

4240 ROCKLIN RD
ROCKLIN, CA

FOR LEASE

1,309 RSF - 3,763 RSF OFFICE SUITES

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 RATES:

Suite 2:	1,309 RSF	\$2,160.00 (\$1.65 PSF, MG)
Suite 9:	3,763 RSF	\$5,833.00 (\$1.55 PSF, MG)



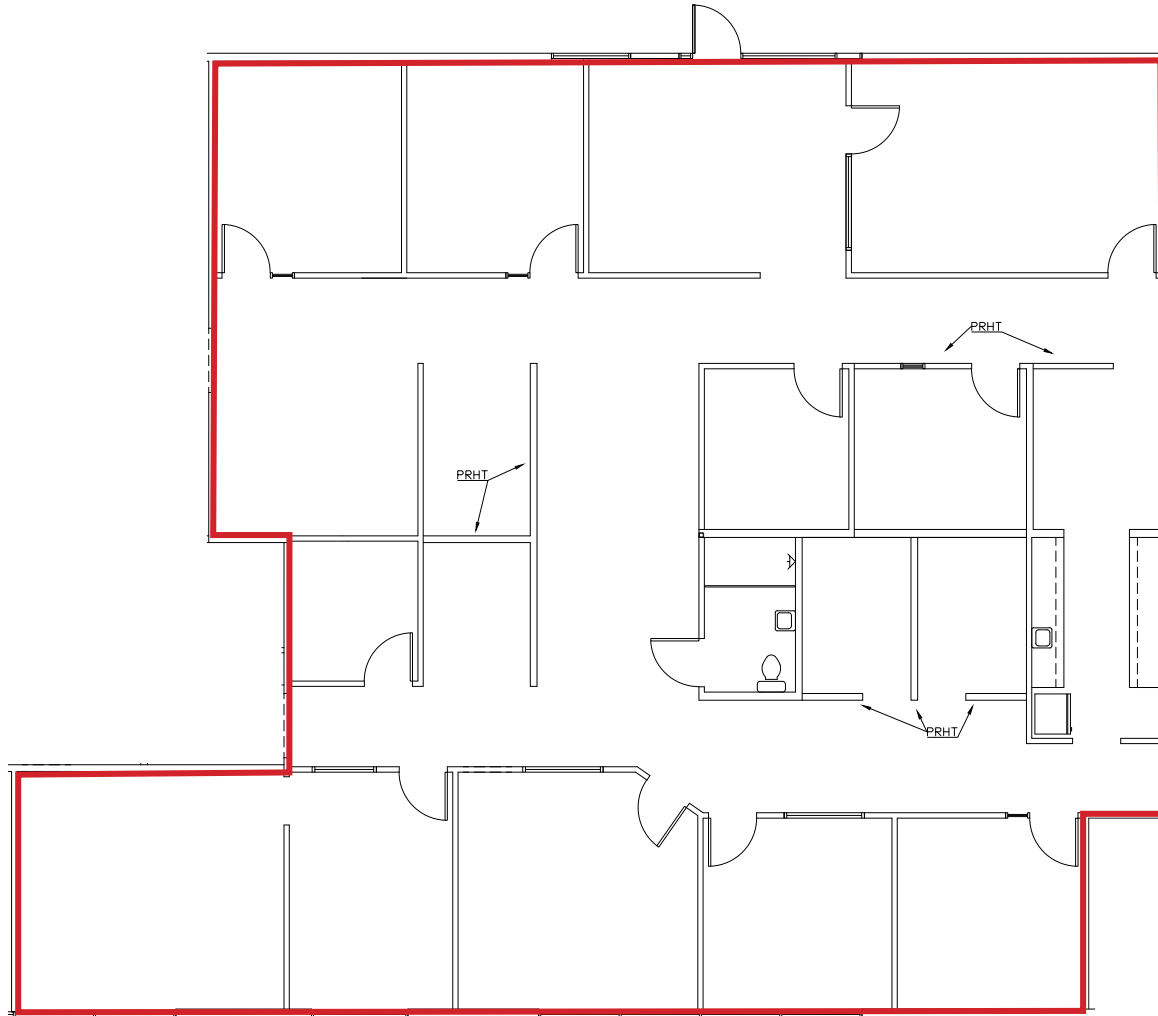
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FLOOR PLAN



AVAILABLE
SUITE 9
3,763 RSF

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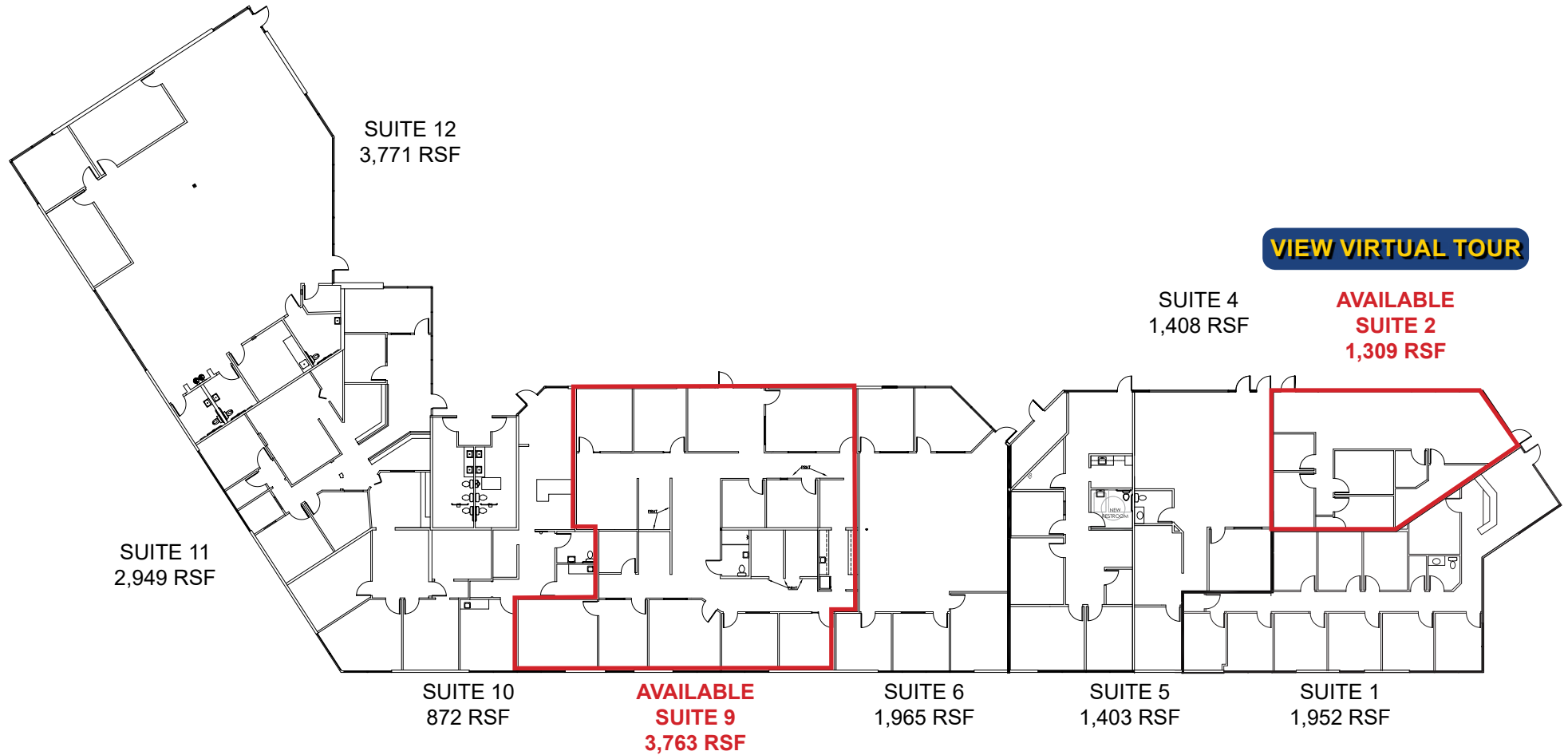
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