

# OFFICE AND MEDICAL BUILDING

4600 47TH AVENUE

SACRAMENTO, CA

FOR LEASE

1,324 RSF - 2,055 RSF OFFICE SUITES

# ETHAN CONRAD

PROPERTIES INC.



**REMODEL COMPLETE**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

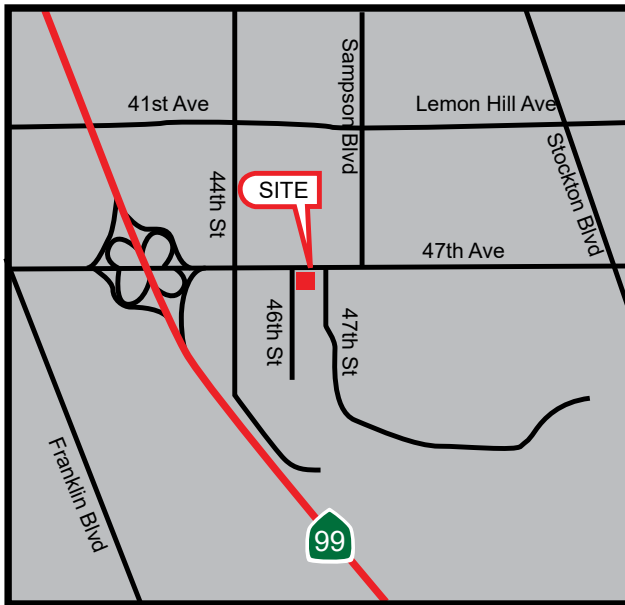
**FEATURES:**

- Excellent lease rates and variety of suite sizes available
- Suites available for immediate occupancy
- Building and monument signage opportunities
- Easy access to Hwy 99
- Zoned: BP (Business and Professional Office)
- Abundant on-site parking

**PROPERTY DETAILS:**

Two story Professional Office and Medical building with completed renovations which have completely transformed the property.

Attractive lease rates make it an outstanding value. Tenant improvement funds available.



**LEASE RATES:**

\$1.40 - \$1.45 PSF, Full Service

Full Service rent includes utilities, janitorial and maintenance costs.

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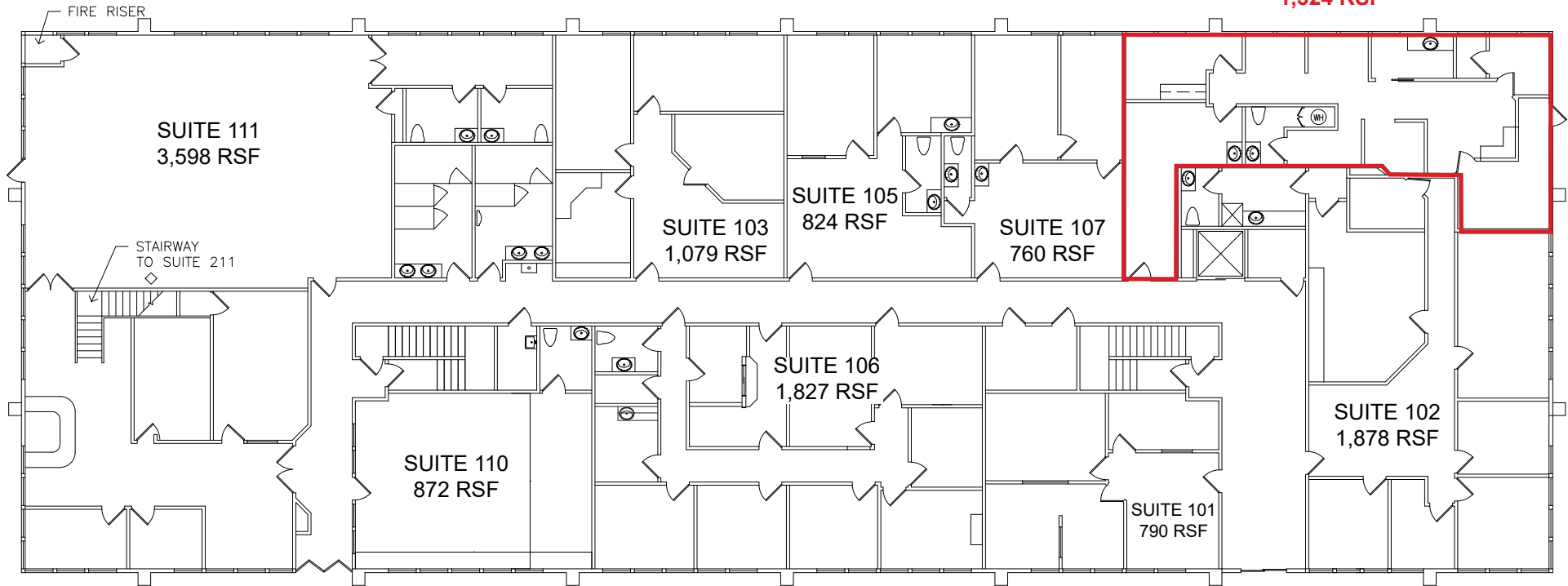
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.

**AVAILABLE**  
**SUITE 100**  
**1,324 RSF**

**1ST FLOOR PLAN**



Suite	RSF	Lease Rate	Monthly Rent
100	1,324	\$1.45 PSF, FS	\$1,920.00

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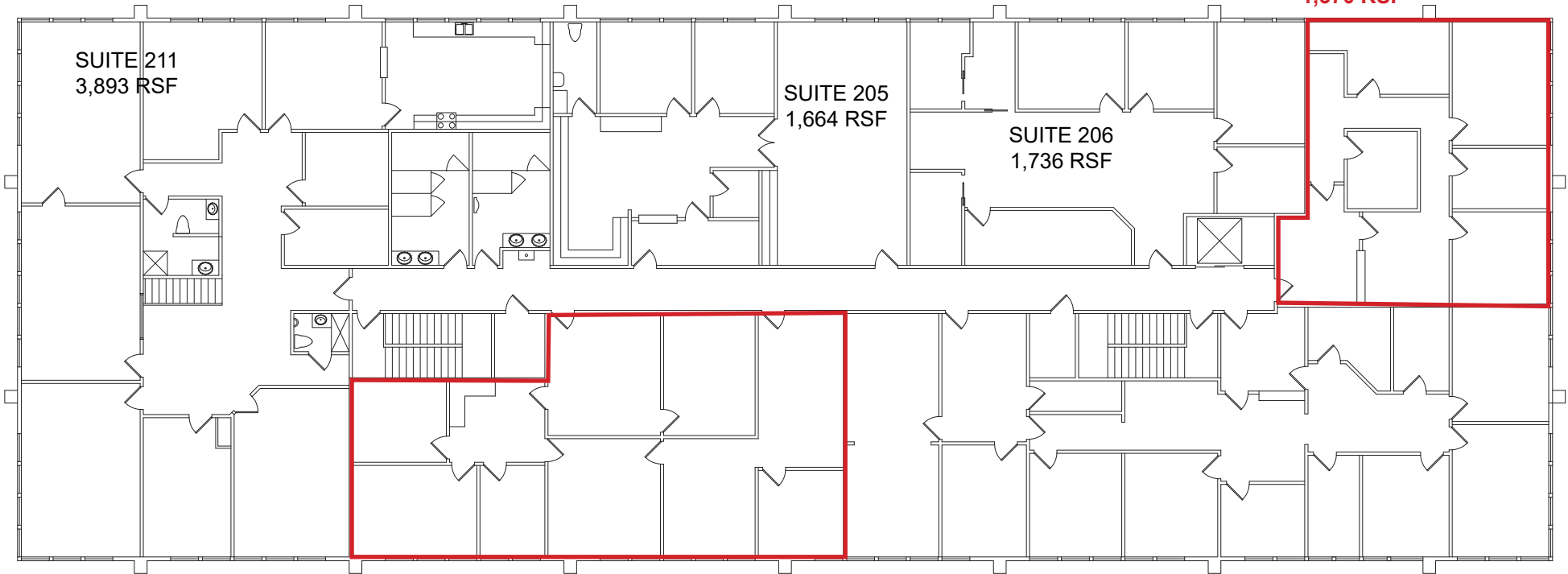
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**2ND FLOOR PLAN**



**AVAILABLE**  
**SUITE 208**  
**1,370 RSF**

**AVAILABLE**  
**SUITE 200**  
**2,055 RSF**

SUITE 210  
 3,078 RSF

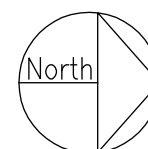
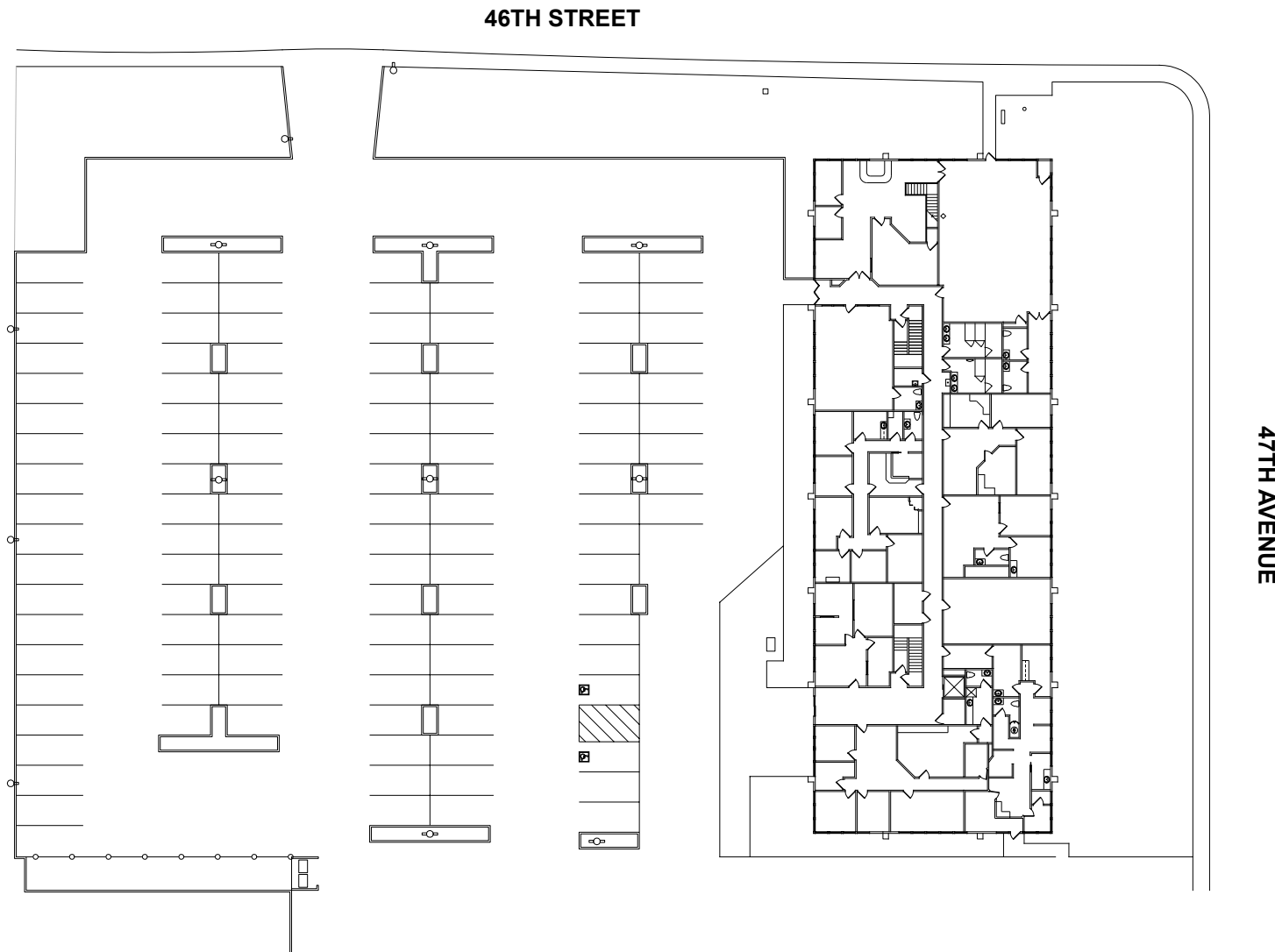
Suite	RSF	Lease Rate	Monthly Rent
200	2,055	\$1.40 PSF, FS	\$2,877.00
208	1,370	\$1.40 PSF, FS	\$1,918.00

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SITE PLAN



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