

**1010 HURLEY WAY**  
**SACRAMENTO, CA**  
FOR LEASE  
732 RSF - 6,895 RSF AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.

**MAJOR REMODEL COMPLETE**  
**RENT REDUCED!**

1010 Hurley

1010 HURLEY PARKING →

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

**Sandy Rodriguez**

DRE: #01249030

sarodriguez@ethanconradprop.com

**Todd Newburn**

DRE: #01226238

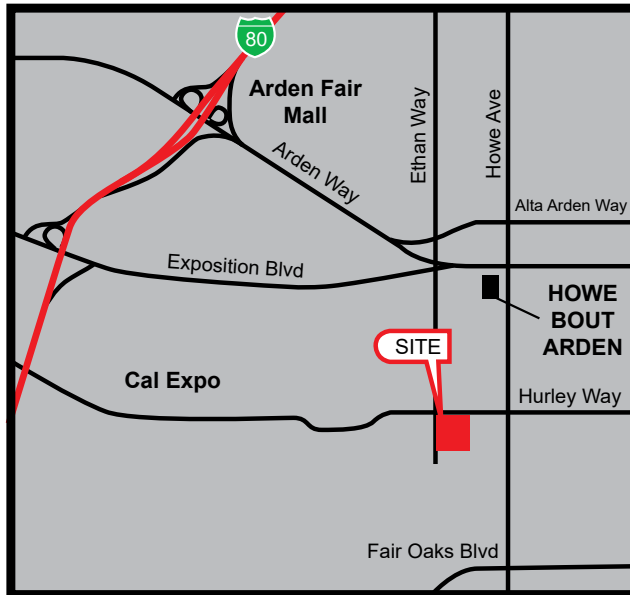
tnewburn@ethanconradprop.com

**916.779.1000**

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

**FEATURES:**

- Immediate occupancy available
- Well landscaped two-story lobbies
- On-site conference room
- Abundant 4.4/1,000 SF parking ratio, additional parking available, 10/1,000 SF
- After hours secured areas
- Building signage available



**PROPERTY DETAILS:**

Proximate to many retail and restaurant options including Arden Fair Mall and the updated Howe Bout Arden. Minutes from Cal Expo.

Excellent central location with access to Hwy 80 and Hwy 50.

**LEASE RATES:** Full Service Gross.

Suite 105	±1,948 RSF	\$1.49 RSF/MO
Suite 180	±2,210 RSF	\$1.59 RSF/MO
Suite 190	±1,555 RSF	\$1.59 RSF/MO
Suite 200	±1,831 RSF	\$1.59 RSF/MO
Suite 220	±4,157 RSF	\$1.49 RSF/MO
Suite 290	±732 RSF	\$1.59 RSF/MO
Suite 410	±4,090 RSF	\$1.49 RSF/MO
Suite 445	±6,788 RSF	\$1.49 RSF/MO
Suite 450	±1,073 RSF	\$1.59 RSF/MO
Suite 505	±6,895 RSF	\$1.49 RSF/MO
Suite 510	±1,843 RSF	\$1.59 RSF/MO

Suites 505 & 510 are fully finished.

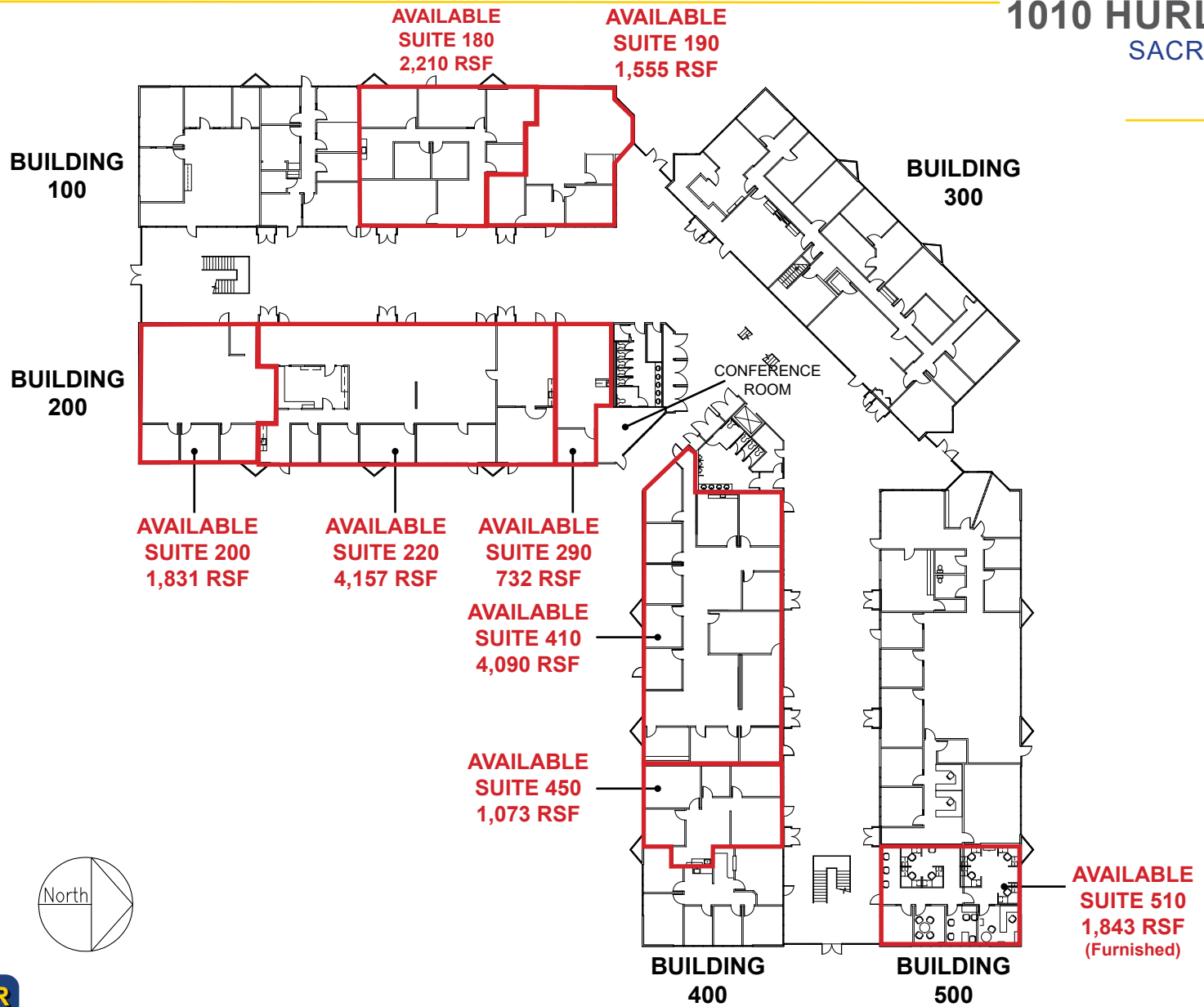
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1ST FLOOR

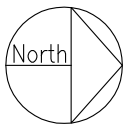
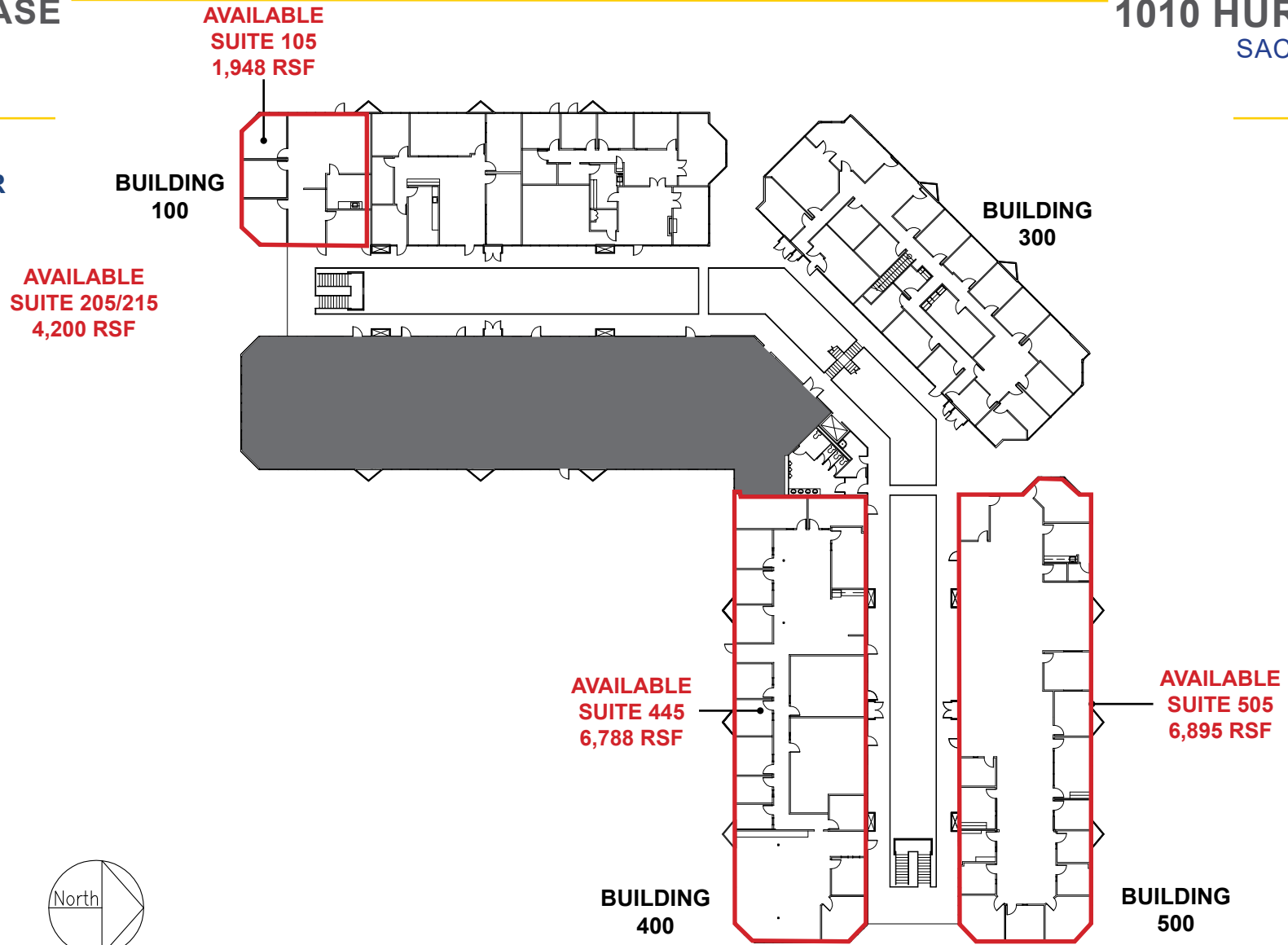


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2ND FLOOR



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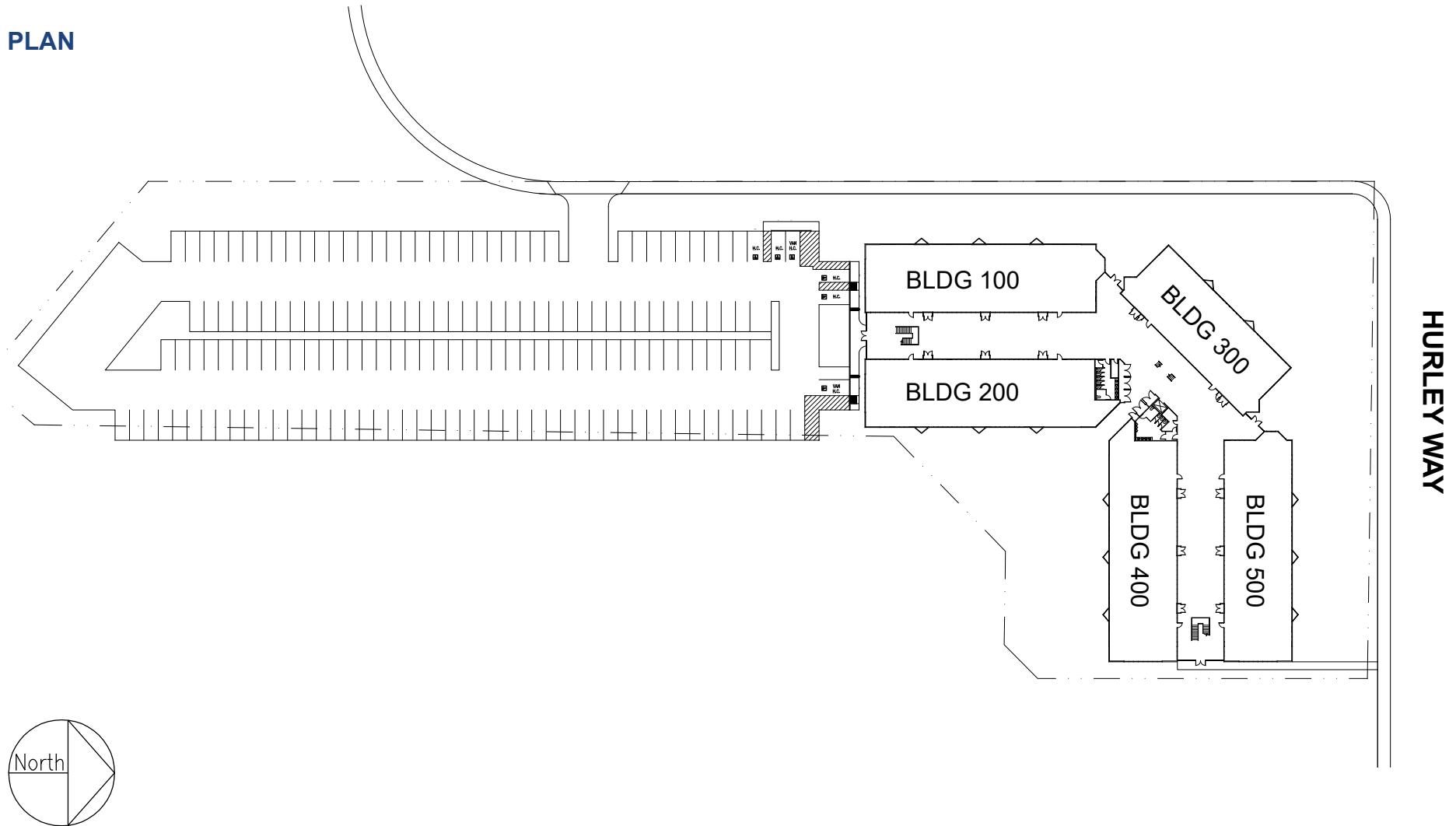
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SITE PLAN



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