

EL CAMINO TOWER 1401 EL CAMINO AVE SACRAMENTO, CA

FOR LEASE

886 RSF - 5,095 RSF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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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:

- Five-story office building
- Fiber optic service to building
- Building is completely renovated
- High speed data services available: DSL & T-1. Only a quarter mile to AT&T "switch"
- Sufficient parking available, including an overflow lot

**PROPERTY DETAILS:**

Attractive building with outstanding access to Business 80. Virtually all high speed data services available, excellent for high tech users. Tenant improvement funds available.

Excellent access to the larger area, good condition and attractive lease rates make it an outstanding value.

LEASE RATES:

Suite 100:	1,903 RSF	\$2,759.00 (\$1.45 PSF, FS)
Suite 101:	899 RSF	\$1,304.00 (\$1.45 PSF, FS)
Suite 102:	3,742 RSF	\$5,201.00 (\$1.39 PSF, FS)
Suite 103:	969 RSF	\$1,405.00 (\$1.45 PSF, FS)
Suite 125:	976 RSF	\$1,415.00 (\$1.45 PSF, FS)
Suite 200:	5,095 RSF	\$6,878.00 (\$1.35 PSF, FS)
-Can be furnished for an additional \$0.10 PSF		
Suite 220:	1,343 RSF	\$1,867.00 (\$1.39 PSF, FS)
Suite 230*:	886 RSF	\$1,232.00 (\$1.39 PSF, FS)
Suite 330:	3,340 RSF	\$4,509.00 (\$1.35 PSF, FS)

Suite 102 is divisible to 1,336 RSF and 2,406 RSF. (\$1.45 PSF, FS).

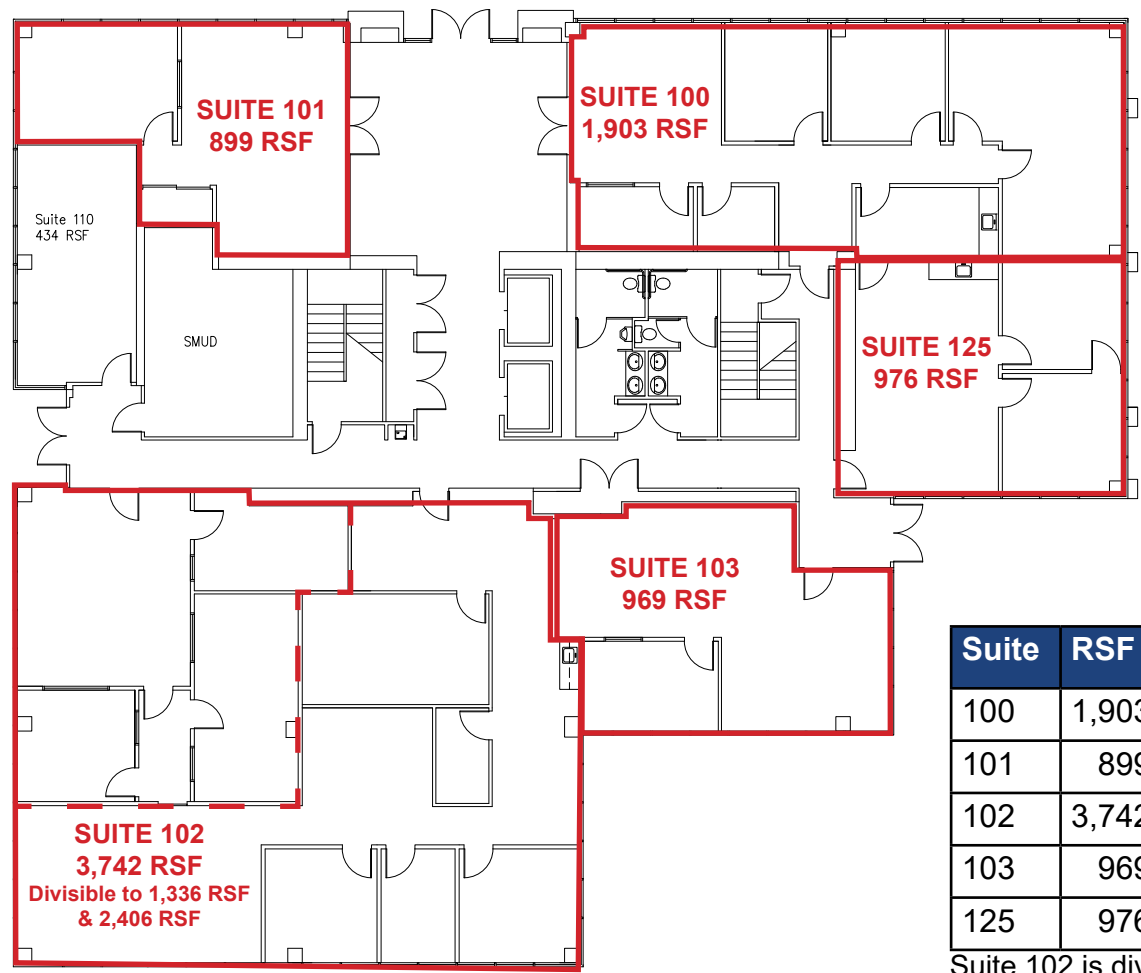
*Available with 30 days' notice.

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1ST FLOOR PLAN



Suite	RSF	Lease Rate	Monthly Rent
100	1,903	\$1.45 PSF	\$2,759.00
101	899	\$1.45 PSF	\$1,304.00
102	3,742	\$1.39 PSF	\$5,201.00
103	969	\$1.45 PSF	\$1,405.00
125	976	\$1.45 PSF	\$1,415.00

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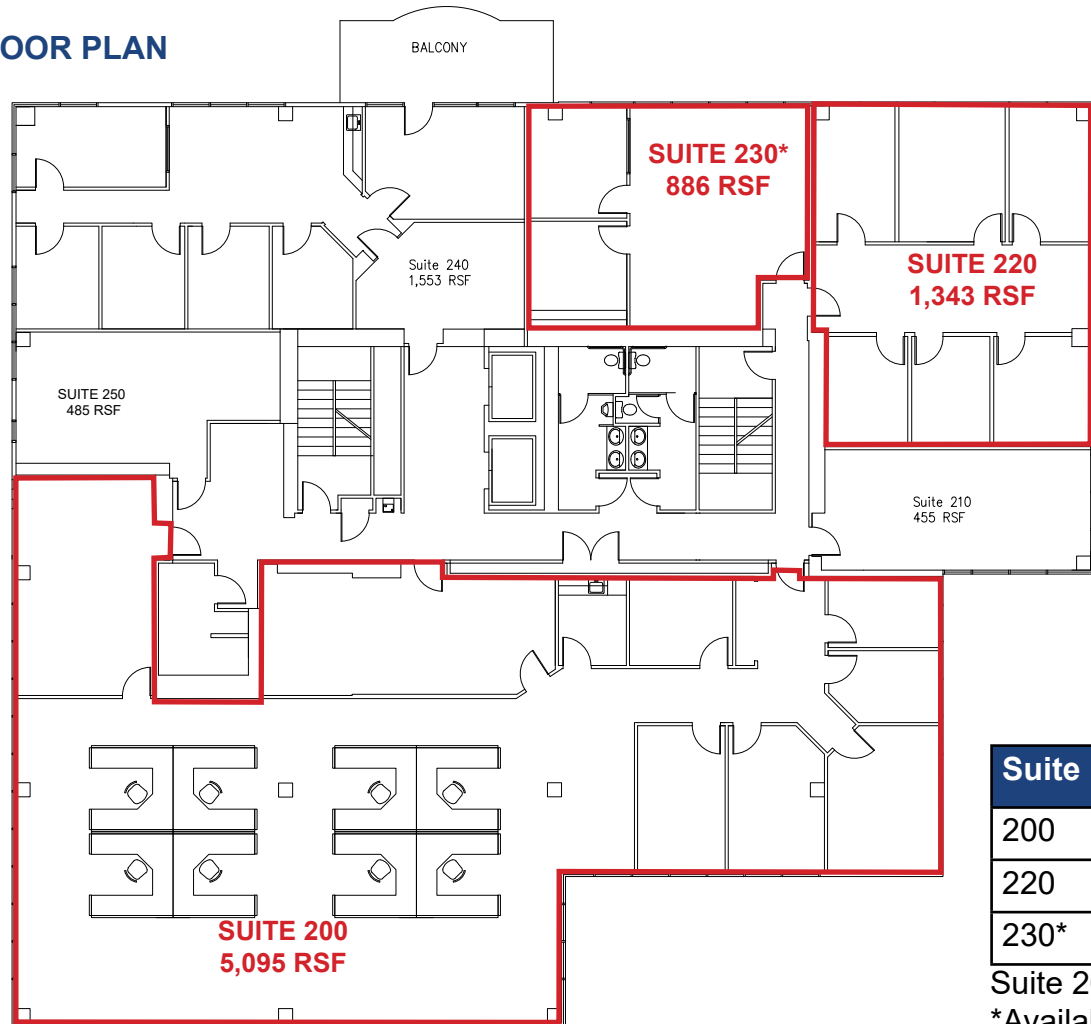
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Suite 102 is divisible to 1,336 RSF and 2,406 RSF. (\$1.45 PSF)

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2ND FLOOR PLAN

Suite	RSF	Lease Rate	Monthly Rent
200	5,095	\$1.35 PSF	\$6,878.00
220	1,343	\$1.39 PSF	\$1,867.00
230*	886	\$1.39 PSF	\$1,232.00

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Suite 200 can be furnished for an additional \$0.10 PSF.

*Available with 30 days' notice.

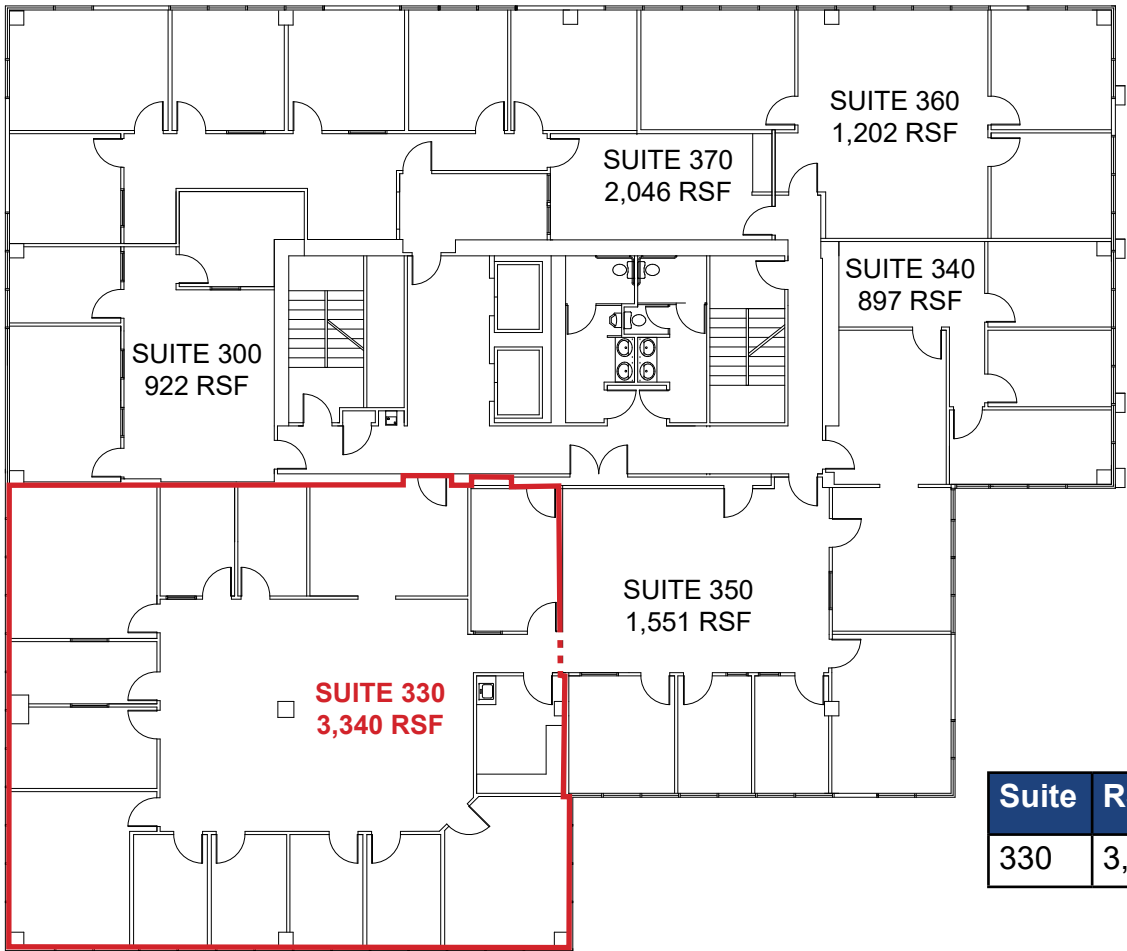
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3RD FLOOR PLAN



Suite	RSF	Lease Rate	Monthly Rent
330	3,340	\$1.35 PSF	\$4,509.00

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