

**1300 NATIONAL DRIVE
SACRAMENTO, CA**

FOR LEASE

**1,332 RSF - 35,742 RSF OFFICE
SUITES AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Grant Keeney

DRE: #00899691

grant@ethanconradprop.com

Todd Newburn

DRE: #01226238

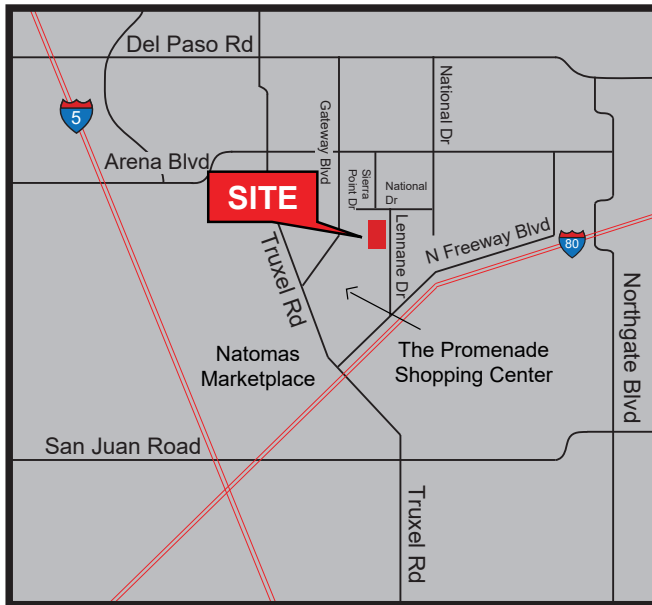
tnewburn@ethanconradprop.com

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 I-5 and I-80 freeways
- Multiple retail and dining amenities located 2 blocks away in The Promenade at Sacramento Gateway
- 4.5/1,000 SF parking ratio
- On-site management
- FedEx drop-off located on sidewalk
- Onsite showers
- Building/Monument Signage Available



PROPERTY DETAILS:

Attractive, well-maintained Office Building in North Natomas with outstanding access to freeways I-80 and I-5. The property features mature landscaping. Numerous retail and dining options in close proximity.

North Natomas is one of the fastest growing communities in Sacramento. Only minutes from Downtown and Sacramento International Airport.

Drive times:

Downtown – 12 minutes (8.5 miles)

Airport (SMF) – 10 minutes (7.5 miles)

LEASE RATES:

1st Floor:

Suite 130*: 1,443 RSF \$ 2,670.00 (\$1.85 RSF/MO, Full Service)

2nd Floor: 35,742 RSF \$56,830.00 (\$1.59 RSF/MO, Full Service)

2nd Floor Potential Demised Suites:

Suite 200: 11,400 RSF \$18,810.00 (\$1.65 RSF/MO, Full Service)

Suite 210: 2,243 RSF \$ 3,925.00 (\$1.75 RSF/MO, Full Service)

Suite 220: 1,615 RSF \$ 2,826.00 (\$1.75 RSF/MO, Full Service)

Suite 230: 1,332 RSF \$ 2,398.00 (\$1.80 RSF/MO, Full Service)

Suite 240: 3,745 RSF \$ 6,554.00 (\$1.75 RSF/MO, Full Service)

Suite 250: 8,615 RSF \$14,215.00 (\$1.65 RSF/MO, Full Service)

Suite 260: 2,075 RSF \$ 3,631.00 (\$1.75 RSF/MO, Full Service)

Suite 270: 3,217 RSF \$ 5,630.00 (\$1.75 RSF/MO, Full Service)

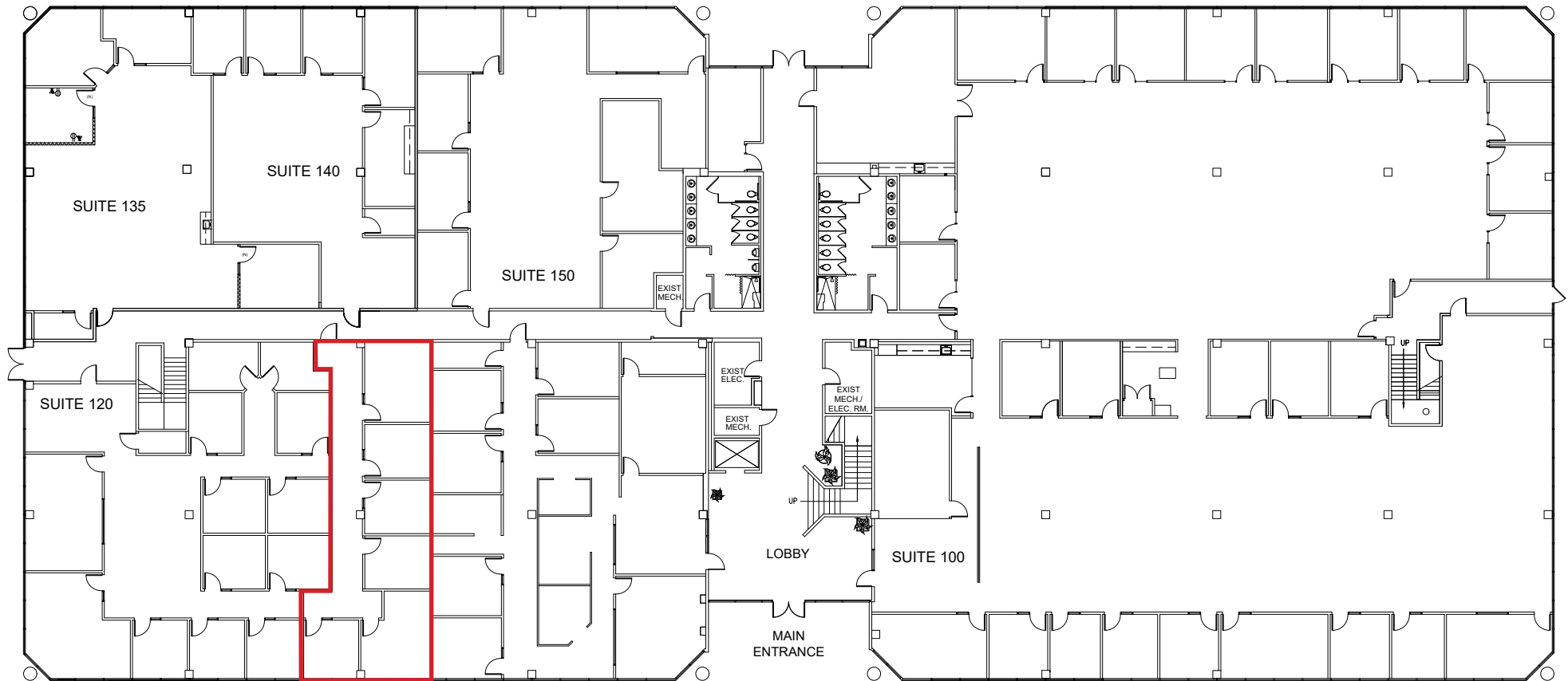
*Available with 30 days' notice.

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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.

FLOOR PLAN
1ST FLOOR

**AVAILABLE
SUITE 130*
1,443 RSF**

***Available with 30 days' notice.**

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

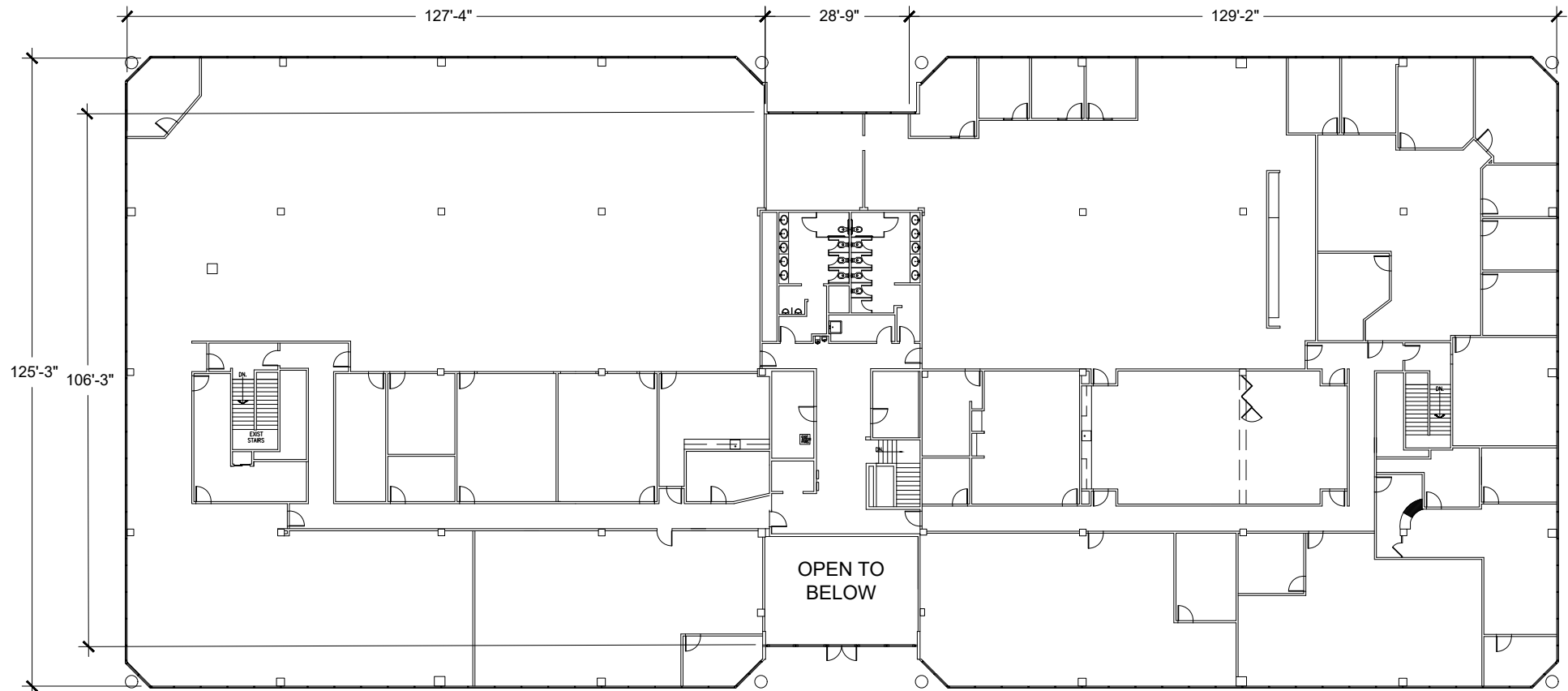
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

FOR LEASE

1300 NATIONAL DRIVE
SACRAMENTO, CA

FLOOR PLAN
2ND FLOOR

AVAILABLE
2ND FLOOR
±35,742 RSF



[VIEW VIRTUAL TOUR](#)

ETHAN CONRAD PROPERTIES, INC.

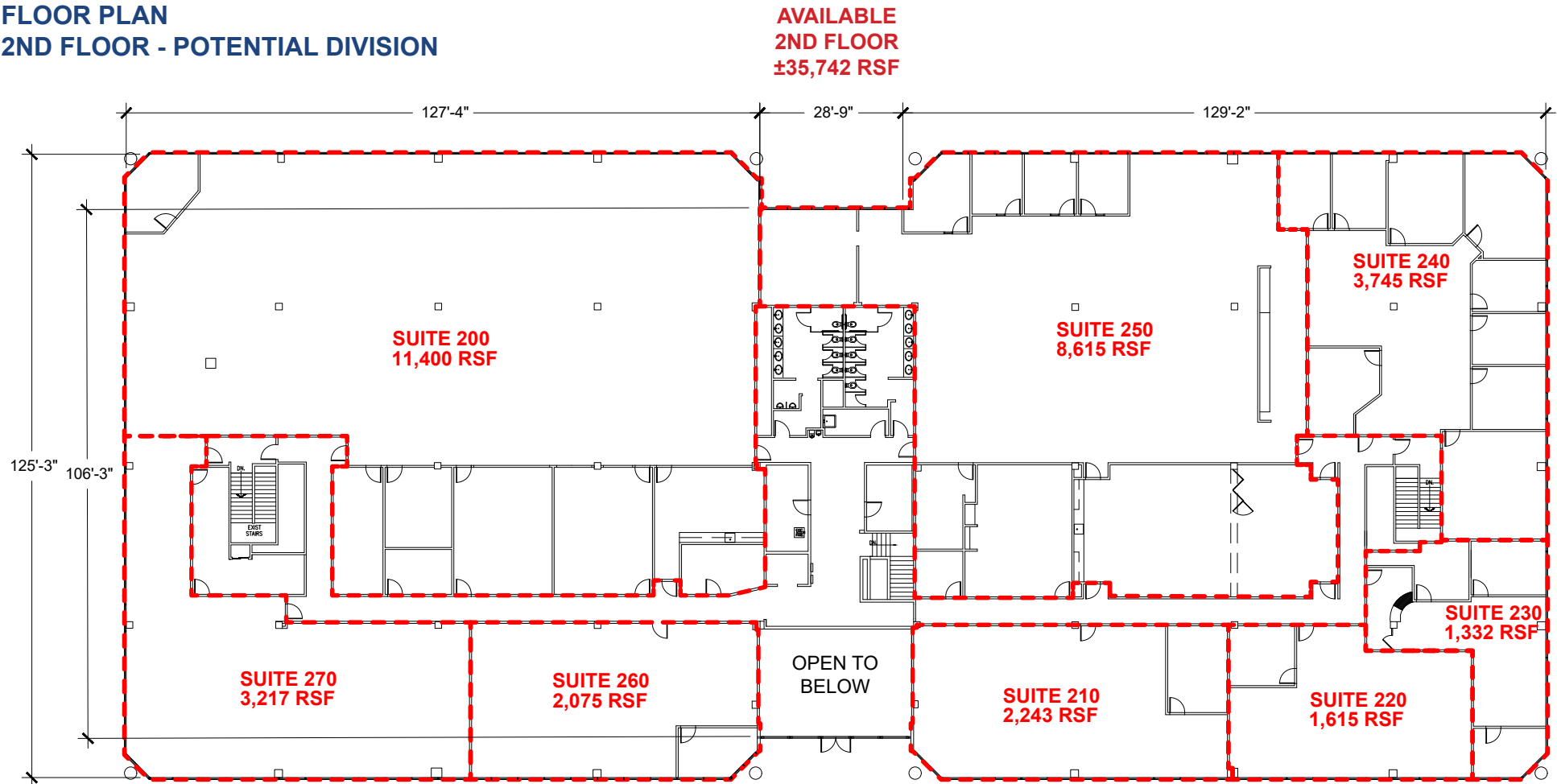
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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.

PAGE

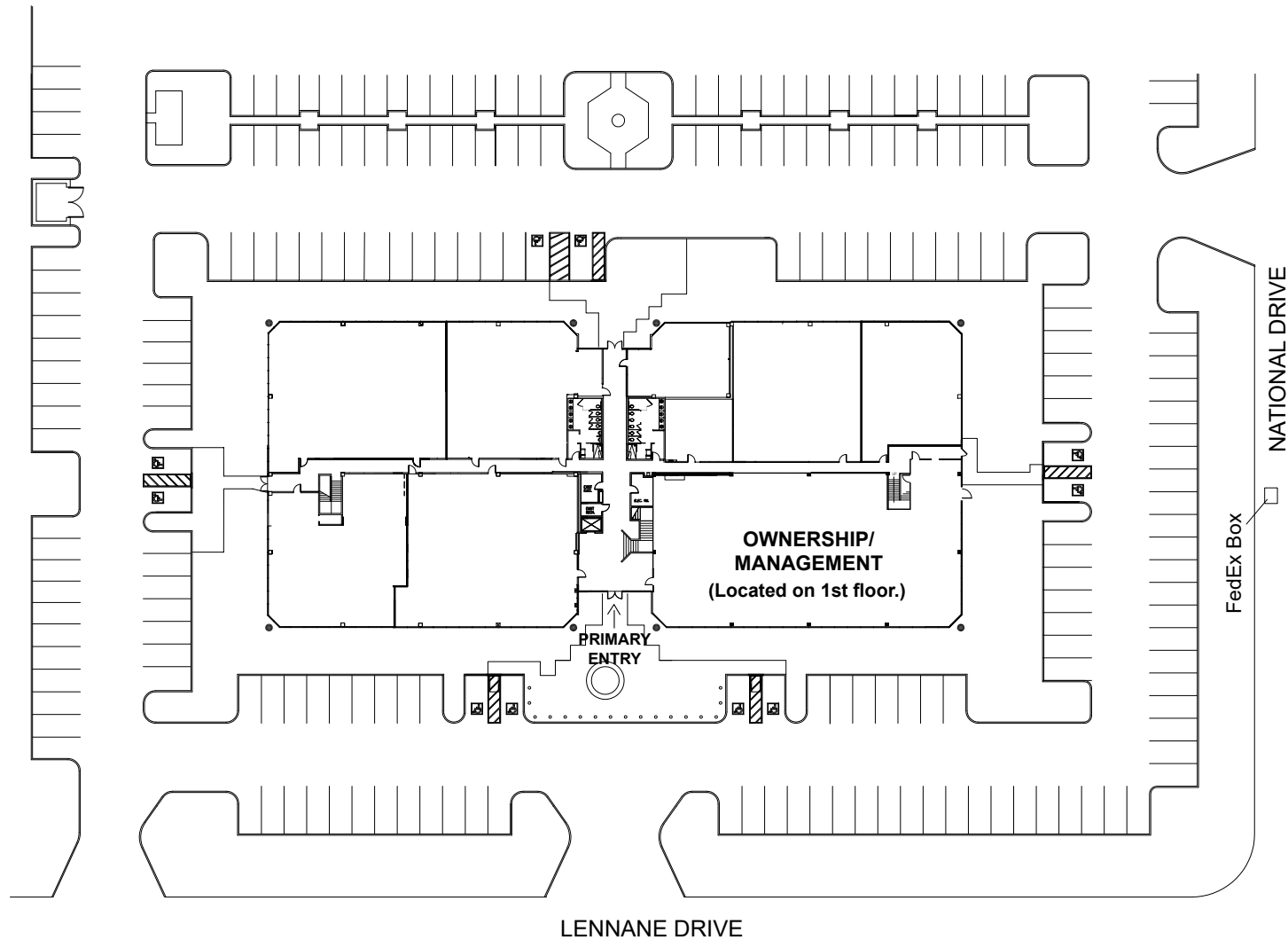
4

FLOOR PLAN
2ND FLOOR - POTENTIAL DIVISION

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

SITE PLAN

**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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.

FOR LEASE

1300 NATIONAL DRIVE
SACRAMENTO, CA



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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.

PAGE

7

Immediate Area Defined

Amenities

The immediate area is rich in amenities due to a high concentration of large employers as well as dense residential population.



Burlington

TJ-maxx



OLD NAVY



chili's

ULTA
BEAUTY

BIG 5
SPORTING GOODS

NORDSTROM
rack

Applebee's

Panera
BREAD®

DAISO
JAPAN

BJ's

RESTAURANT
BREWHOUSE

Walmart

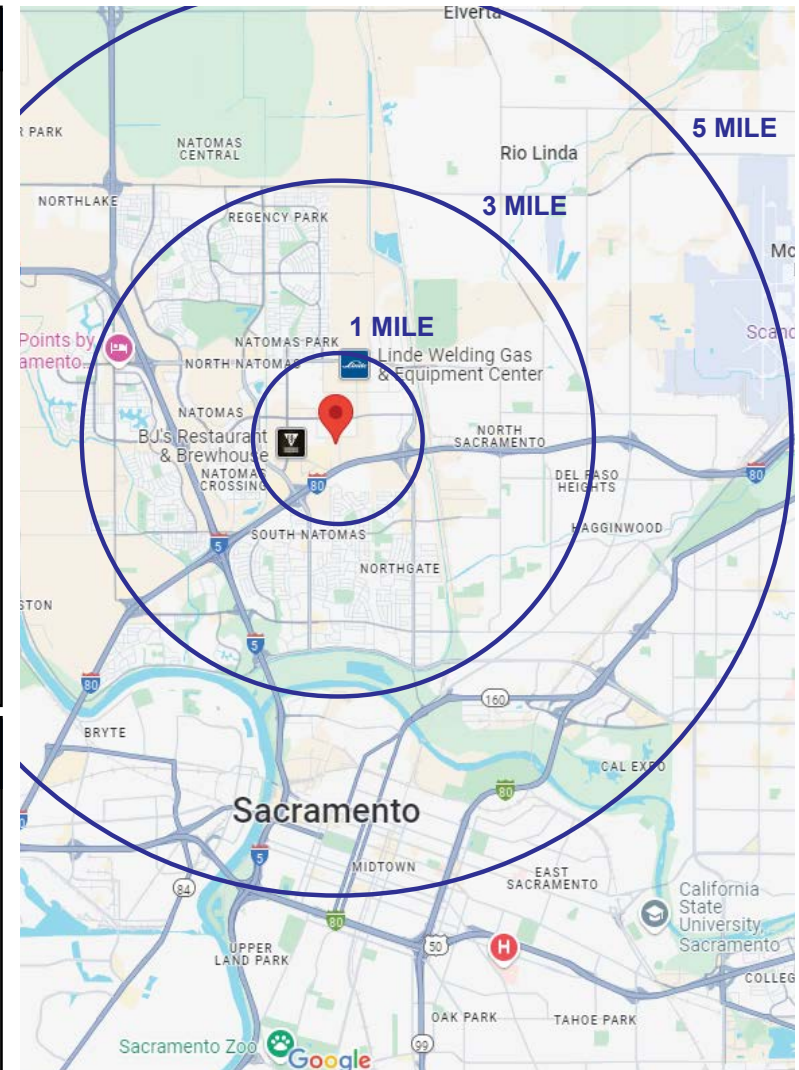
COSTCO
WHOLESALE

Olive
Garden
ITALIAN KITCHEN



BEST
BUY

Demographics	1 Mile	3 Miles	5 Miles
2020 Population	7,033	104,794	264,686
2024 Population	8,713	144,001	271,438
Median Home Value	\$520,216	\$437,077	\$439,856
Avg. Household Income	\$96,298	\$100,983	\$94,856



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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.