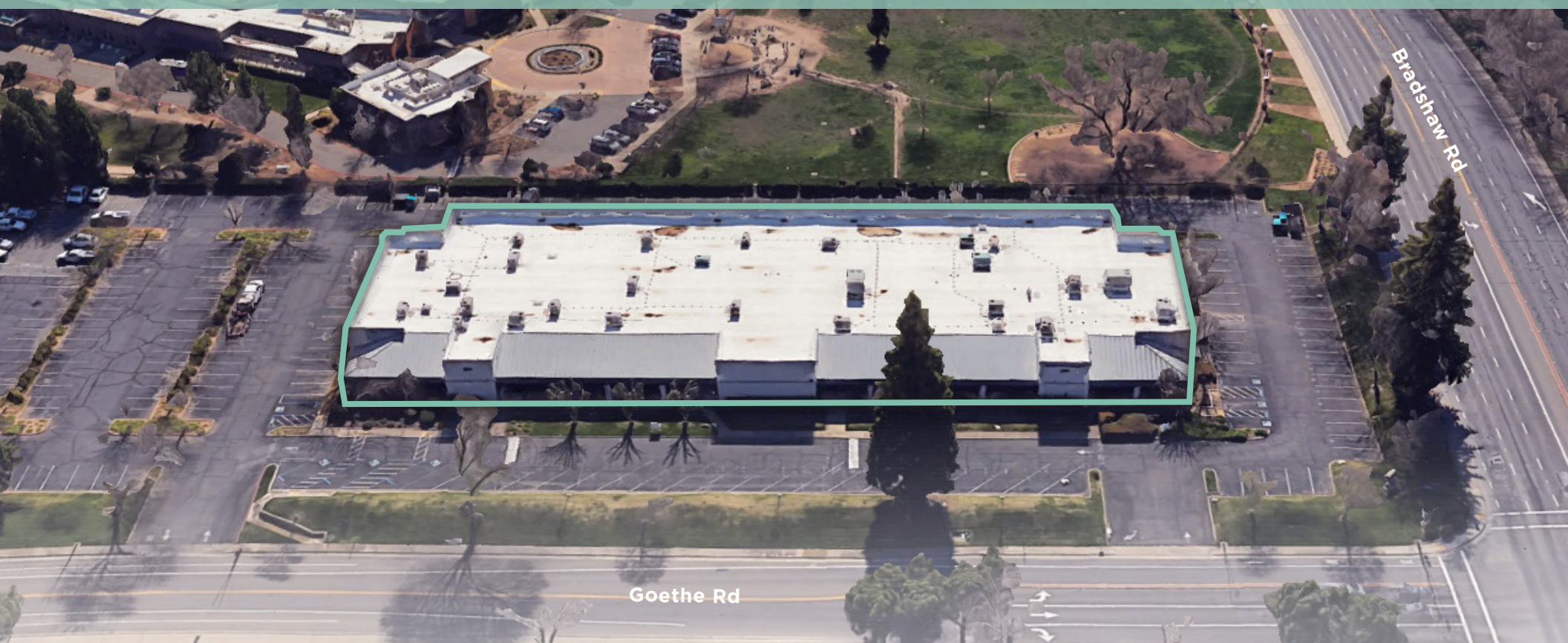


**Single Tenant Building Opportunity
With Building Signage & High Parking Ratio**



17,251 SF - 40,224 SF AVAILABLE

9700 GOETHE RD

SACRAMENTO, CA 95827



**9700 GOETHE RD
SACRAMENTO, CA 95827**



PROPERTY HIGHLIGHTS

PROPERTY FEATURES

Single-story standalone building with 2 means of egress

Acre Parcel: 4.26

Above Standard Parking: ± 6.14/1000

Parking Area: Surface Parking/ Partially Gated

Space Available: (Plan attached)

Space Available: 17,251 SF - 40,224 SF

Lease Rate: \$1.75 - 1.85 RSF Full Service

Clear Height: Up to 16 feet

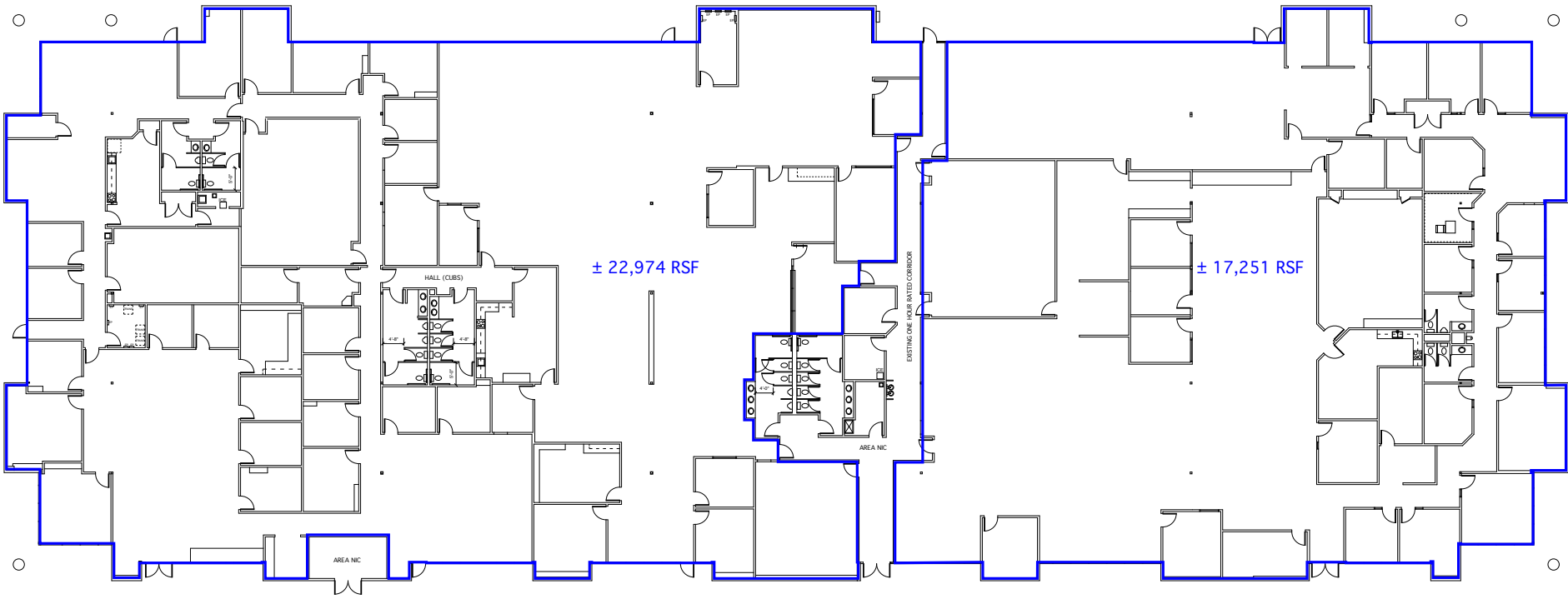
Power: 2,000+ amps

Skylights and Sprinklers: Yes



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FLOOR PLAN

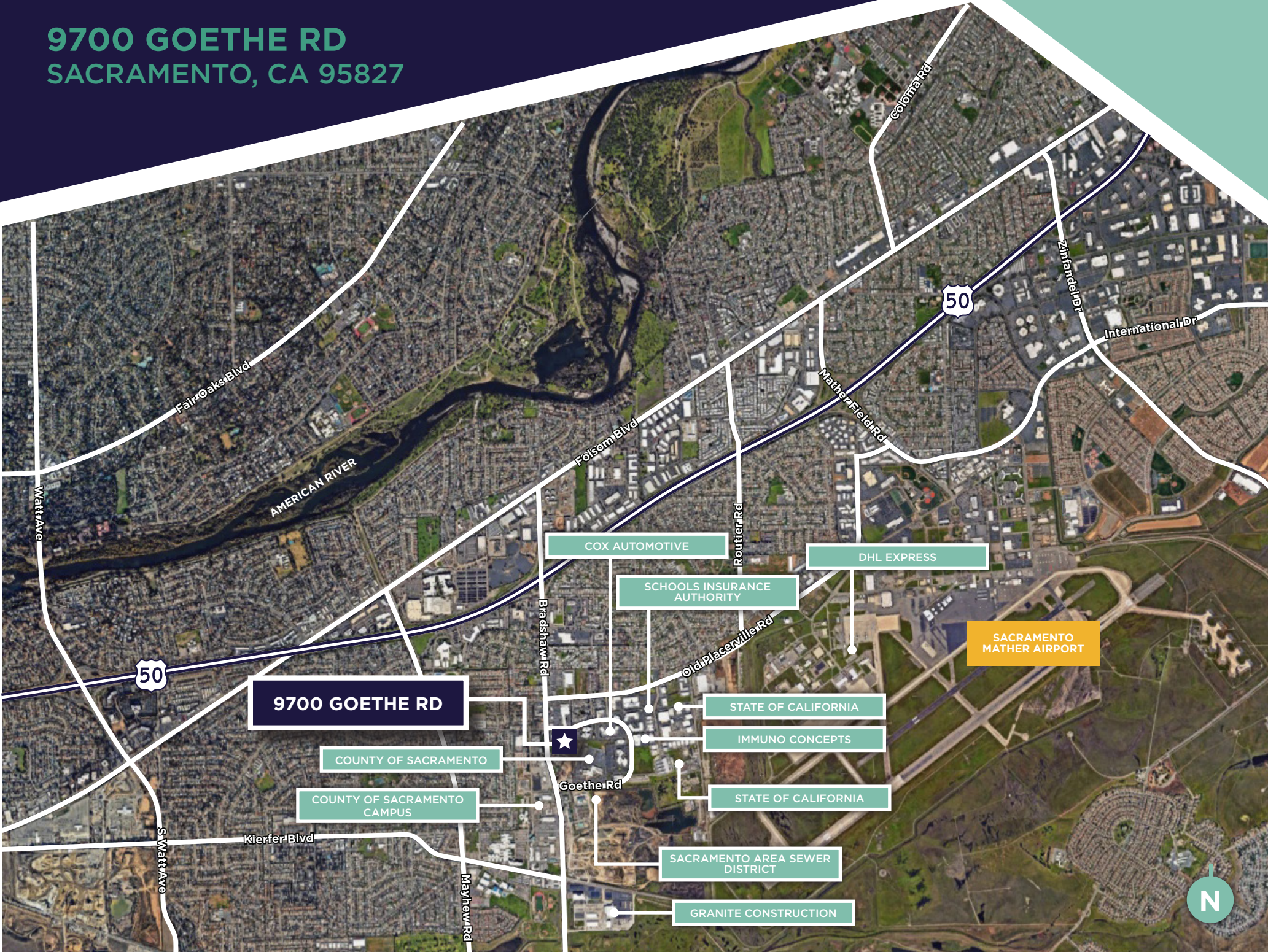


9700 GOETHE RD
SACRAMENTO, CA 95827

OFFICE IMAGES



9700 GOETHE RD SACRAMENTO, CA 95827



9700 GOETHE RD

COX AUTOMOTIVE

DHL EXPRESS

SCHOOLS INSURANCE
AUTHORITY

SACRAMENTO
MATHER AIRPORT

STATE OF CALIFORNIA

IMMUNO CONCEPTS

COUNTY OF SACRAMENTO

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO
CAMPUS

SACRAMENTO AREA SEWER
DISTRICT

GRANITE CONSTRUCTION



9700 GOETHE RD SACRAMENTO, CA 95827



AMENITIES MAP

FOOD/RESTAURANT

- | | | |
|-------------------------|--------------------------|---------------------------|
| 1. SUBWAY | 7. STARBUCKS | 13. HUCKLEBERRY'S |
| 2. BURGER KING | 8. MCDONALD'S | 14. MOUNTAIN MIKE'S PIZZA |
| 3. I LOVE TERIYAKI | 9. OZ KOREAN BBQ | 15. EL POLLO LOCO |
| 4. IHOP | 10. IPPOLITO'S TRATTORIA | 16. FALAFEL CORNER |
| 5. PAPA MURPHEY'S PIZZA | 11. TACO BELL | |
| 6. KFC | 12. ADALBERTO'S | |

BANKS

1. SACRAMENTO CREDIT UNION
2. WELLS FARGO
3. OE FEDERAL CREDIT UNION

GROCERY

1. FOOD 4 LESS
2. GROCERY OUTLET
3. DOLLAR TREE
4. 7-ELEVEN

FITNESS

1. 24 HOUR FITNESS
2. PLANET FITNESS
3. SPORTS COURT FITNESS



FOR MORE INFORMATION, CONTACT:

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