

OFFICE AND MEDICAL BUILDING

4600 47TH AVENUE

SACRAMENTO, CA

FOR LEASE

1,370 RSF - 2,055 RSF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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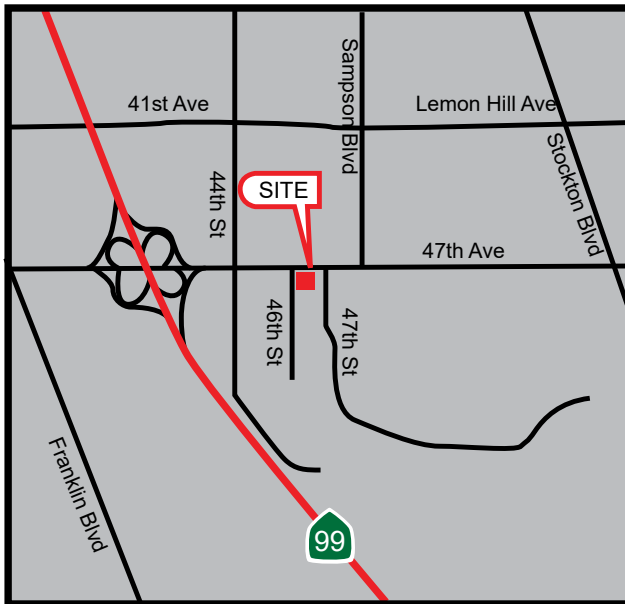
sarodriguez@ethanconradprop.com

916.779.1000

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

FEATURES:

- Excellent lease rates and variety of suite sizes available
- Suites available for immediate occupancy
- Building and monument signage opportunities
- Easy access to Hwy 99
- Zoned: BP (Business and Professional Office)
- Abundant on-site parking



PROPERTY DETAILS:

Two story Professional Office and Medical building with completed renovations which have completely transformed the property.

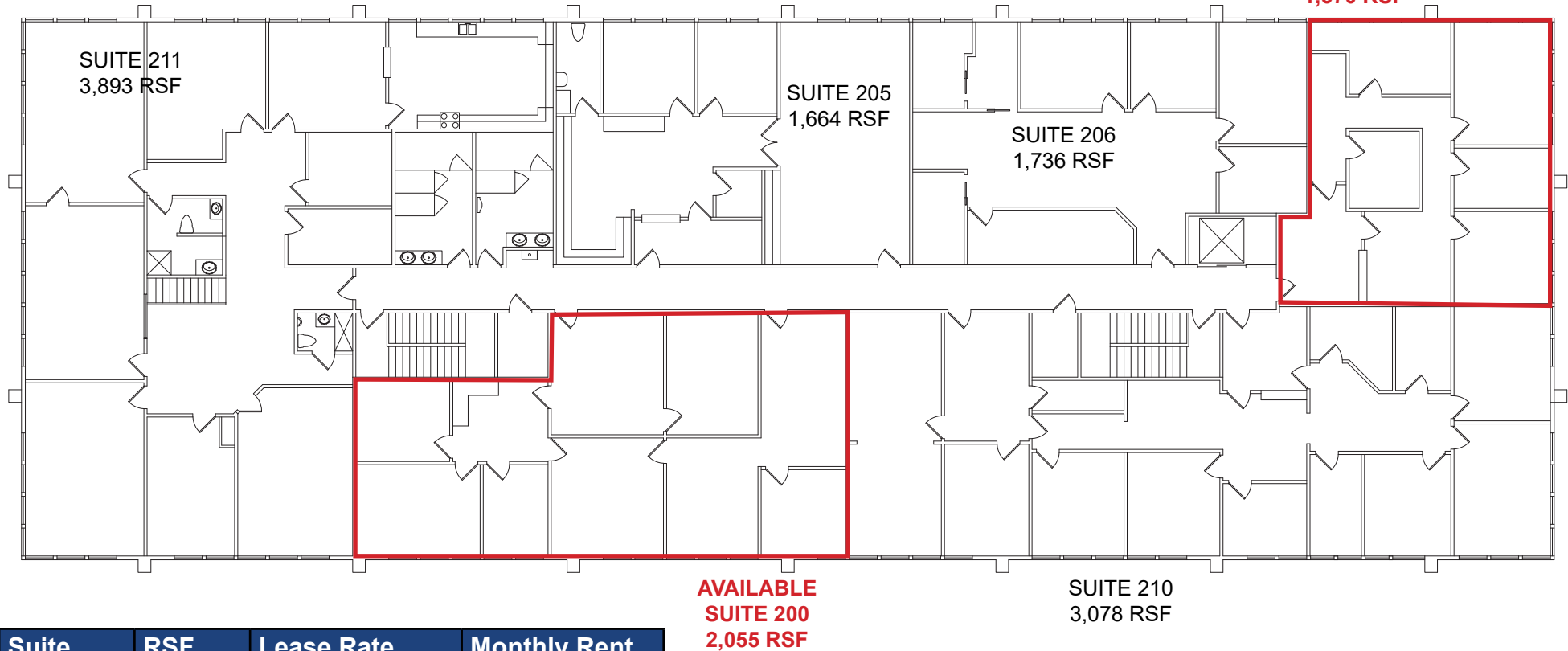
Attractive lease rates make it an outstanding value. Tenant improvement funds available.

LEASE RATE:

\$1.40 PSF, Full Service

Full Service rent includes utilities, janitorial and maintenance costs.

2ND FLOOR PLAN



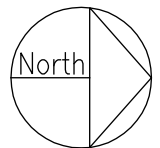
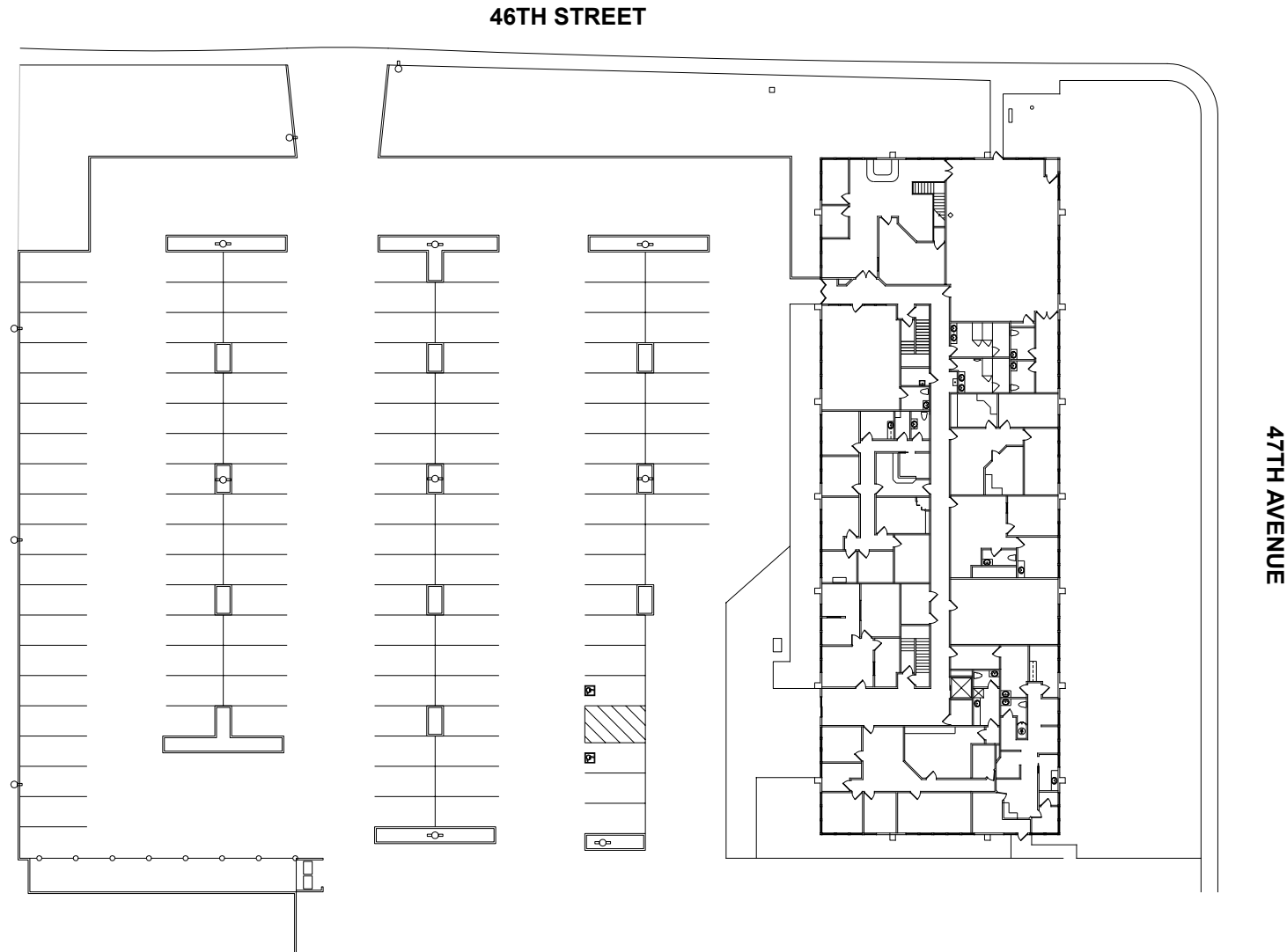
Suite	RSF	Lease Rate	Monthly Rent
200	2,055	\$1.40 PSF, FS	\$2,877.00
208	1,370	\$1.40 PSF, FS	\$1,918.00

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SITE PLAN



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