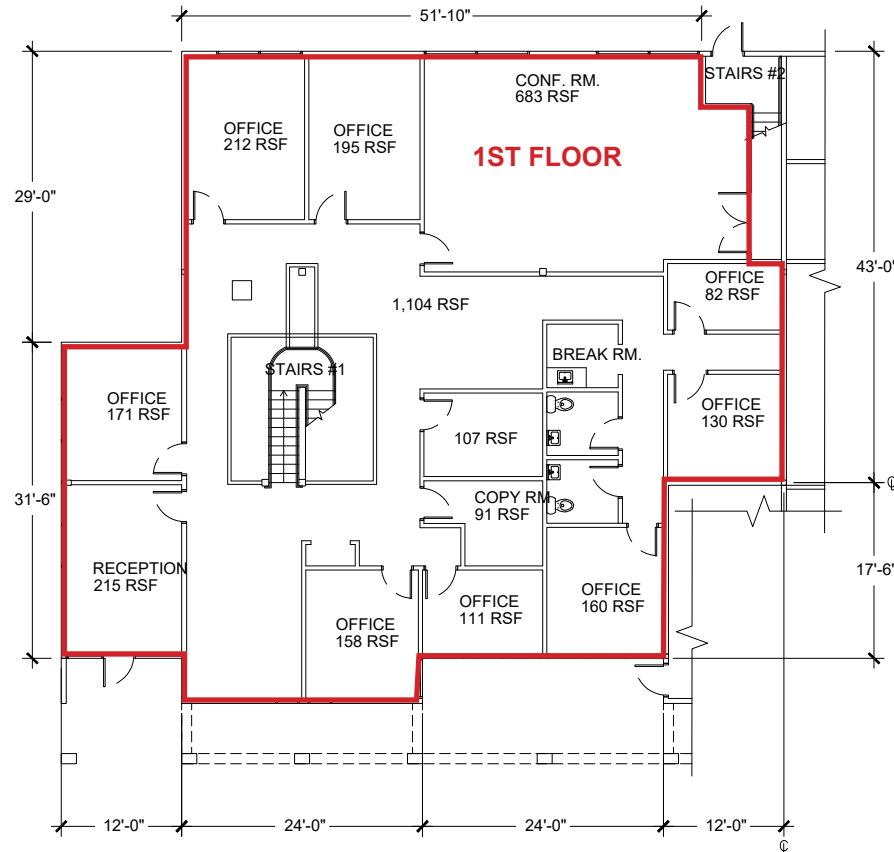


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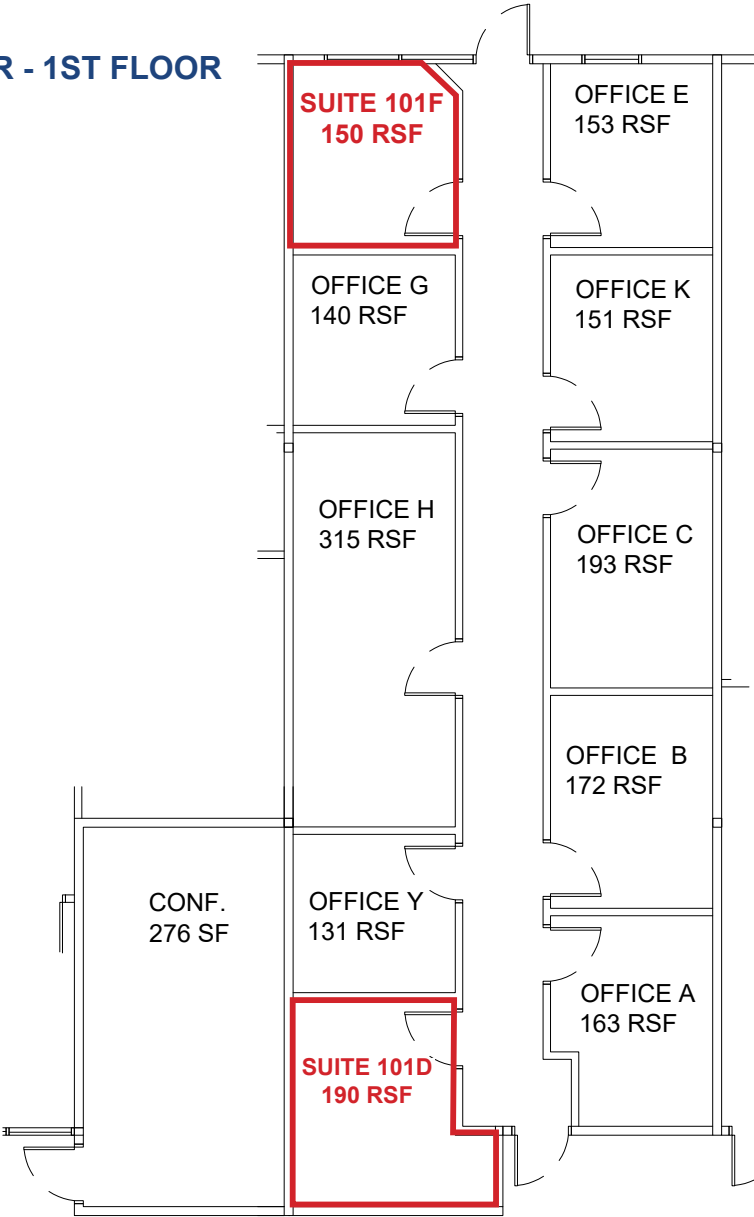
3050 FITE CIR - 1ST & 2ND FLOOR


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

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3050 FITE CIR - 1ST FLOOR



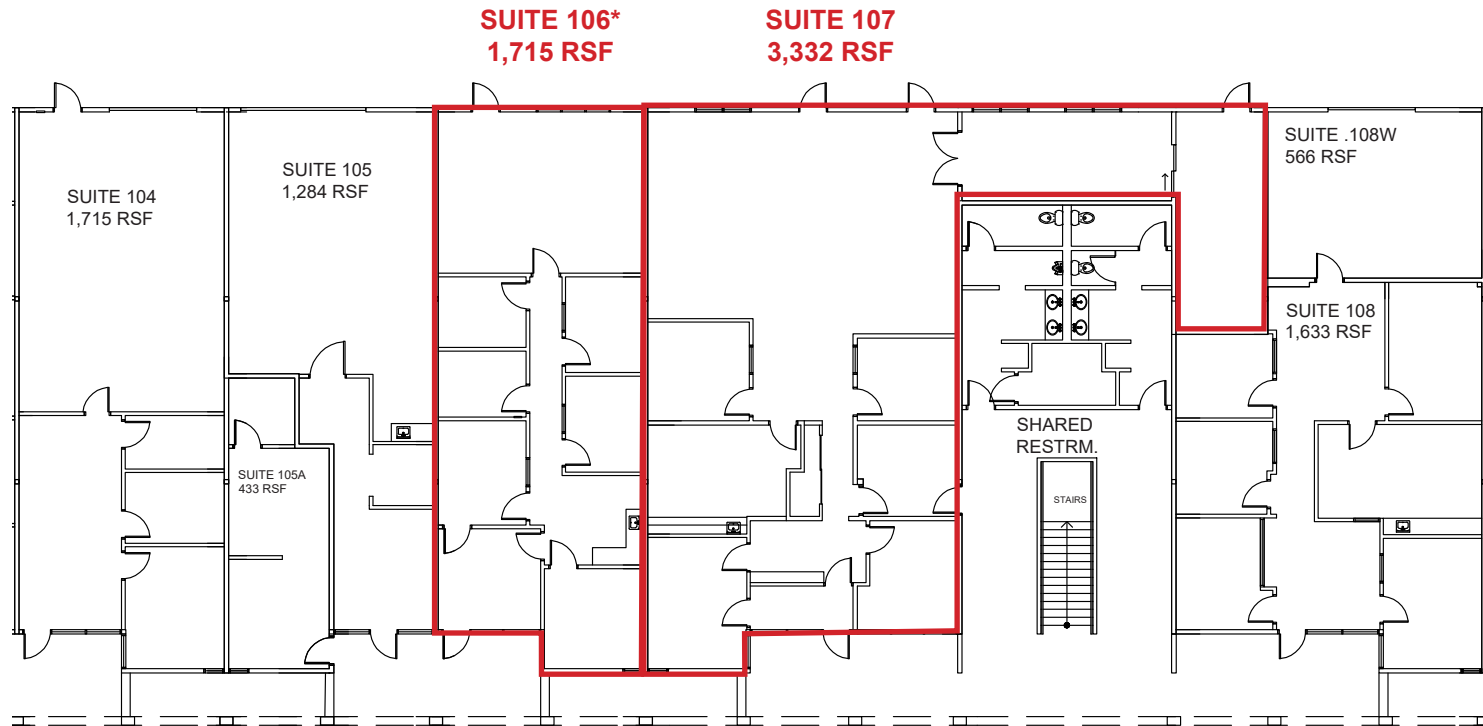
Suite	RSF	Office	Monthly Rent
101D	190	\$2.50 PSF	\$475.00, FS
101F	150	\$2.50 PSF	\$375.00, FS

No Janitorial.

CONFERENCE ROOM
VIRTUAL TOUR

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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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*Available 08/01/26.

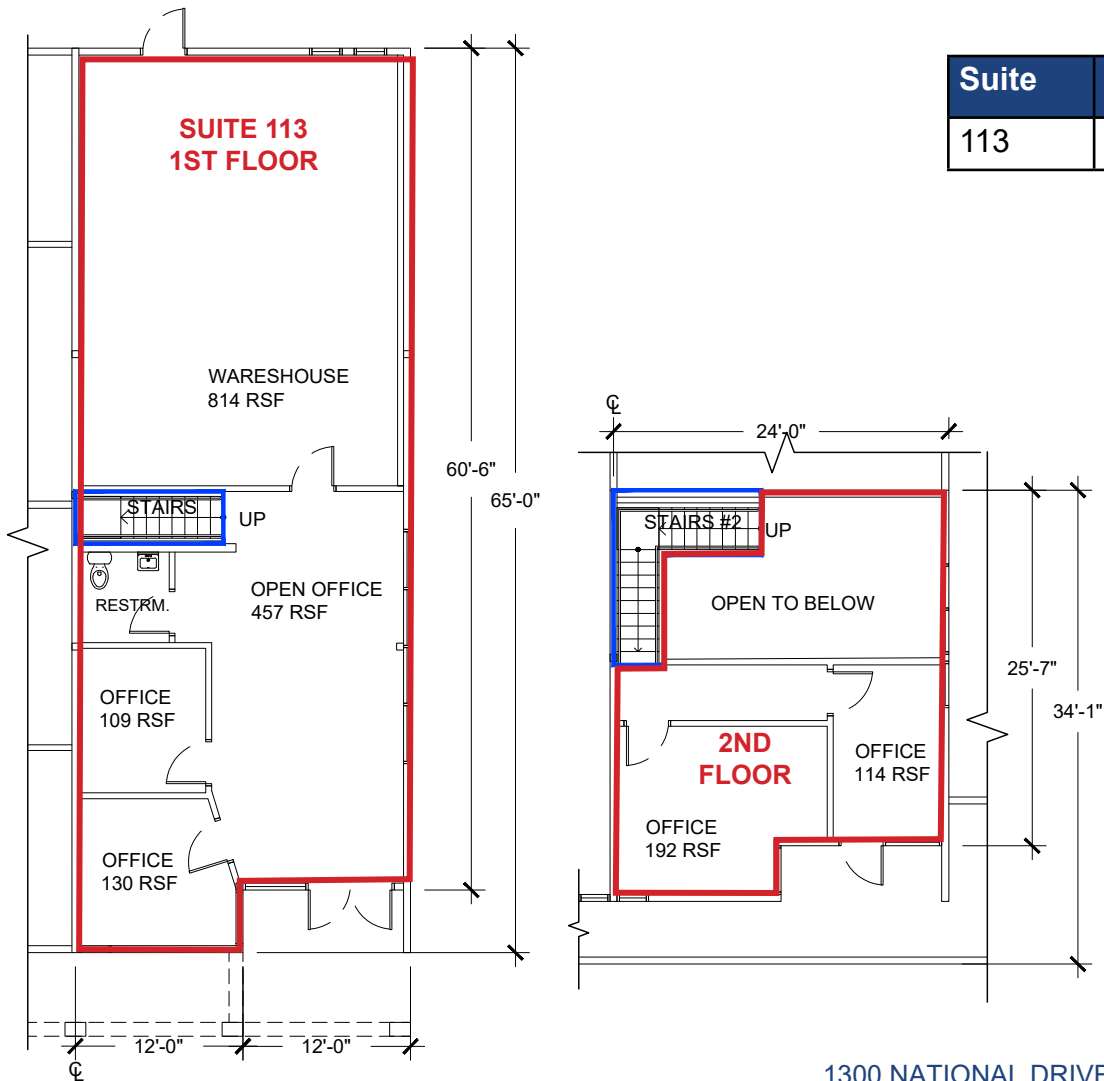
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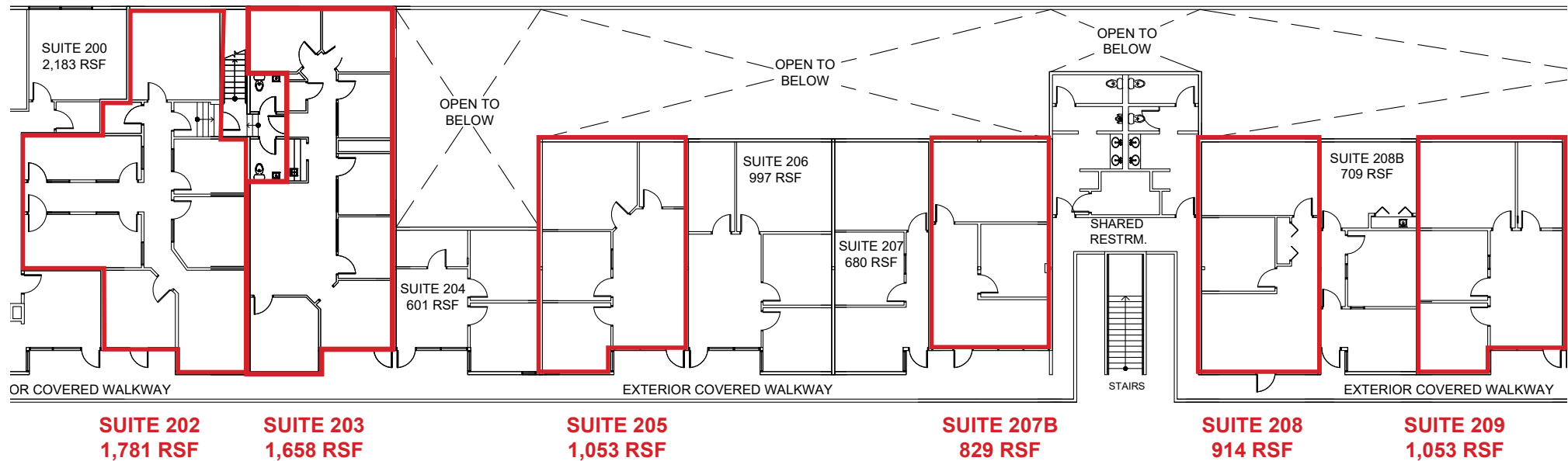


Suite	RSF	Office	Monthly Rent
113	2,201	\$1.20 PSF	\$2,641.00, MG

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3050 FITE CIR - 2ND FLOOR


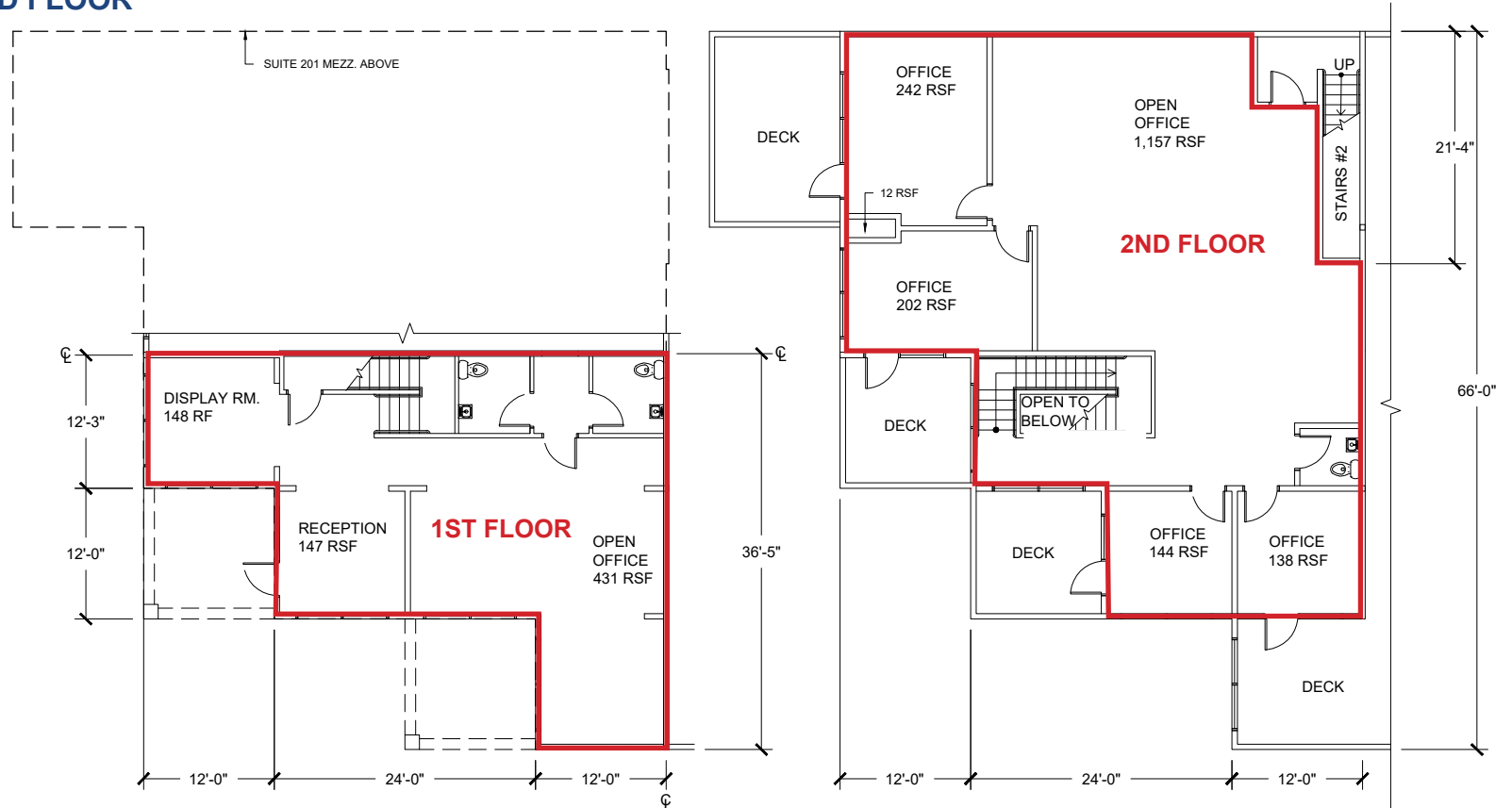
Suite	RSF	Office	Monthly Rent
202	1,781	\$1.15 PSF	\$2,048.00, MG
203	1,658	\$1.15 PSF	\$1,907.00, MG
205	1,053	\$1.15 PSF	\$1,211.00, MG
207B	829	\$1.15 PSF	\$ 953.00, MG
208	914	\$1.15 PSF	\$1,051.00, MG
209	1,053	\$1.15 PSF	\$1,211.00, MG

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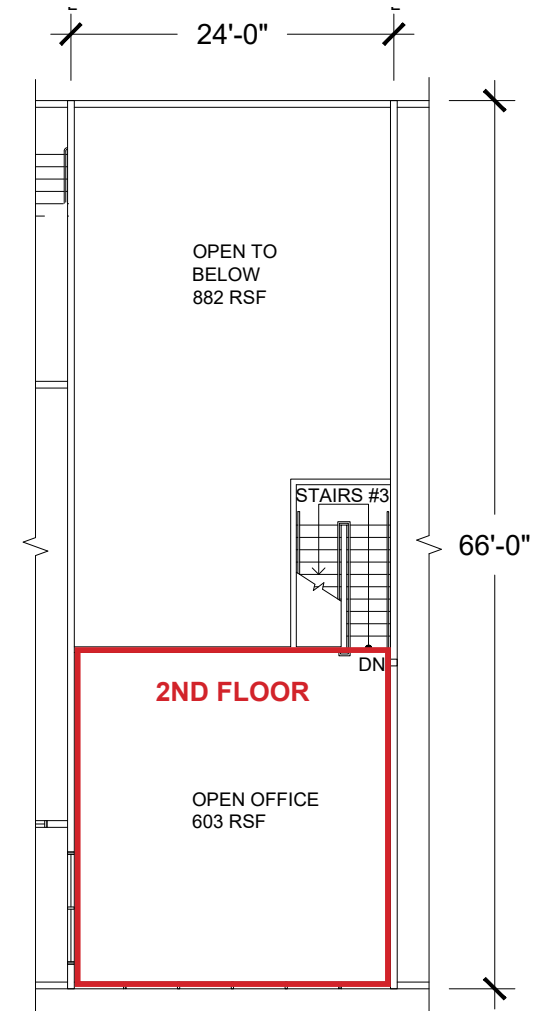
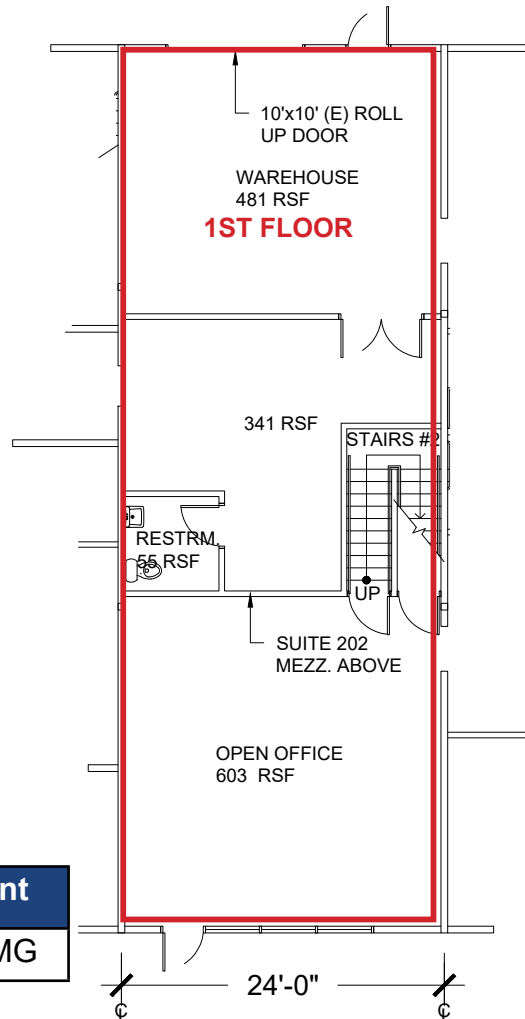
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3054 FITE CIR - 1ST & 2ND FLOOR
FEATURES:

- 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

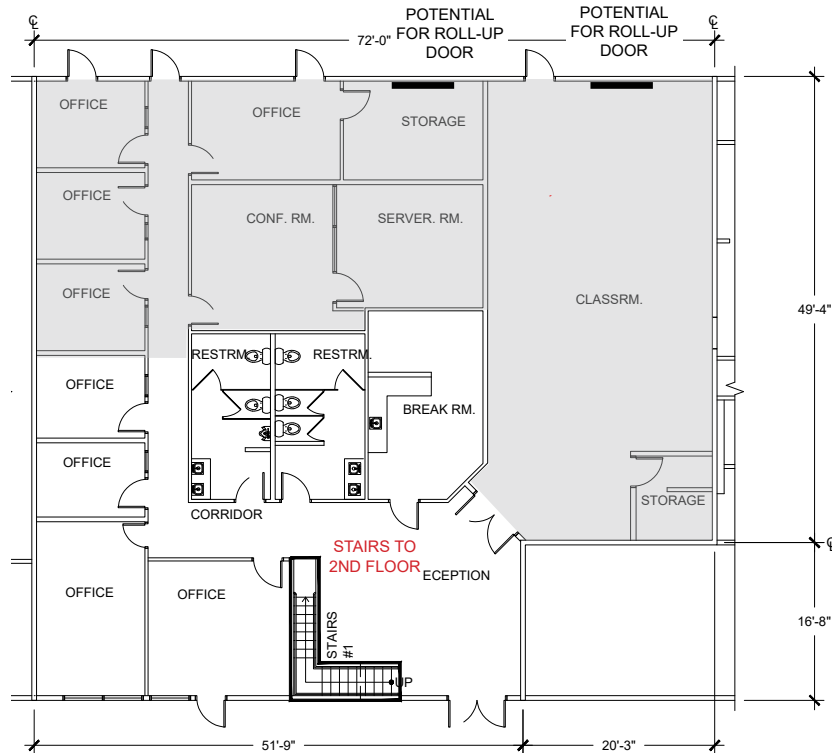

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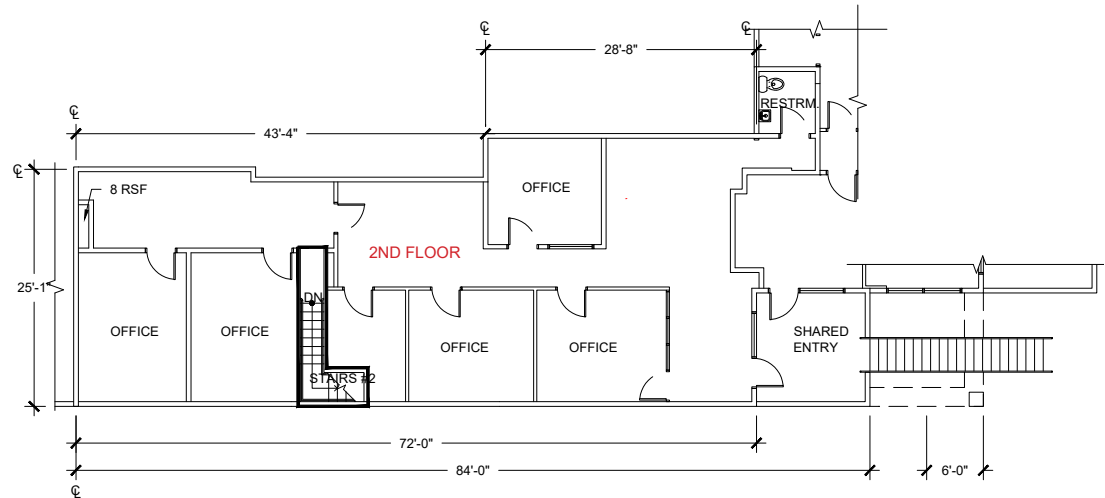
3054 FITE CIR - 1ST & 2ND FLOOR



 = 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	6,384	\$0.99 PSF	\$6,320.00, MG

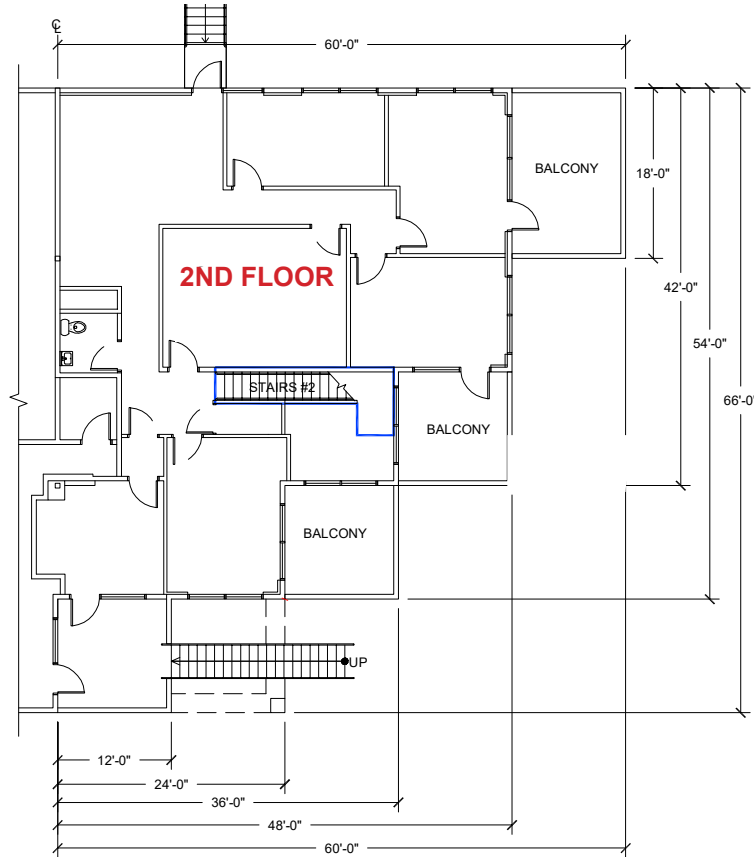
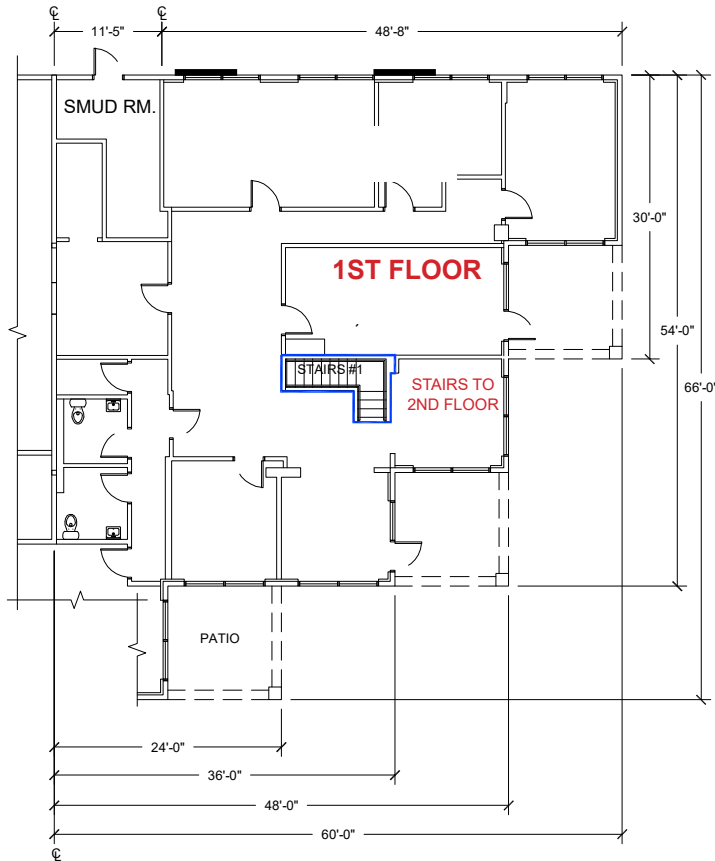
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3054 FITE CIR - 1ST & 2ND FLOOR


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

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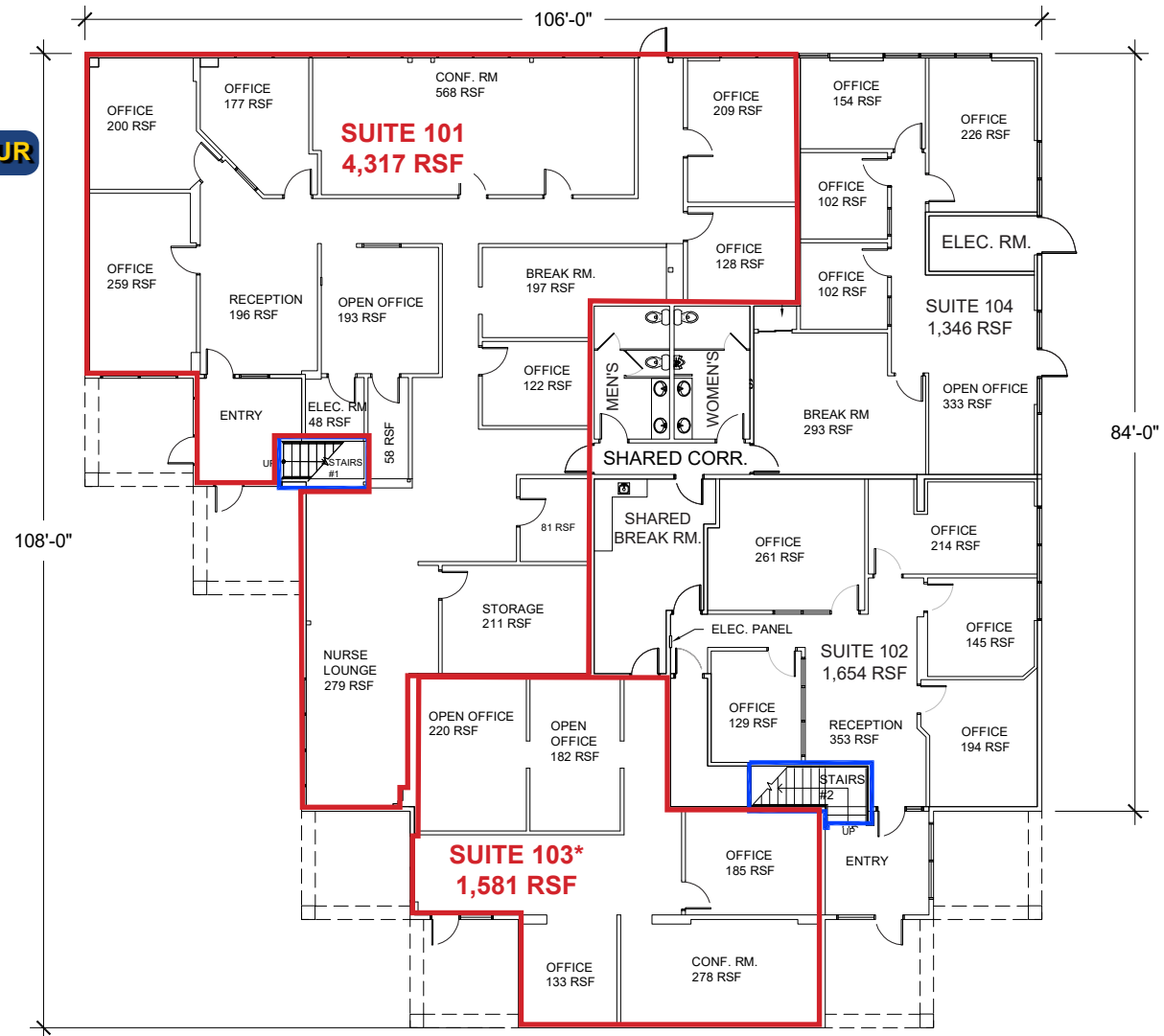
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3090 FITE CIR - 1ST FLOOR

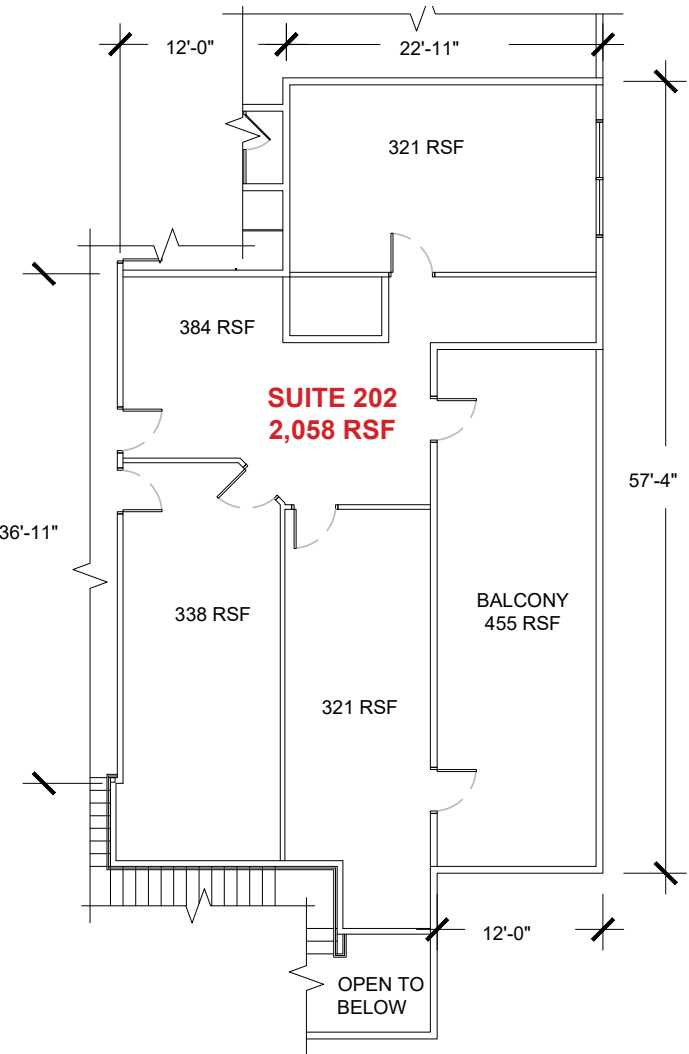
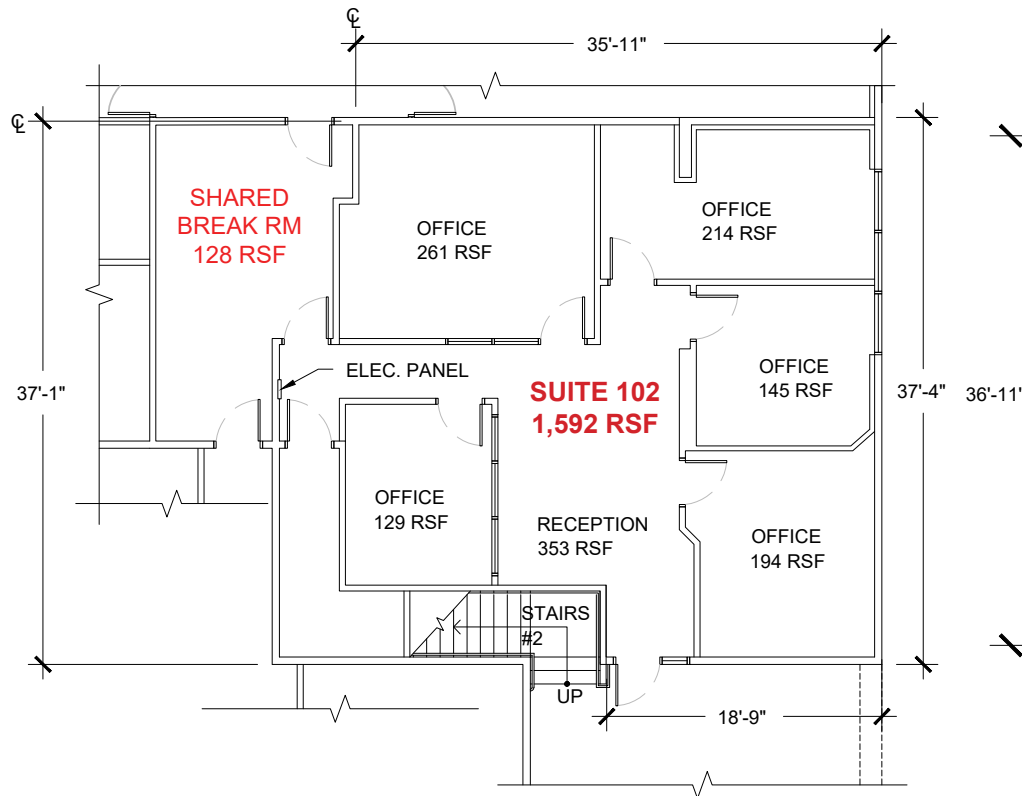
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Suite	RSF	Lease rate	Monthly Rent
101	4,317	\$0.99 PSF	\$4,274.00, MG
103*	1,581	\$1.15 PSF	\$1,818.00, MG

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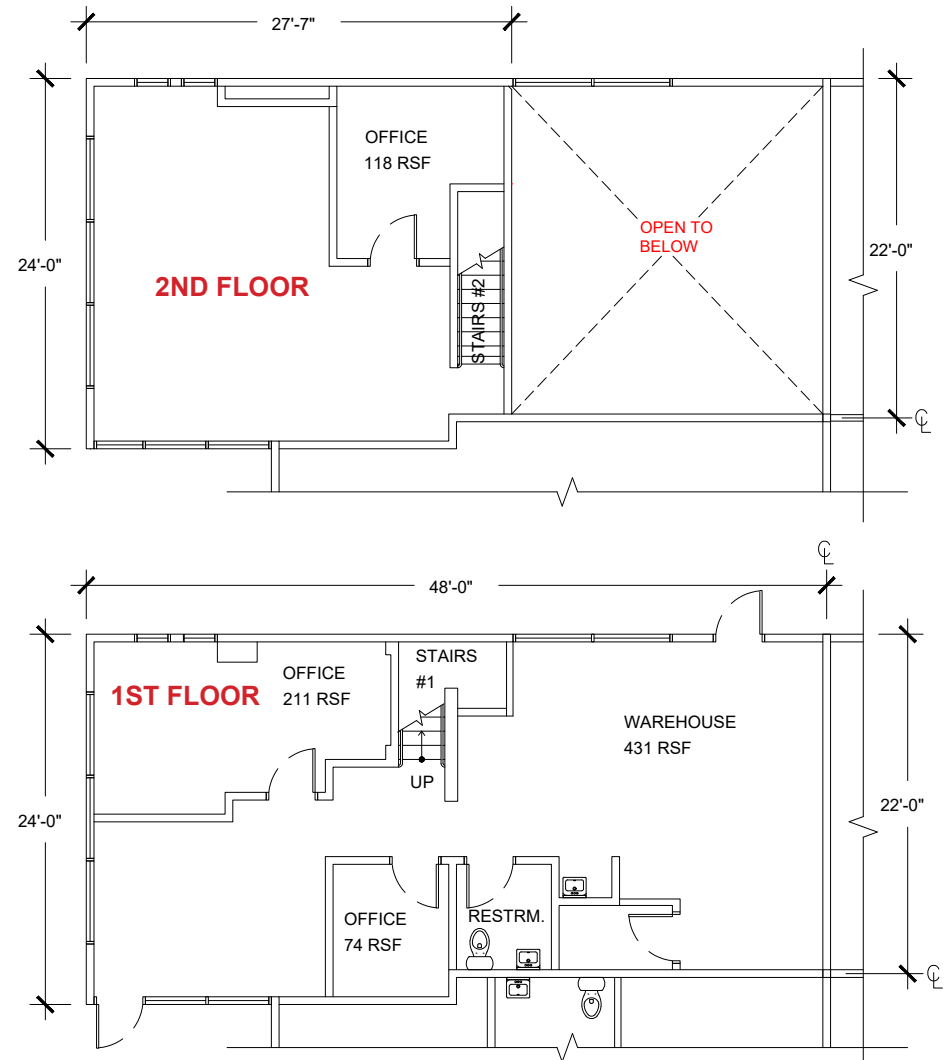
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3100 FITE CIR - 1ST & 2ND FLOOR
FEATURES:

- 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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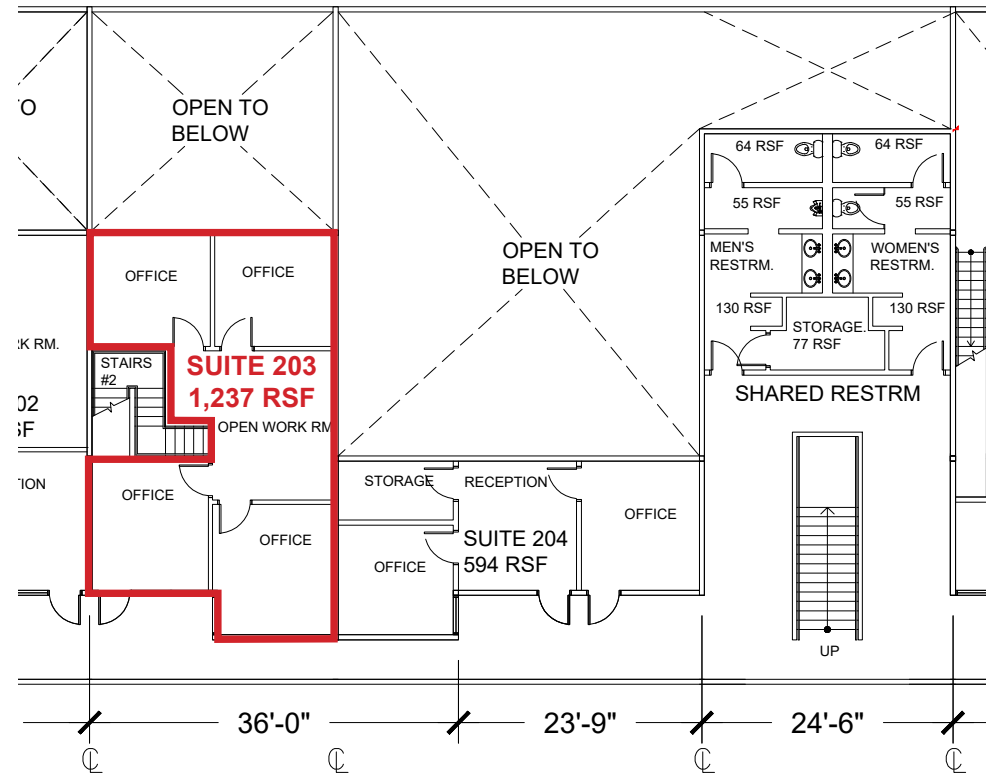
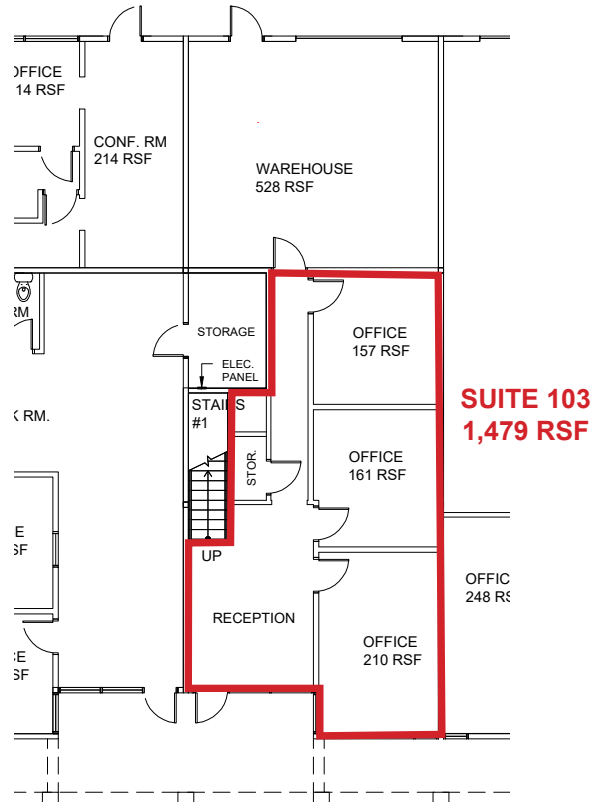
Suite	RSF	Lease rate	Monthly Rent
101	2,025	\$1.10 PSF	\$2,228.00, MG


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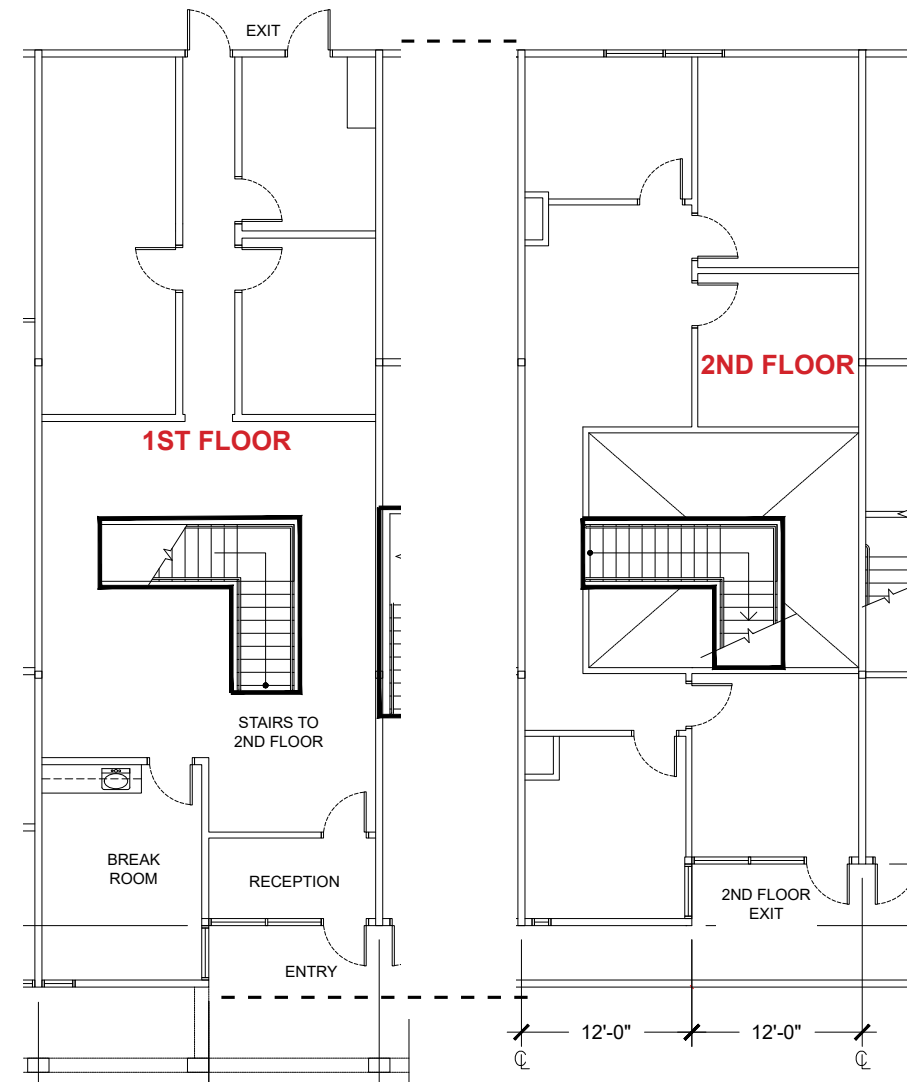
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3100 FITE CIR - 1ST & 2ND FLOOR**FEATURES:**

- 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

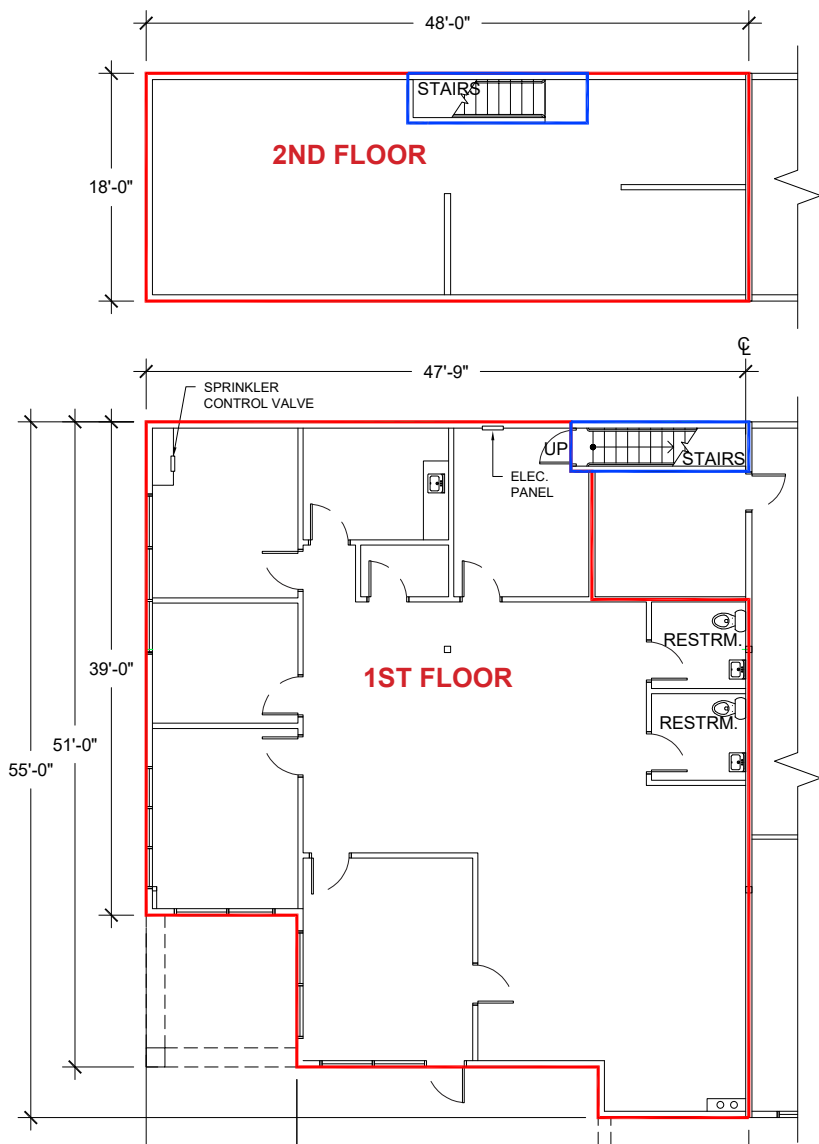
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3105 FITE CIR - 1ST & 2ND FLOOR



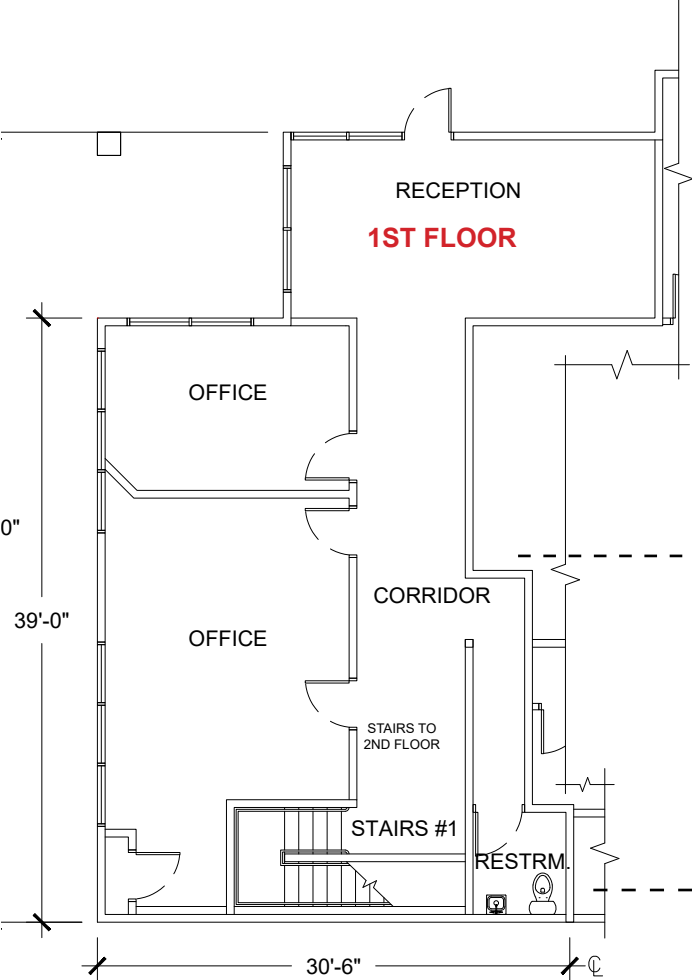
Suite	RSF	Office	Monthly Rent
101	3,058	\$1.10 PSF	\$3,364.00, MG

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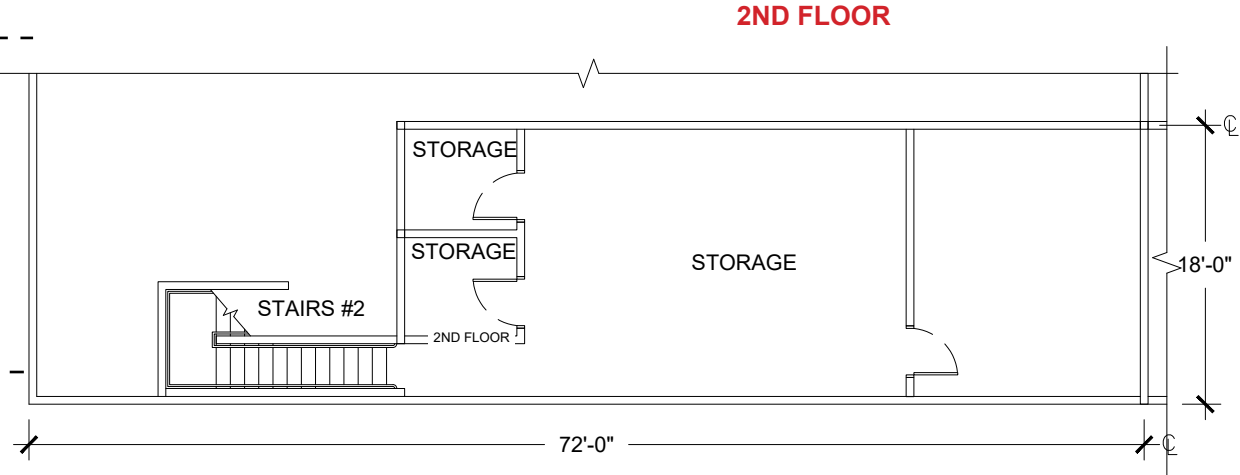
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3117 FITE CIR - 1ST FLOOR



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

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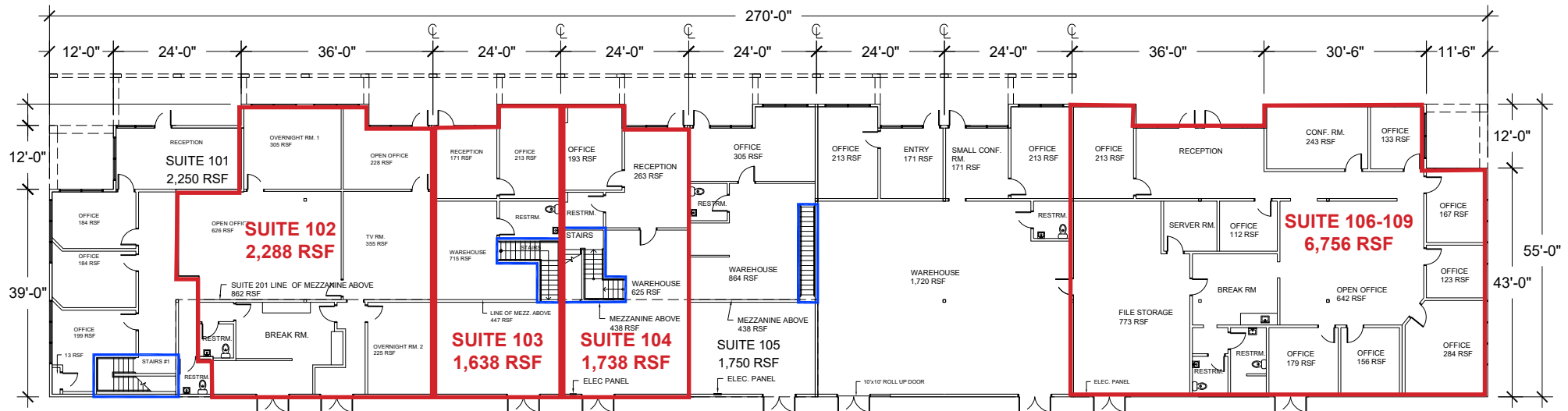


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3117 FITE CIR - 1ST FLOOR


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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