

**TAHOE OFFICE BUILDING**  
**6939 SUNRISE BLVD**  
**CITRUS HEIGHTS, CA**  
FOR LEASE  
728 RSF - 5,553 RSF OFFICE SUITES

**ETHAN CONRAD**  
PROPERTIES INC.

**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**VIEW VIRTUAL TOUR**

**916.779.1000**

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

**FEATURES:**

- Striking architectural design
- Secure, shaded parking below building
- Excellent visibility on Sunrise Blvd
- Dedicated cooling (HVAC) for IT rooms available in some suites
- Storage available for lease in covered parking area
- High speed internet access
- XO Fiber Optic data transmission available

**PROPERTY DETAILS:**

The property features striking design with mature landscaping. Across the street from Copperwood Square Shopping Center with dining and retail options.

Rent for this property is 20% less than rent for comparable buildings in Roseville 5-10 minutes away.

**LEASE RATES:**

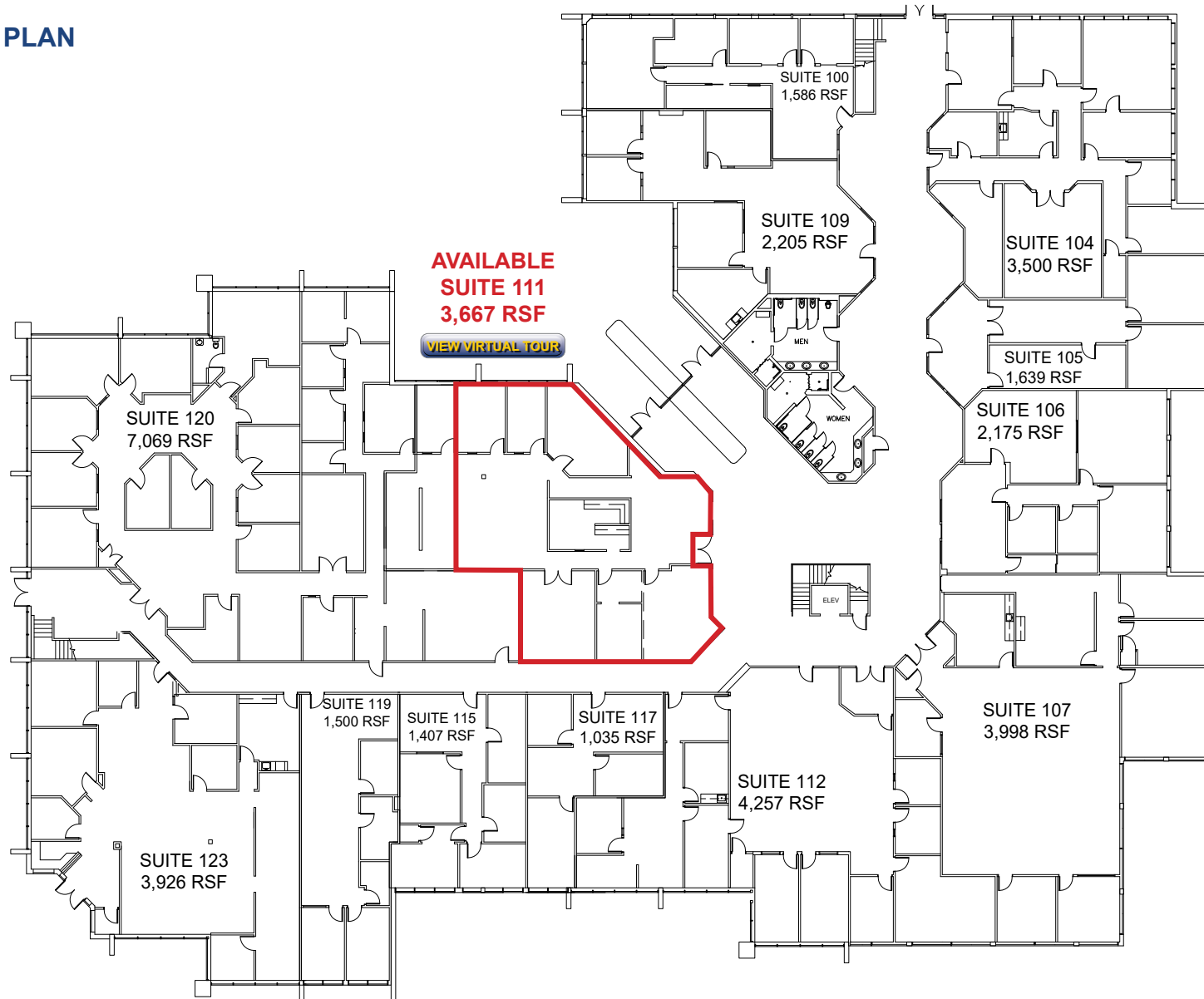
|            |           |                             |                                   |
|------------|-----------|-----------------------------|-----------------------------------|
| Suite 111: | 3,667 RSF | \$5,097.00 (\$1.39 PSF, FS) | <a href="#">VIEW VIRTUAL TOUR</a> |
| Suite 201: | 2,239 RSF | \$3,112.00 (\$1.39 PSF, FS) | <a href="#">VIEW VIRTUAL TOUR</a> |
| Suite 210: | 2,112 RSF | \$3,062.00 (\$1.45 PSF, FS) | <a href="#">VIEW VIRTUAL TOUR</a> |
| Suite 226: | 728 RSF   | \$1,056.00 (\$1.45 PSF, FS) |                                   |
| Suite 240: | 2,564 RSF | \$3,564.00 (\$1.39 PSF, FS) | <a href="#">VIEW VIRTUAL TOUR</a> |
| Suite 250: | 3,088 RSF | \$4,292.00 (\$1.39 PSF, FS) | <a href="#">VIEW VIRTUAL TOUR</a> |
| Suite 270: | 877 RSF   | \$1,272.00 (\$1.45 PSF, FS) | <a href="#">VIEW VIRTUAL TOUR</a> |

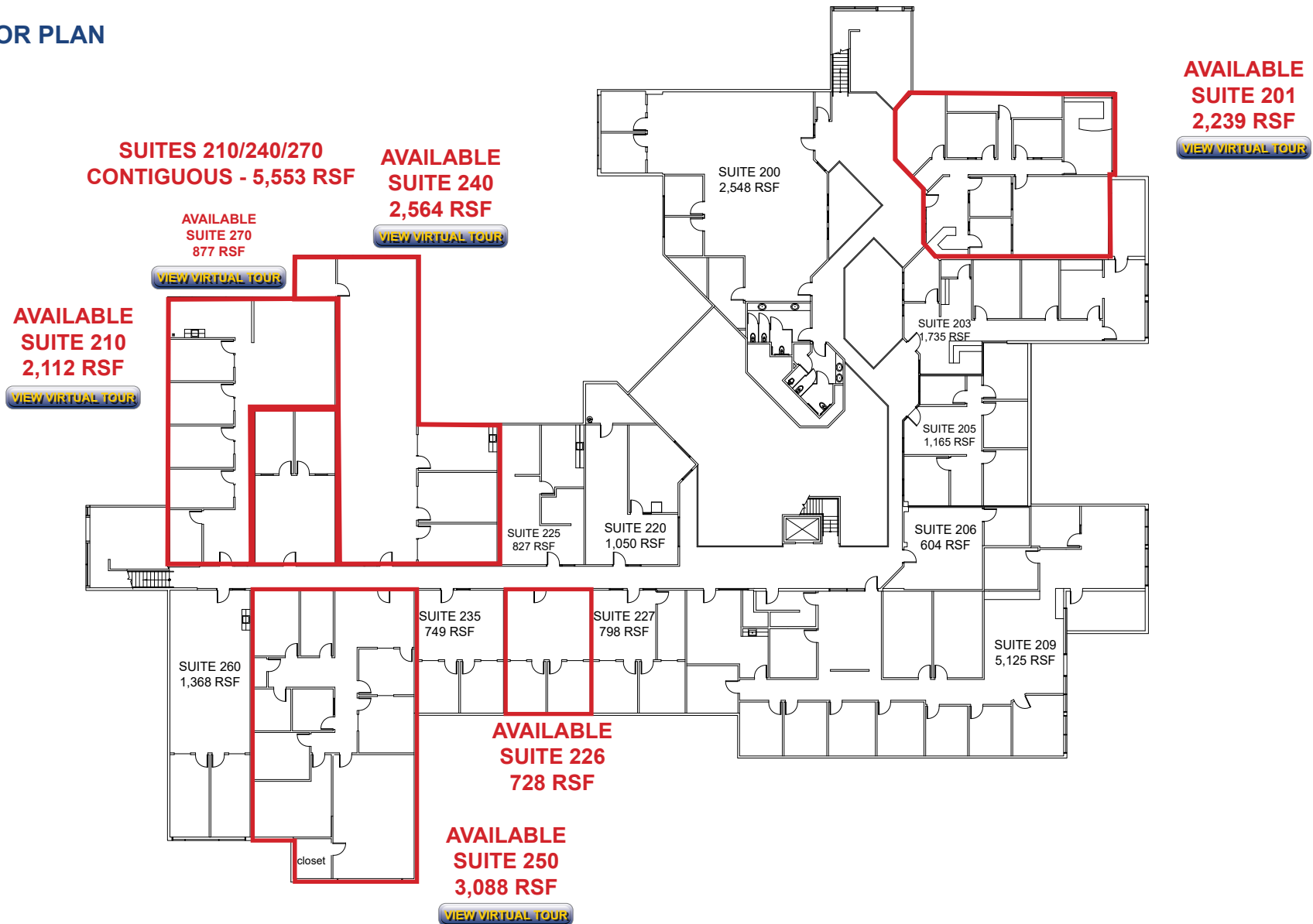
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## 1ST FLOOR PLAN

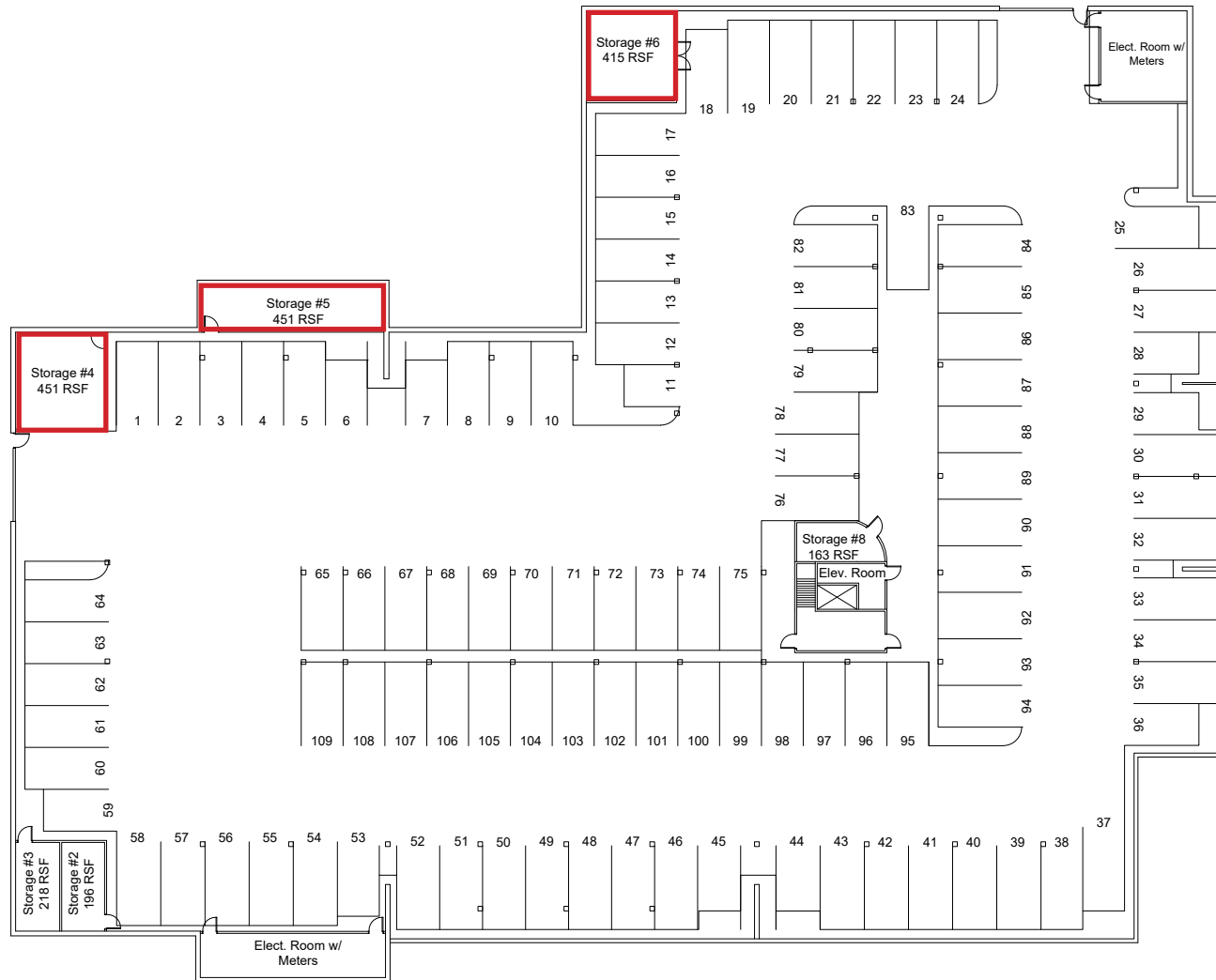


**2ND FLOOR PLAN**

FOR LEASE

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**PARKING GARAGE**

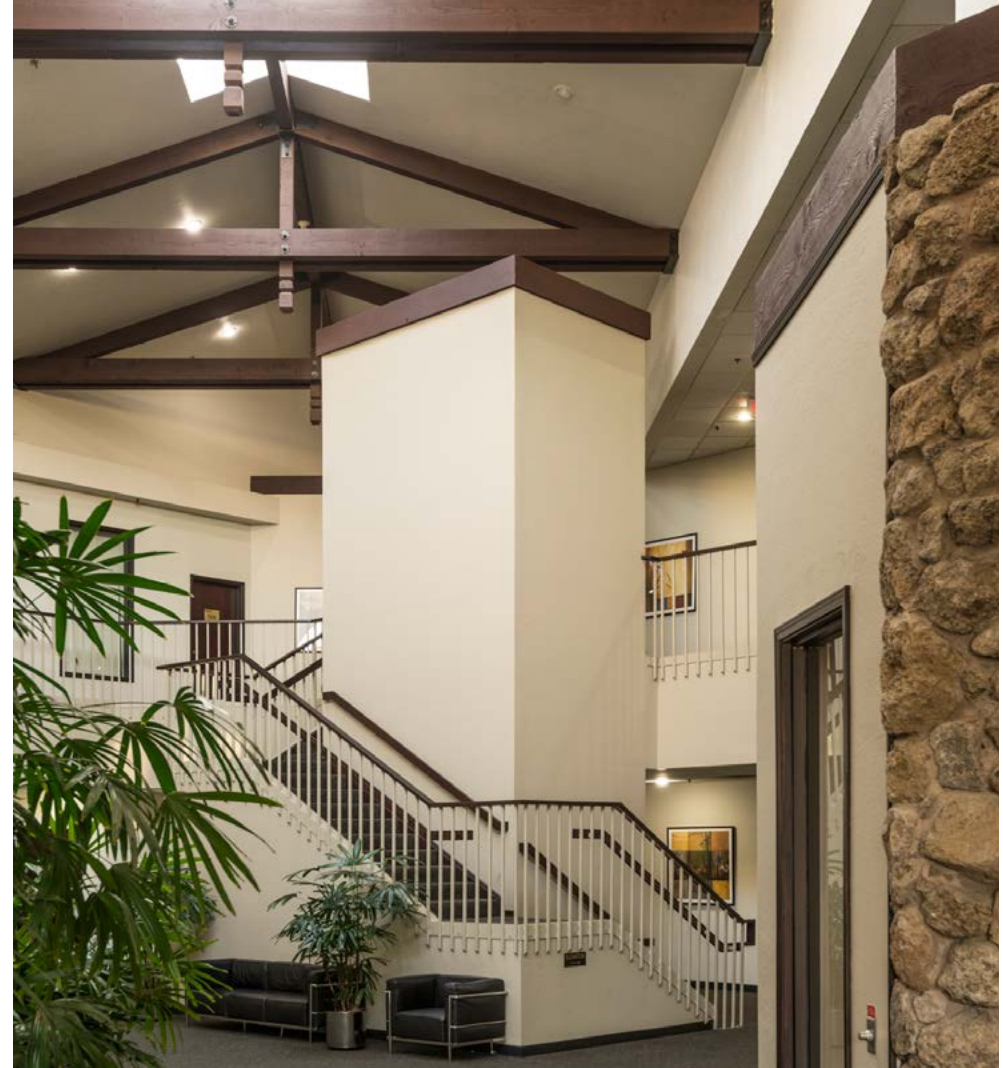


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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their 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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