

4240 ROCKLIN RD
ROCKLIN, CA
FOR LEASE
3,763 RSF OFFICE SUITE

ETHAN CONRAD
PROPERTIES INC.



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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

FEATURES:

- Well-located building in an attractive business park setting
- Excellent access to I-80 on Rocklin Rd
- Building signage available
- Plenty of shaded parking
- Mature landscaping
- Competitive lease rates
- Fiber ready

**PROPERTY DETAILS:**

Attractive building with flexible and functional tenant improvements. Suites have just been remodeled and are ready for immediate occupancy. Suites enjoy view of adjacent creek. Great location with retail and restaurants nearby.

LEASE RATE:

Suite 9: 3,763 RSF \$5,833.00 (\$1.55 PSF, MG)

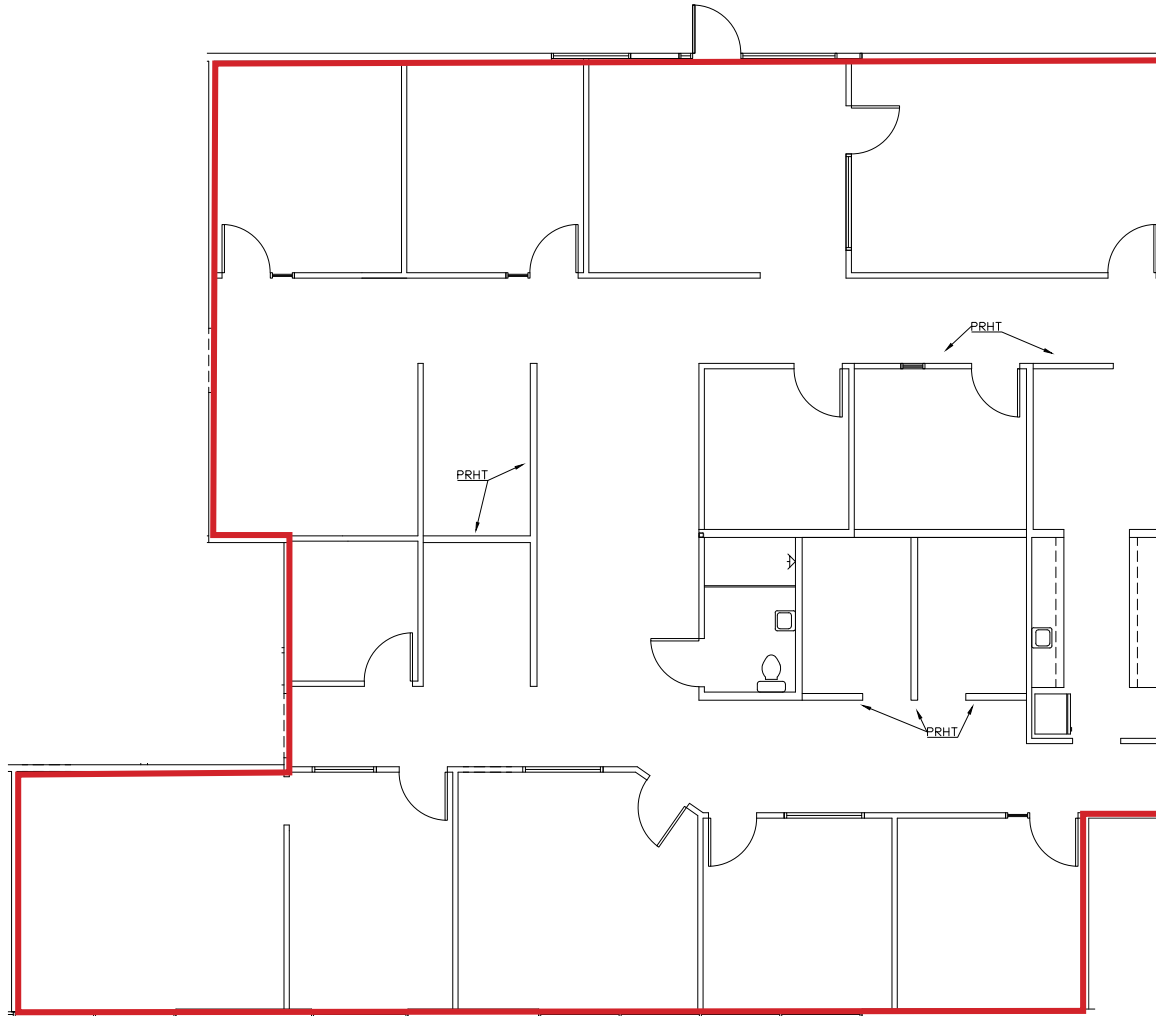
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

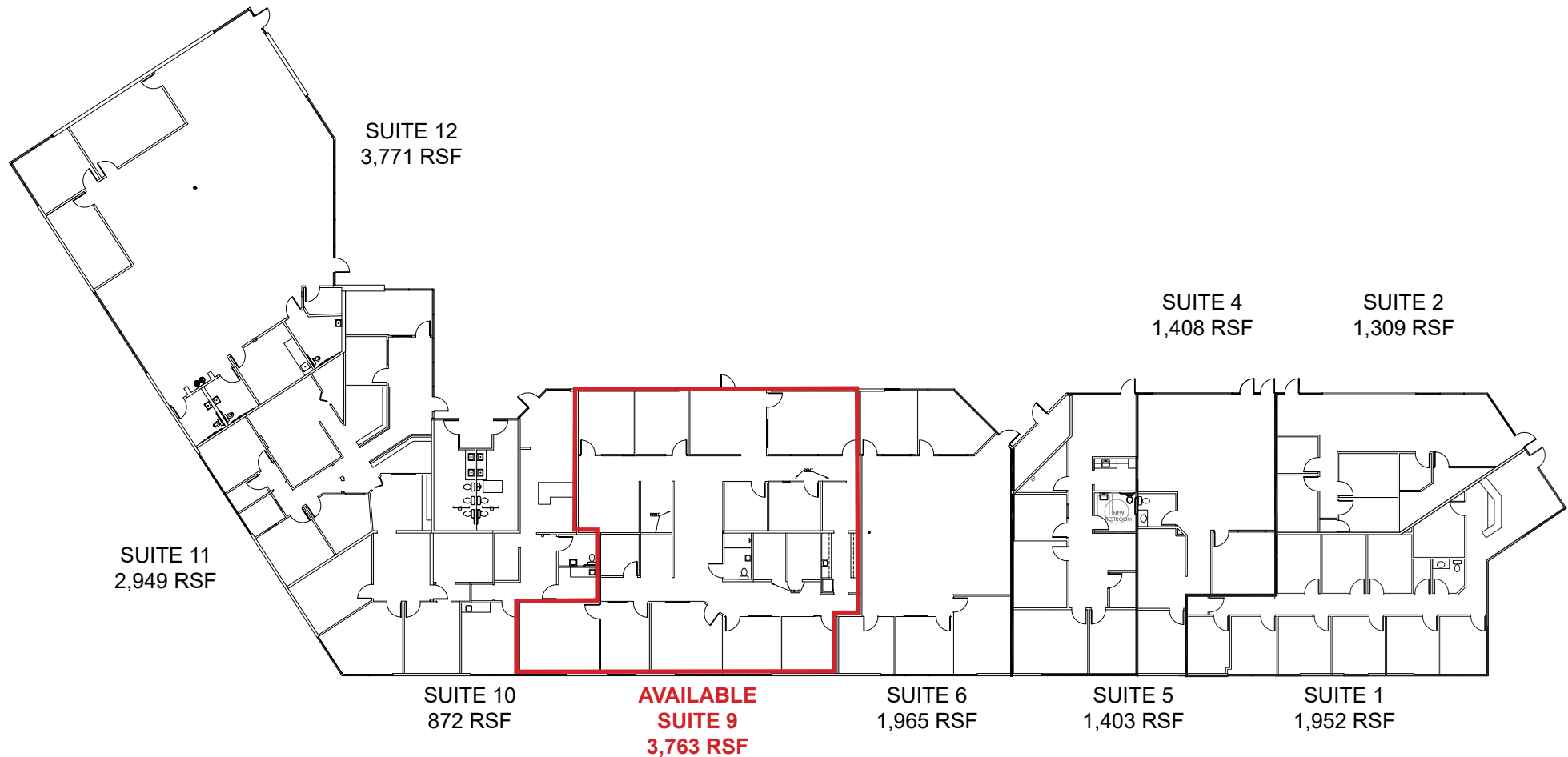
FLOOR PLAN

**AVAILABLE
SUITE 9
3,763 RSF****VIEW VIRTUAL TOUR**

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PAGE

5