

**1300 NATIONAL DRIVE
SACRAMENTO, CA**

FOR LEASE

**1,332 RSF - 35,742 RSF OFFICE
SUITES AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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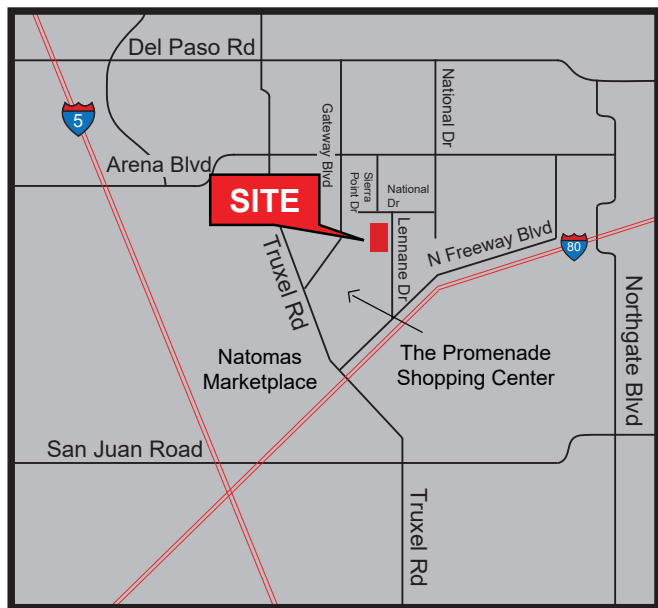
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916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FEATURES:

- Easy access to I-5 and I-80 freeways
- Multiple retail and dining amenities located 2 blocks away in The Promenade at Sacramento Gateway
- 4.5/1,000 SF parking ratio
- On-site management
- FedEx drop-off located on sidewalk
- Onsite showers
- Building/Monument Signage Available



PROPERTY DETAILS:

Attractive, well-maintained Office Building in North Natomas with outstanding access to freeways I-80 and I-5. The property features mature landscaping. Numerous retail and dining options in close proximity.

North Natomas is one of the fastest growing communities in Sacramento. Only minutes from Downtown and Sacramento International Airport.

Drive times:

Downtown – 12 minutes (8.5 miles)

Airport (SMF) – 10 minutes (7.5 miles)

LEASE RATES:

1st Floor:

Suite 130*:	1,443 RSF	\$ 2,670.00	(\$1.85 RSF/MO, Full Service)
Suite 170:	3,632 RSF	\$ 6,501.00	(\$1.79 RSF/MO, Full Service)
2nd Floor:	35,742 RSF	\$56,830.00	(\$1.59 RSF/MO, Full Service)

2nd Floor Potential Demised Suites:

Suite 200:	11,400 RSF	\$18,810.00	(\$1.65 RSF/MO, Full Service)
Suite 210:	2,243 RSF	\$ 3,925.00	(\$1.75 RSF/MO, Full Service)
Suite 220:	1,615 RSF	\$ 2,826.00	(\$1.75 RSF/MO, Full Service)
Suite 230:	1,332 RSF	\$ 2,398.00	(\$1.80 RSF/MO, Full Service)
Suite 240:	3,745 RSF	\$ 6,554.00	(\$1.75 RSF/MO, Full Service)
Suite 250:	8,615 RSF	\$14,215.00	(\$1.65 RSF/MO, Full Service)
Suite 260:	2,075 RSF	\$ 3,631.00	(\$1.75 RSF/MO, Full Service)
Suite 270:	3,217 RSF	\$ 5,630.00	(\$1.75 RSF/MO, Full Service)

*Available with 30 days' notice.

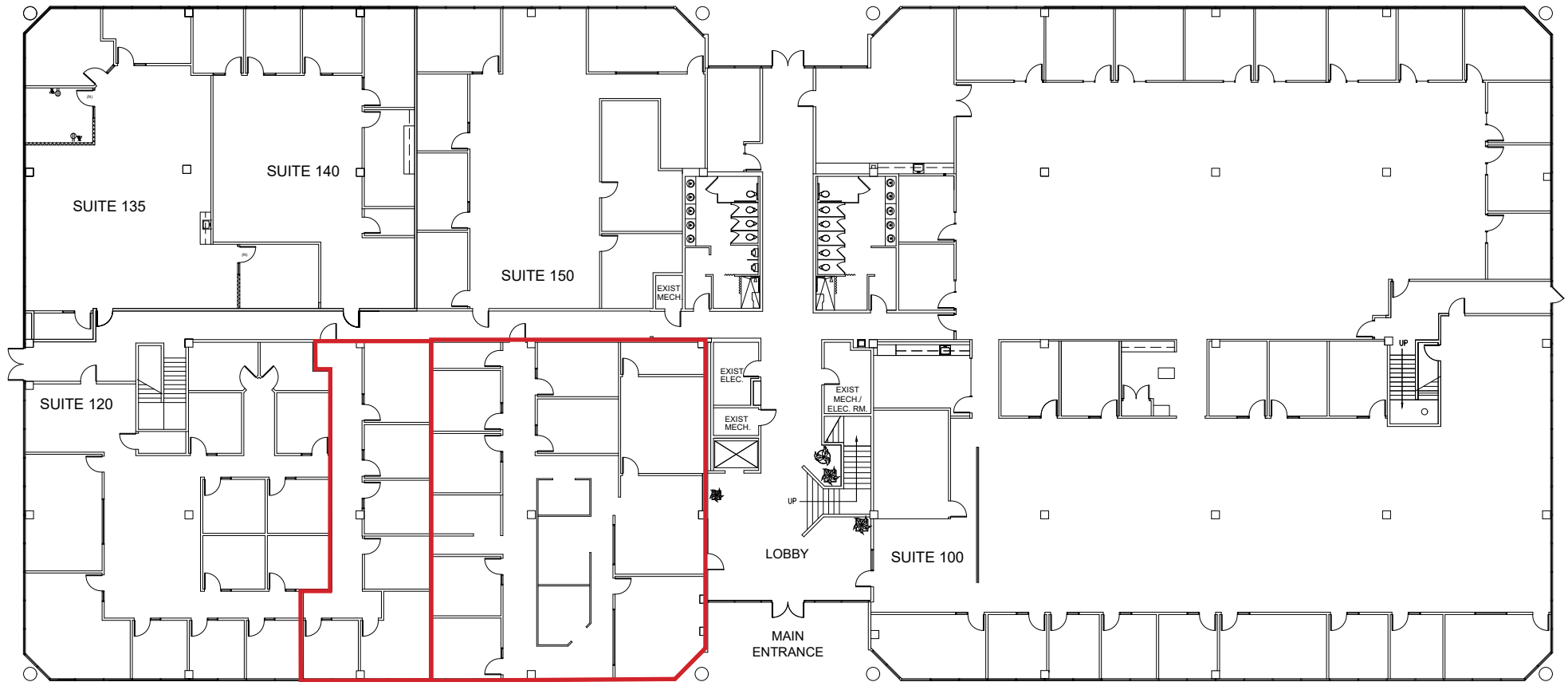
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FLOOR PLAN
1ST FLOOR



AVAILABLE
SUITE 130*
1,443 RSF

AVAILABLE
SUITE 170
3,632 RSF

***Available with 30 days' notice.**

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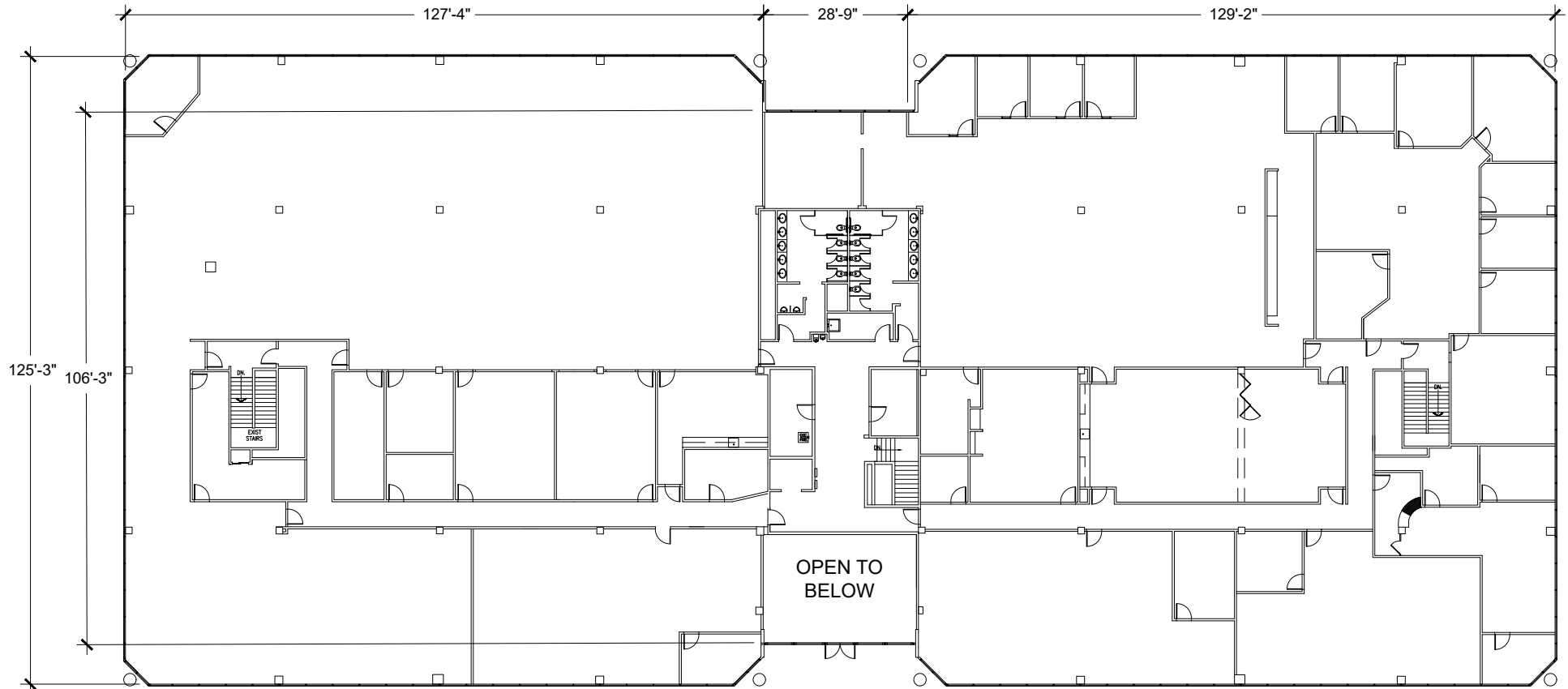
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FLOOR PLAN
2ND FLOOR

AVAILABLE
2ND FLOOR
±35,742 RSF



VIEW VIRTUAL TOUR

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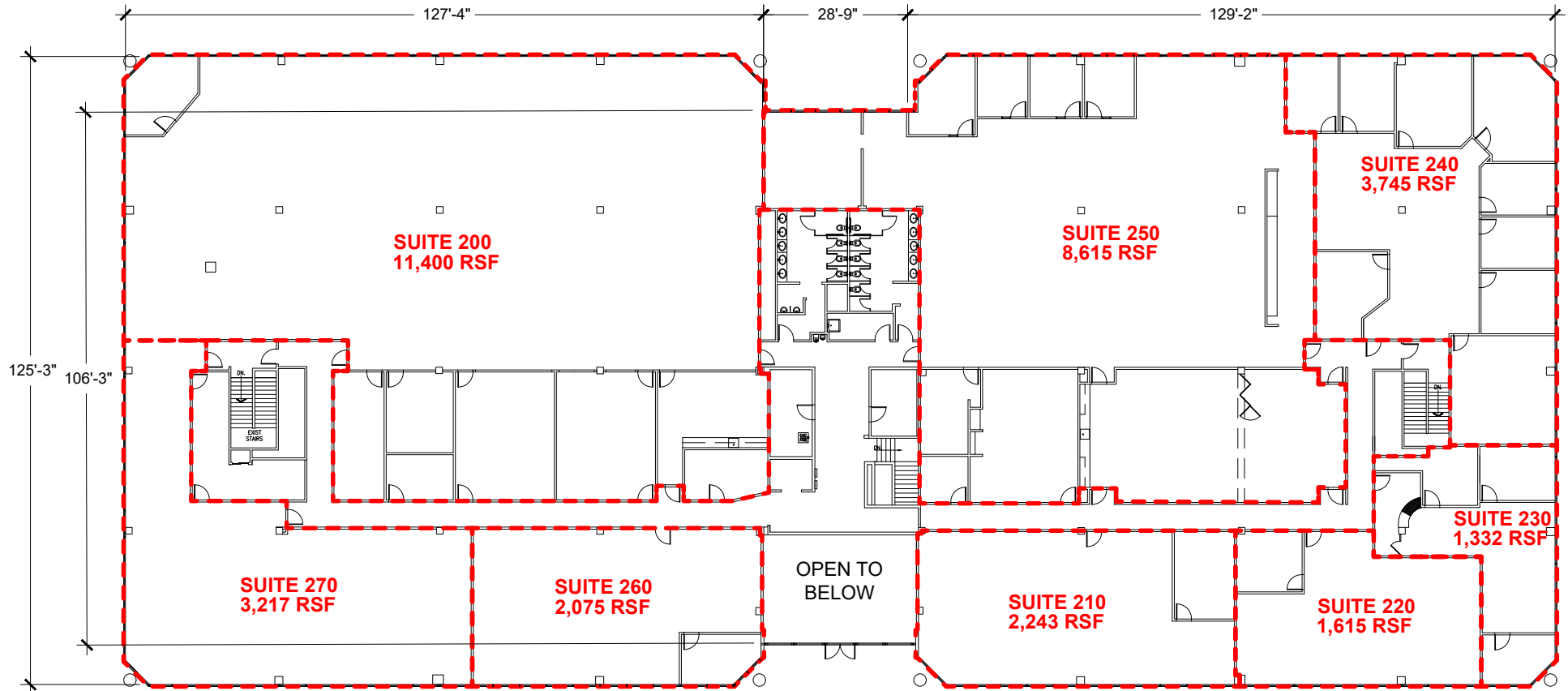
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FLOOR PLAN
2ND FLOOR - POTENTIAL DIVISION

AVAILABLE
2ND FLOOR
±35,742 RSF



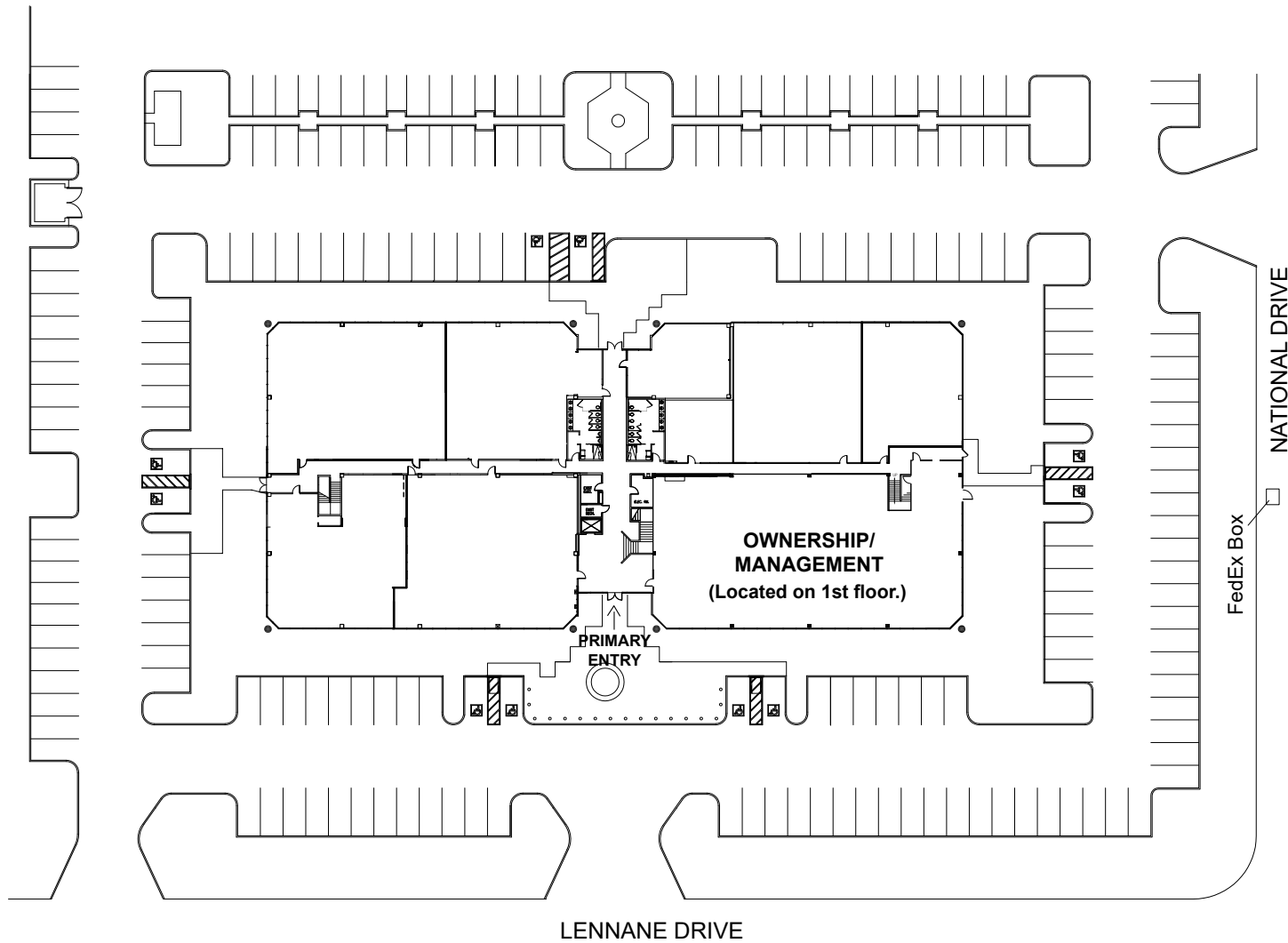
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SITE PLAN



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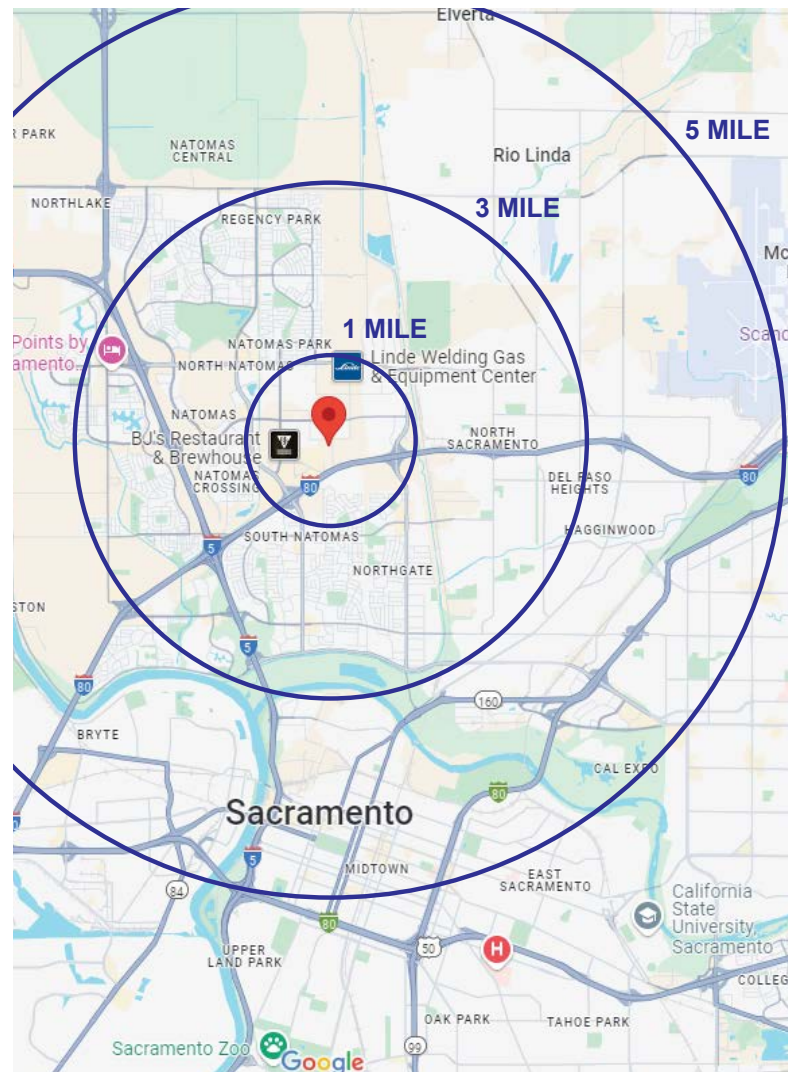
Immediate Area Defined

Amenities

The immediate area is rich in amenities due to a high concentration of large employers as well as dense residential population.



Demographics	1 Mile	3 Miles	5 Miles
2020 Population	7,033	104,794	264,686
2024 Population	8,713	144,001	271,438
Median Home Value	\$520,216	\$437,077	\$439,856
Avg. Household Income	\$96,298	\$100,983	\$94,856



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