

HIGHLANDS 80
4612 ROSEVILLE RD
NORTH HIGHLANDS, CA
FOR LEASE
2,086 SF OFFICE SUITE

ETHAN CONRAD
PROPERTIES, INC.



FOR MORE INFORMATION CONTACT:

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Professional Business Park setting
- Close proximity to I-80 at Watt Ave
- Abundant parking (3.5/1,000 SF parking ratio)
- Two (2) full restrooms
- Close to light rail
- Mature landscaping

PROPERTY DETAILS:

Part of the Highlands 80 Commerce Center. Great location within walking distance to many restaurants, light rail and other amenities.

On-site association management.

On-site coffee shop!

LEASE RATES:

Suite 111*	SF	Lease Rate	Monthly Rent
Office	2,086	\$0.95 PSF	\$1,982.00, NNN
NNN costs are approximately \$0.29 PSF. *Available with 15 days' notice.			



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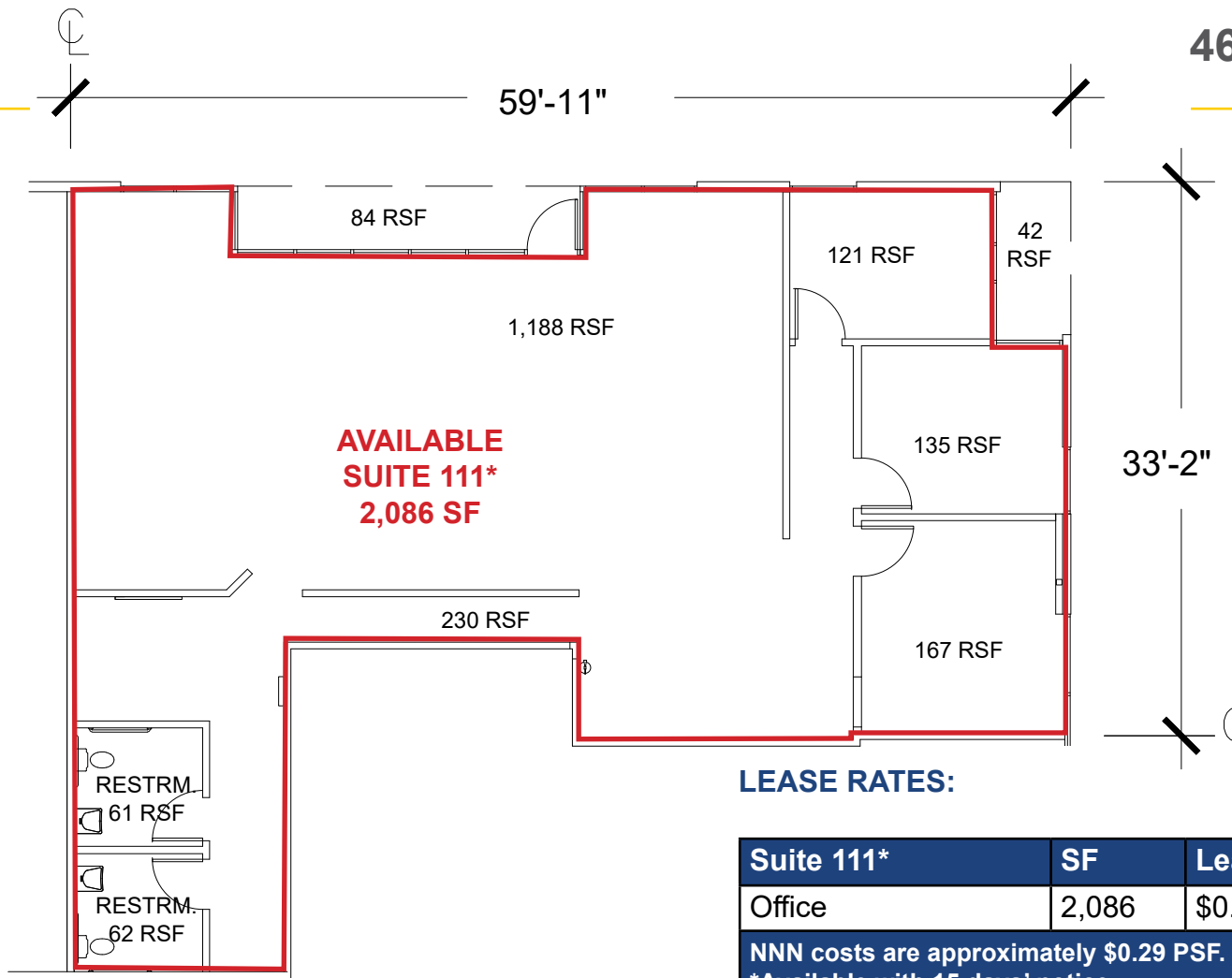
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

FOR LEASE

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FLOOR PLAN



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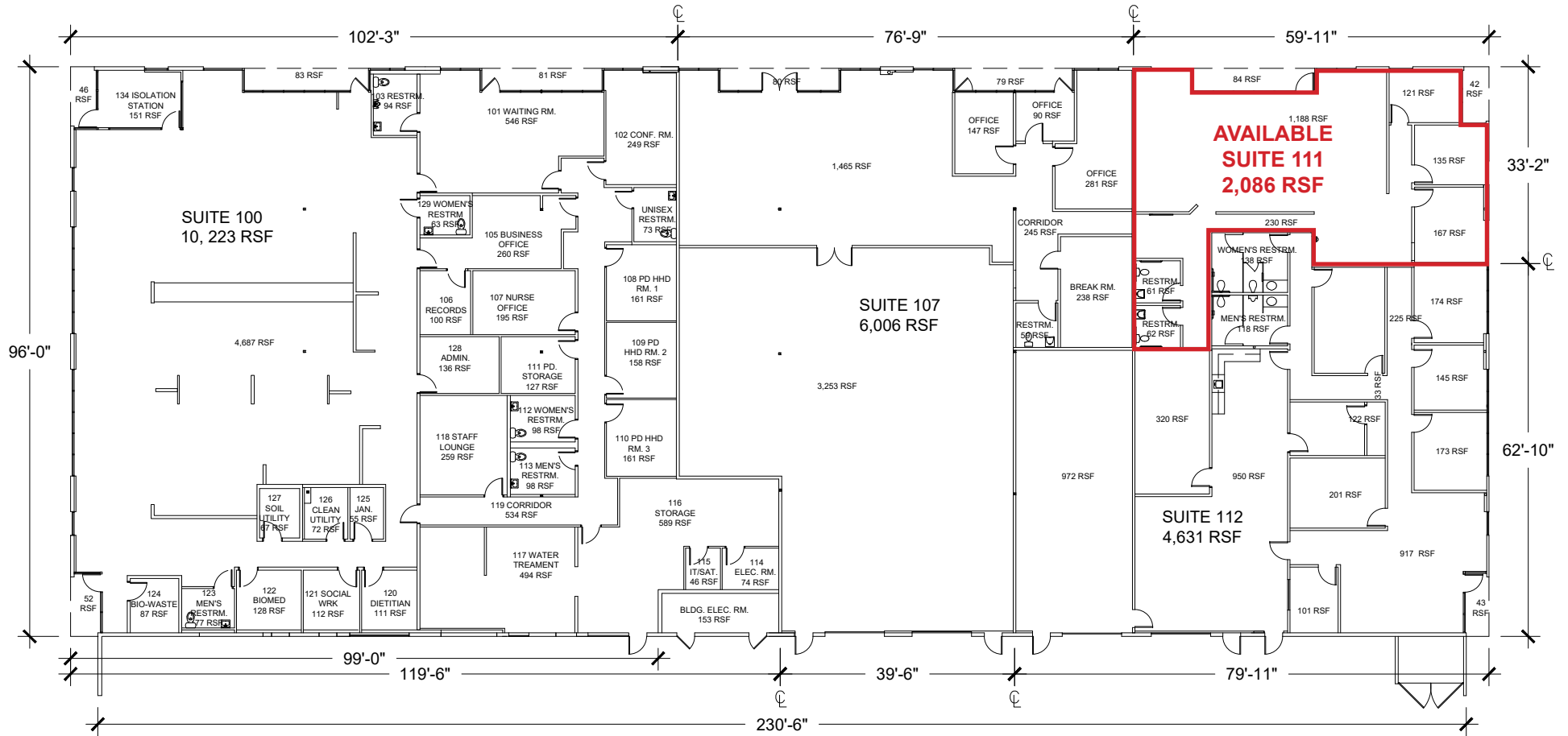
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SITE PLAN



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