

2525 NATOMAS PARK DR
SACRAMENTO, CA

FOR LEASE 1,615 RSF - 34,544 RSF
OFFICE SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED

FOR MORE INFORMATION CONTACT:

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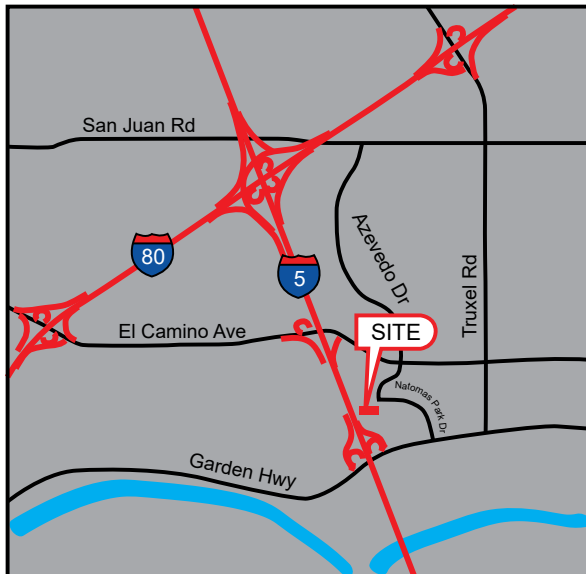
VIEW VIRTUAL TOUR

916.779.1000

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

FEATURES:

- Upgraded lobby and common areas
- Excellent visibility and access to/from I-5
- Building signage available
- Minutes from I-5/I-80 interchange
- 4:1,000 SF parking ratio
- EV charging stations
- Showers and lockers on-site
- LEED Silver certified
- Outdoor patio lounge



PROPERTY DETAILS:

3-story office building located in a professional office park with mature landscaping. Conveniently located off Garden Highway with immediate access to I-5 and minutes from I-80.

In close proximity to picturesque dining options right on the Sacramento River including Crawdads on the River, Chevy's, and The Virgin Sturgeon.

LEASE RATES: (Full Service Gross)

Suite 110:	7,319 RSF	\$1.75 PSF/MO
Suite 200:	9,463 RSF	\$1.65 PSF/MO
Suite 250:	8,600 RSF	\$1.65 PSF/MO
Suite 260:	5,268 RSF	\$1.75 PSF/MO
Suite 270:	11,213 RSF	\$1.65 PSF/MO
2nd Floor:	34,544 RSF	\$1.59 PSF/MO
Suite 300:	13,996 RSF	\$1.75 PSF/MO
Suite 320*:	1,615 RSF	\$1.79 PSF/MO
Suite 350:	8,364 RSF	\$1.65 PSF/MO
Suite 370:	11,349 RSF	\$1.75 PSF/MO

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*Available with 30 days' notice.

Suites 300, 350, & 370 are divisible.

Entire 2nd floor available at \$1.59 PSF/MO.

Opportunity for up to 70,029 SF available on 2nd & 3rd floors.

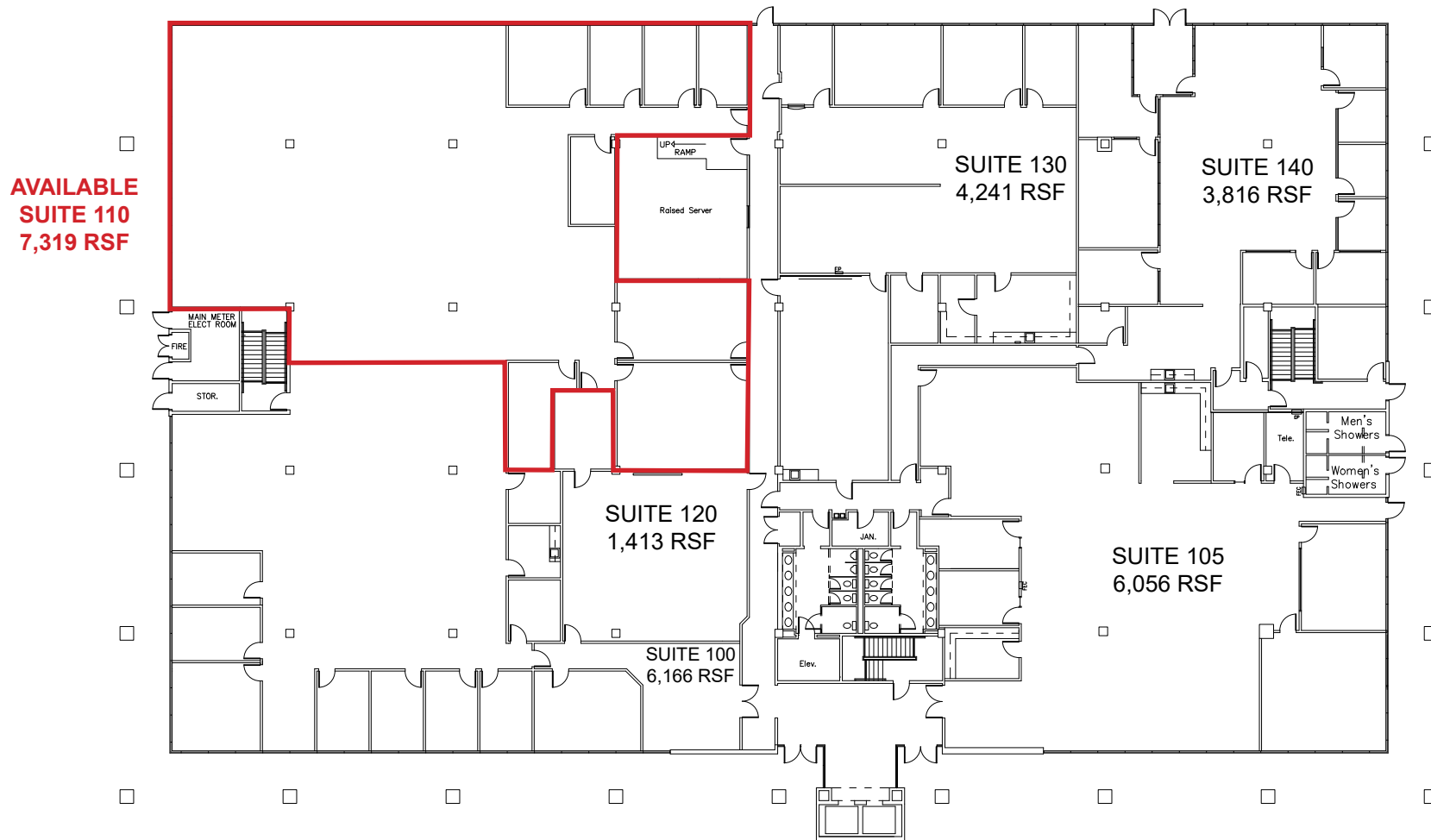
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1ST FLOOR PLAN



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2ND FLOOR PLAN

2ND FLOOR
AVAILABLE
34,544 RSF

AVAILABLE
SUITE 250
8,600 RSF

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AVAILABLE
SUITE 270
11,213 RSF

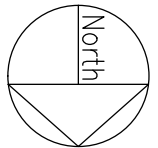
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AVAILABLE
SUITE 260
5,268 RSF

[VIEW VIRTUAL TOUR](#)

AVAILABLE
SUITE 200
9,463 RSF
Divisible to
3,000 RSF

[VIEW VIRTUAL TOUR](#)



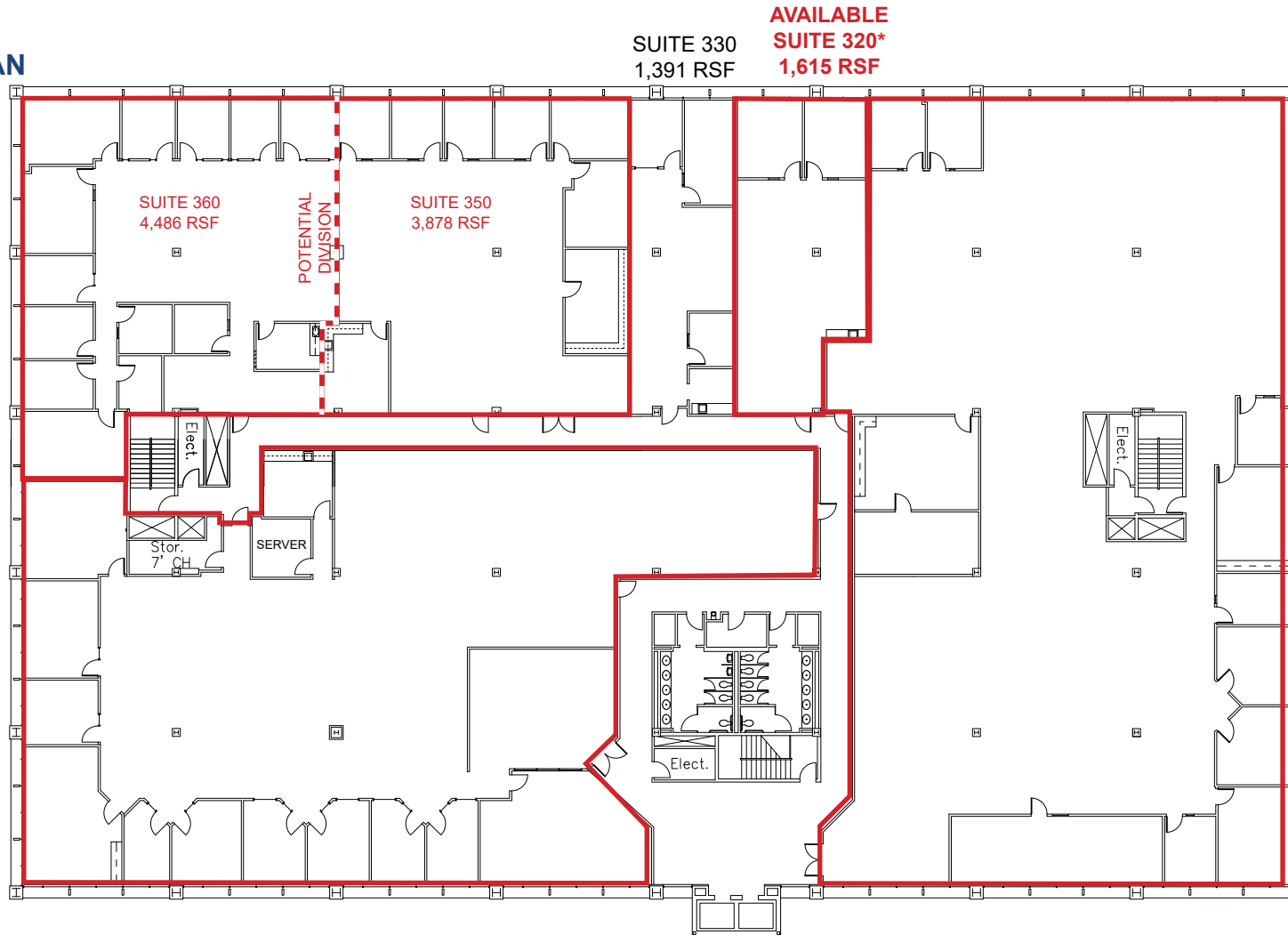
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3RD FLOOR PLAN

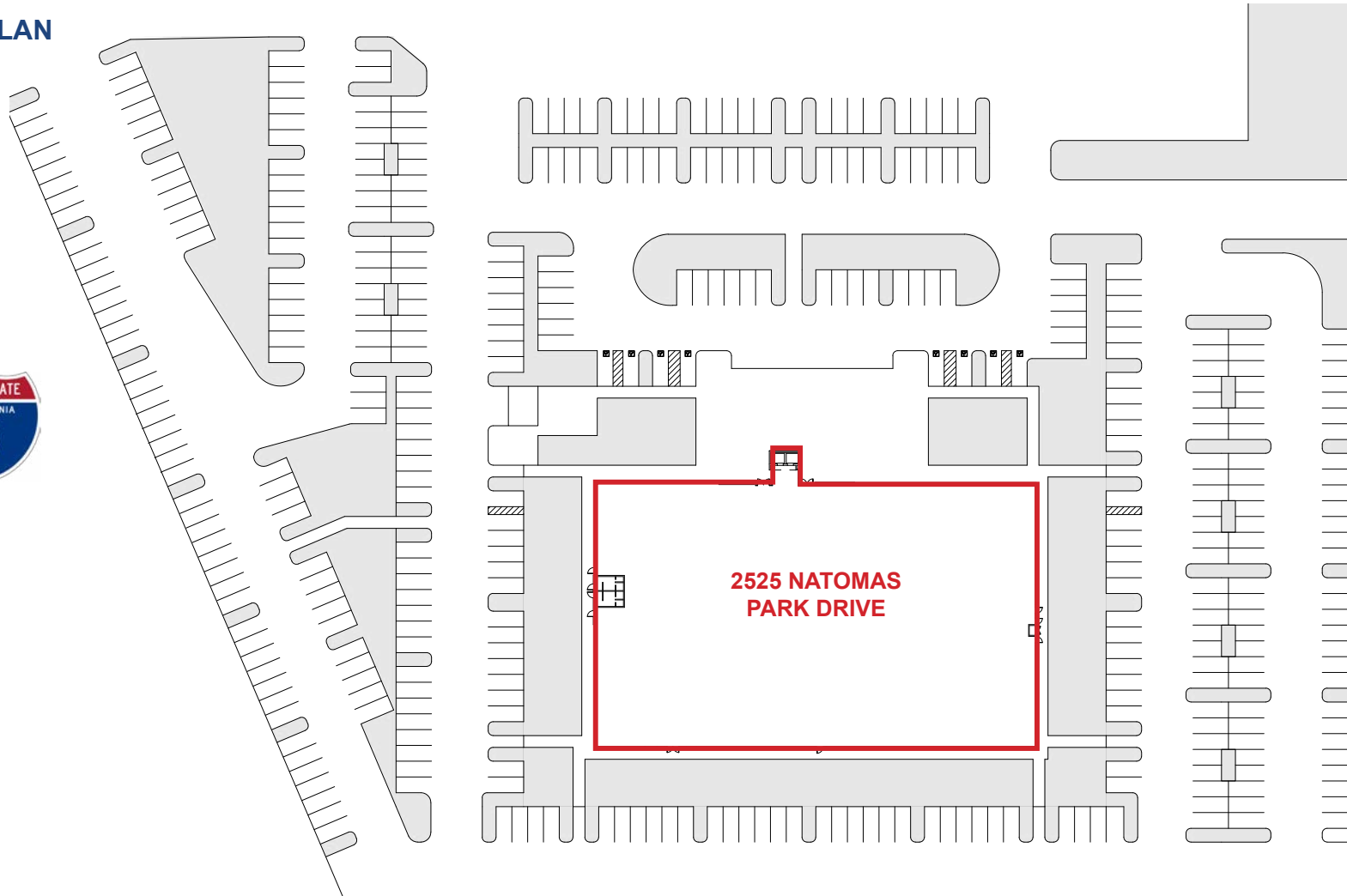
**AVAILABLE
SUITE 350
8,364 RSF**[VIEW VIRTUAL TOUR](#)**AVAILABLE
SUITE 370
11,349 RSF**[VIEW VIRTUAL TOUR](#)***Available with 30 days' notice.****ETHAN CONRAD PROPERTIES, INC.**

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SITE PLAN

NATOMAS PARK
DRIVE**ETHAN CONRAD PROPERTIES, INC.**

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FOR LEASE

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PAGE

7

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