

**3301-3307 BROADWAY
SACRAMENTO, CA**

FOR LEASE

6,136 SF 2ND FLOOR OFFICE SUITE

ETHAN CONRAD
PROPERTIES INC.

COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

Todd Newburn

DRE: #01226238

tnewburn@ethanconradprop.com

Sandy Rodriguez

DRE: #01249030

sarodriguez@ethanconradprop.com

916.779.1000

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

FEATURES:

- 2nd floor office suite
- High visibility building on the corner of 33rd Street and Broadway
- Excellent walk-ability to local restaurants, retailers, coffee shops, and breweries
- Convenient access to light rail and bus lines
- Abundant un-metered street parking

PROPERTY DETAILS:

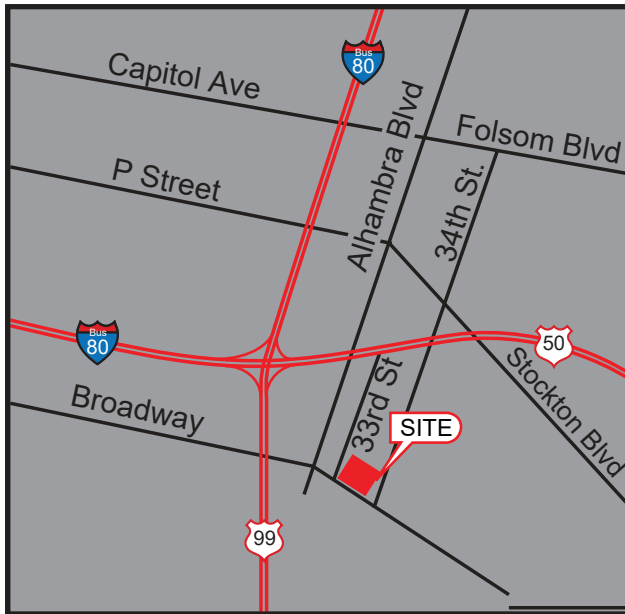
Attractive, retro building centrally located with excellent freeway access to Hwy 50, Hwy 99, and Business 80. Significant redevelopment on Broadway of the surrounding residential and retail buildings. Adjacent to 120 multi-family unit development. Building has ±100' of glass-lined frontage on Broadway.

Walking distance to several dining and retail options including Fixins Soul Kitchen, Oaxaca Cocteleria & Mezcaleria, Faria Bakery, and Old Soul Co.

LEASE RATE:

Suite 200*: 6,136 SF \$7,302.00 (\$1.19 PSF, MG)

*Available 06/30/26.



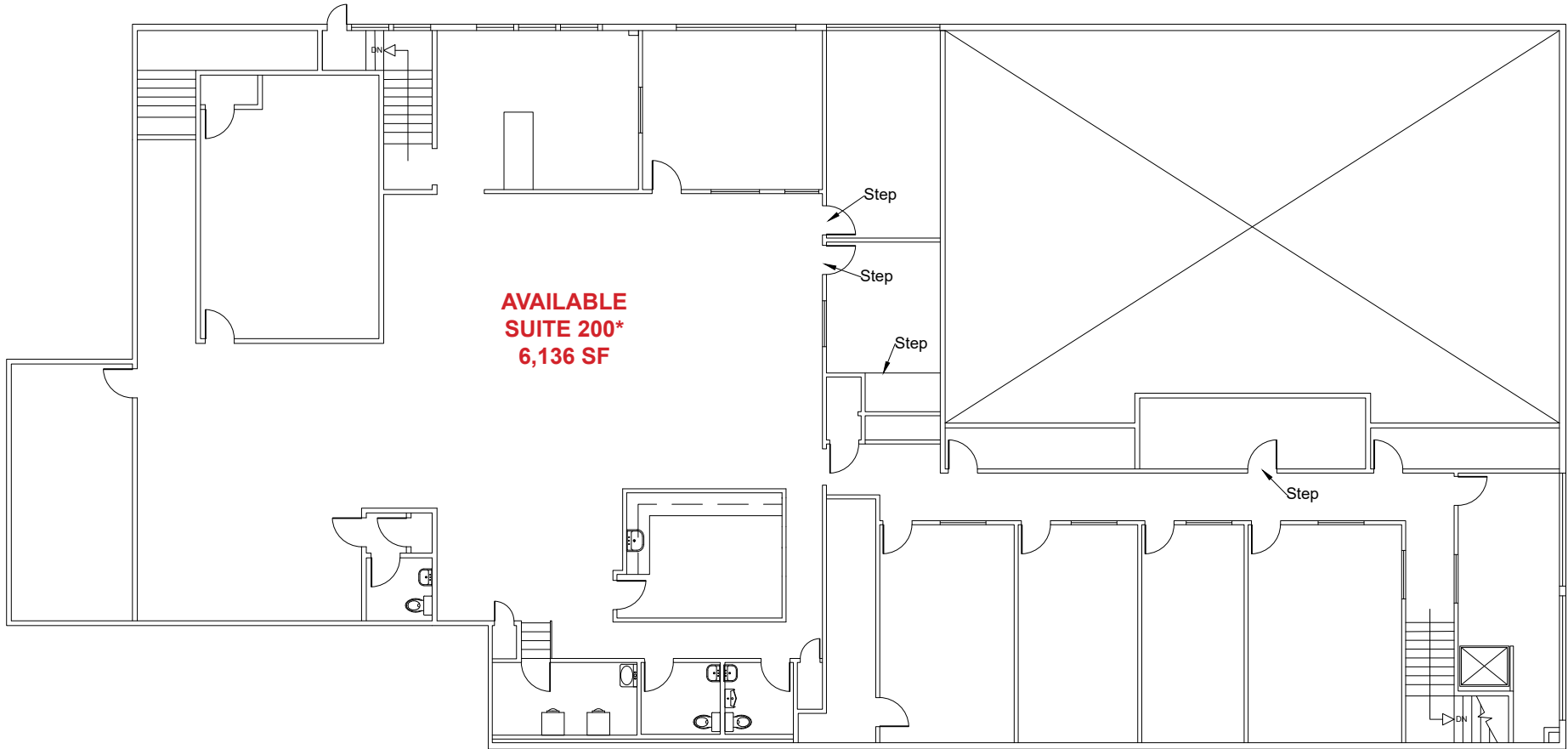
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN
2ND FLOOR



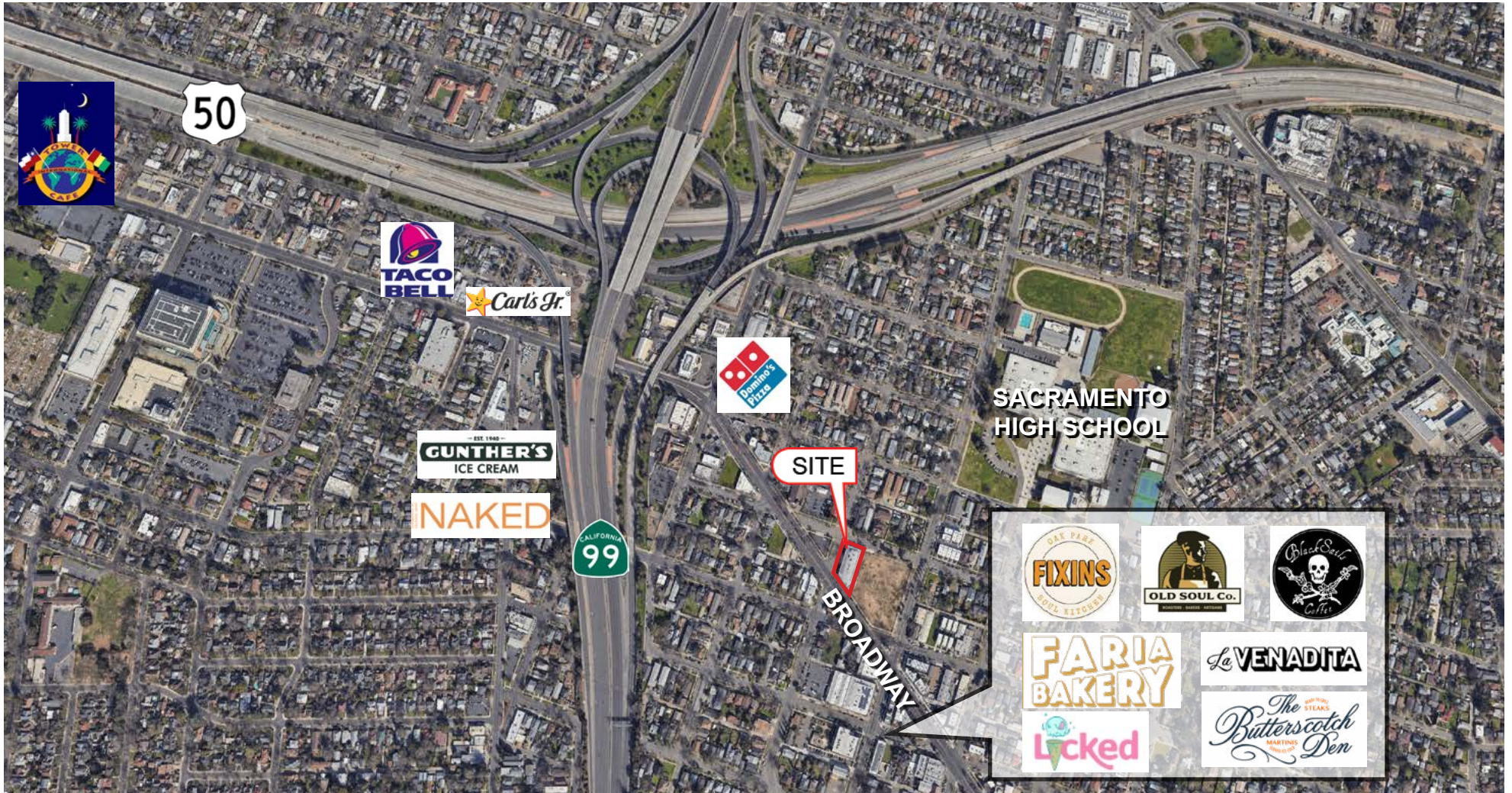
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