

**2865 SUNRISE BLVD
RANCHO CORDOVA, CA**

FOR LEASE

**1,002 RSF - 3,816 RSF OFFICE
SUITES AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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

FEATURES:

- Monument and building signage available
- Excellent visibility to Sunrise Blvd with 31,000 cars per day
- Two minutes from Hwy 50
- Fiber available
- Strong demographics near major shopping center and dense retail

PROPERTY DETAILS:

This building has now been completely remodeled both on the building exterior, landscaping, parking lot, as well as the interior including all common areas and all available suites.

LEASE RATES:

Suite 103:	1,126 RSF	\$1,858.00 (\$1.65 PSF, Full Service)
Suite 104:	1,556 RSF	\$2,567.00 (\$1.65 PSF, Full Service)
Suite 108*:	1,002 RSF	\$1,794.00 (\$1.79 PSF, Full Service)
Suite 214:	3,692 RSF	\$5,132.00 (\$1.39 PSF, Full Service)
Suite 218:	1,353 RSF	\$2,232.00 (\$1.65 PSF, Full Service)
Suite 225:	3,816 RSF	\$5,304.00 (\$1.39 PSF, Full Service)

*Available with 30 days' notice.



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1ST FLOOR PLAN

AVAILABLE
SUITE 104
1,556 RSF

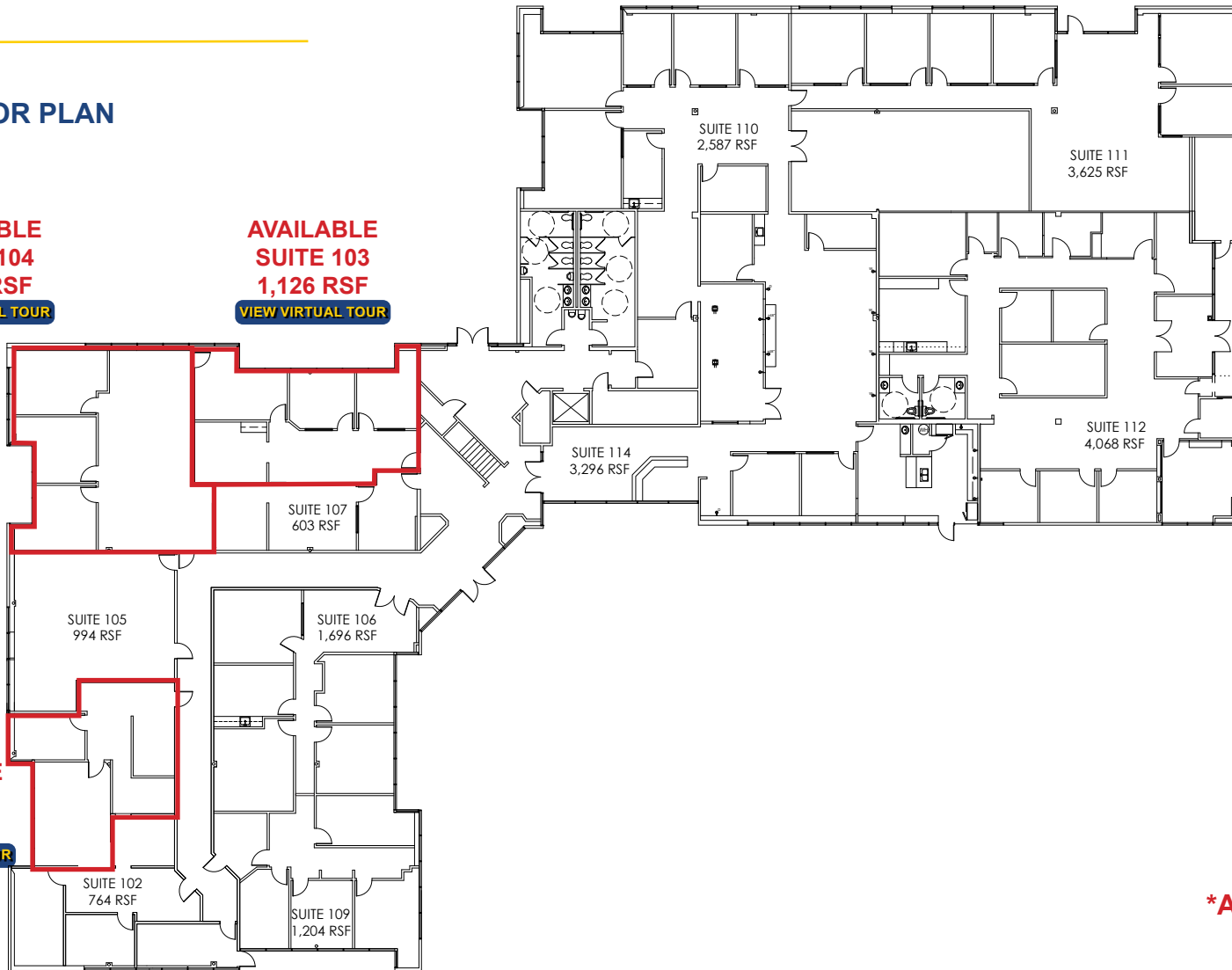
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AVAILABLE
SUITE 103
1,126 RSF

[VIEW VIRTUAL TOUR](#)

AVAILABLE
SUITE 108*
1,002 RSF

[VIEW VIRTUAL TOUR](#)



*Available with 30 days' notice.

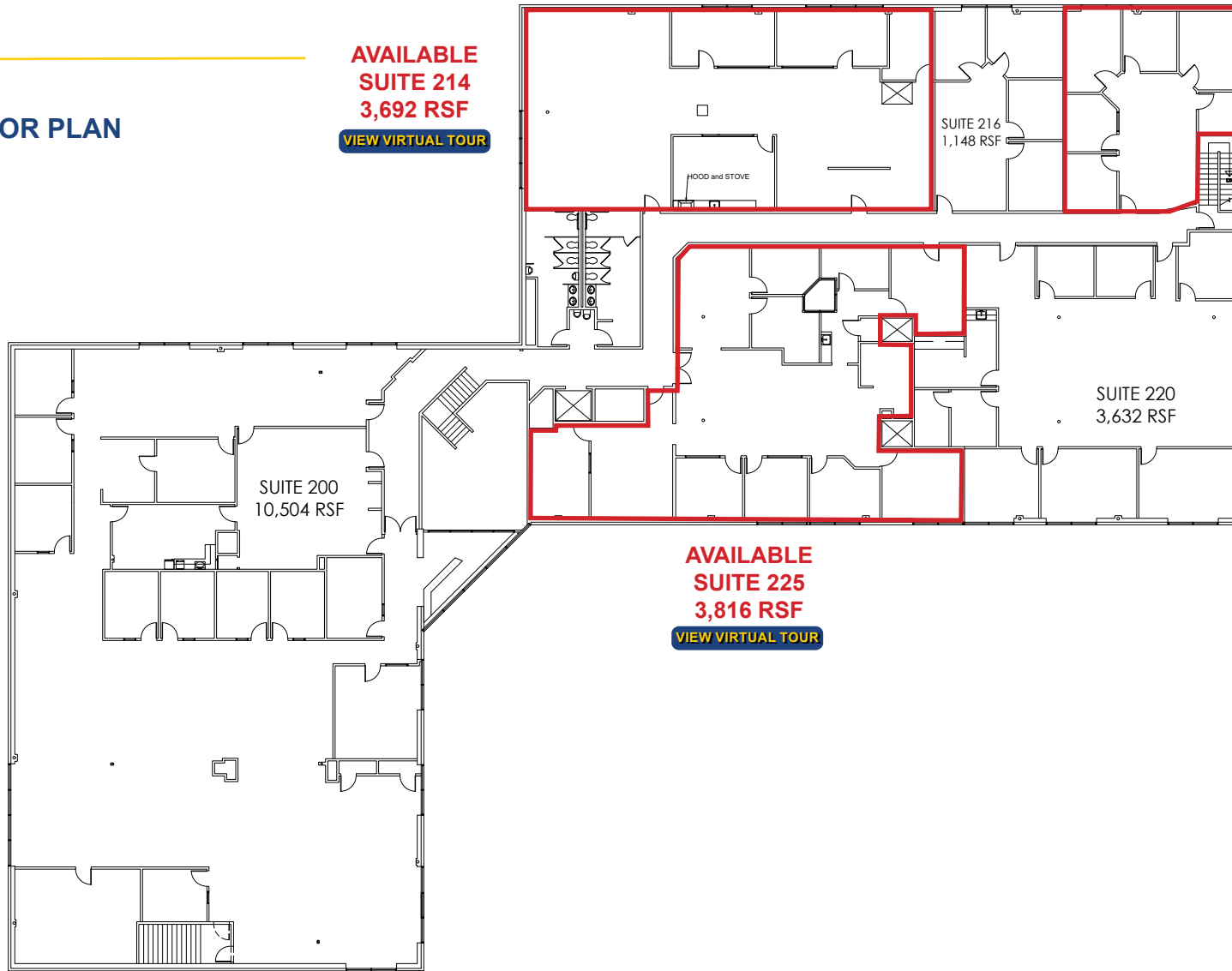
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2ND FLOOR PLAN



AVAILABLE
SUITE 214
3,692 RSF
[VIEW VIRTUAL TOUR](#)

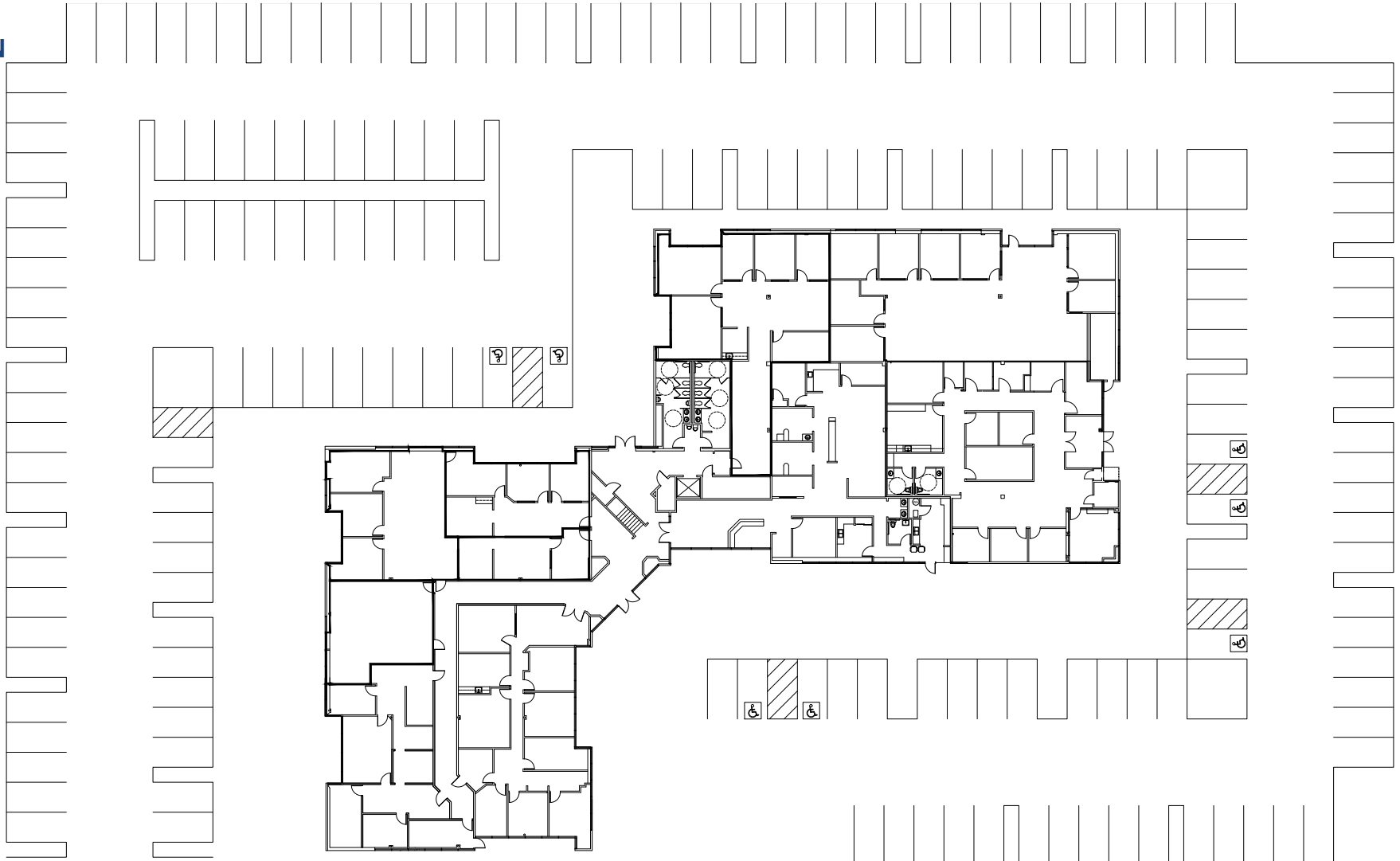
AVAILABLE
SUITE 218
1,353 RSF
[VIEW VIRTUAL TOUR](#)

AVAILABLE
SUITE 225
3,816 RSF
[VIEW VIRTUAL TOUR](#)

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SITE PLAN



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