

**3600 MARCONI AVE
SACRAMENTO, CA**

**FOR SALE OR LEASE
TWO-STORY OFFICE BUILDING
32,945 RSF - 133,799 SF AVAILABLE**

**ETHAN CONRAD
PROPERTIES INC.**



MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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www.ethanconradprop.com

SPACES AVAILABLE:

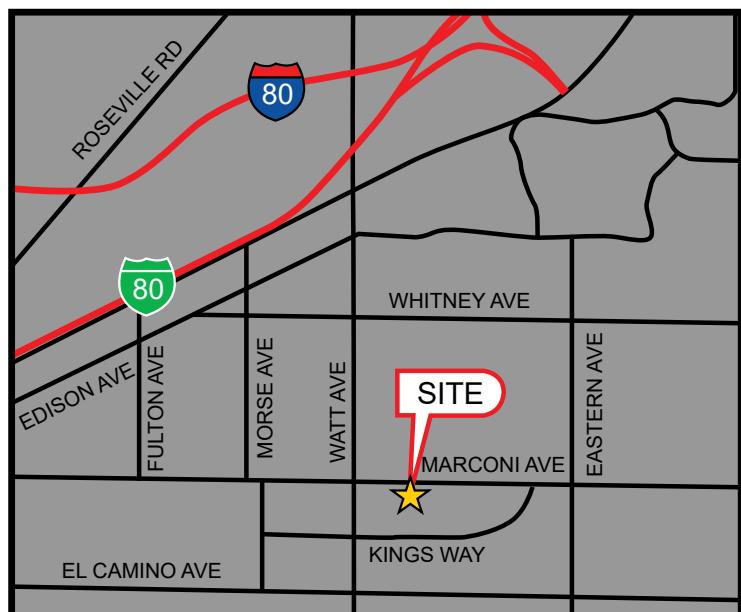
Lease Rate: \$1.39 - \$1.49 PSF/MO Full Service

1st Floor: 66,003 RSF*

2nd Floor: 67,796 RSF*

*Divisible to approximately 32,945 RSF per floor, per building.

SALE PRICE: \$11,908,000.00 (\$89.00 PSF±)



PROPERTY DETAILS:

2-story interconnected office building totaling ±133,799 RSF is centrally located in the California State Capital region. The convenient location is walking distance from the Country Club Plaza Mall, Del Paso Country Club and is just 5 miles northeast of Downtown Sacramento. Close proximity to Business 80 and I-80.

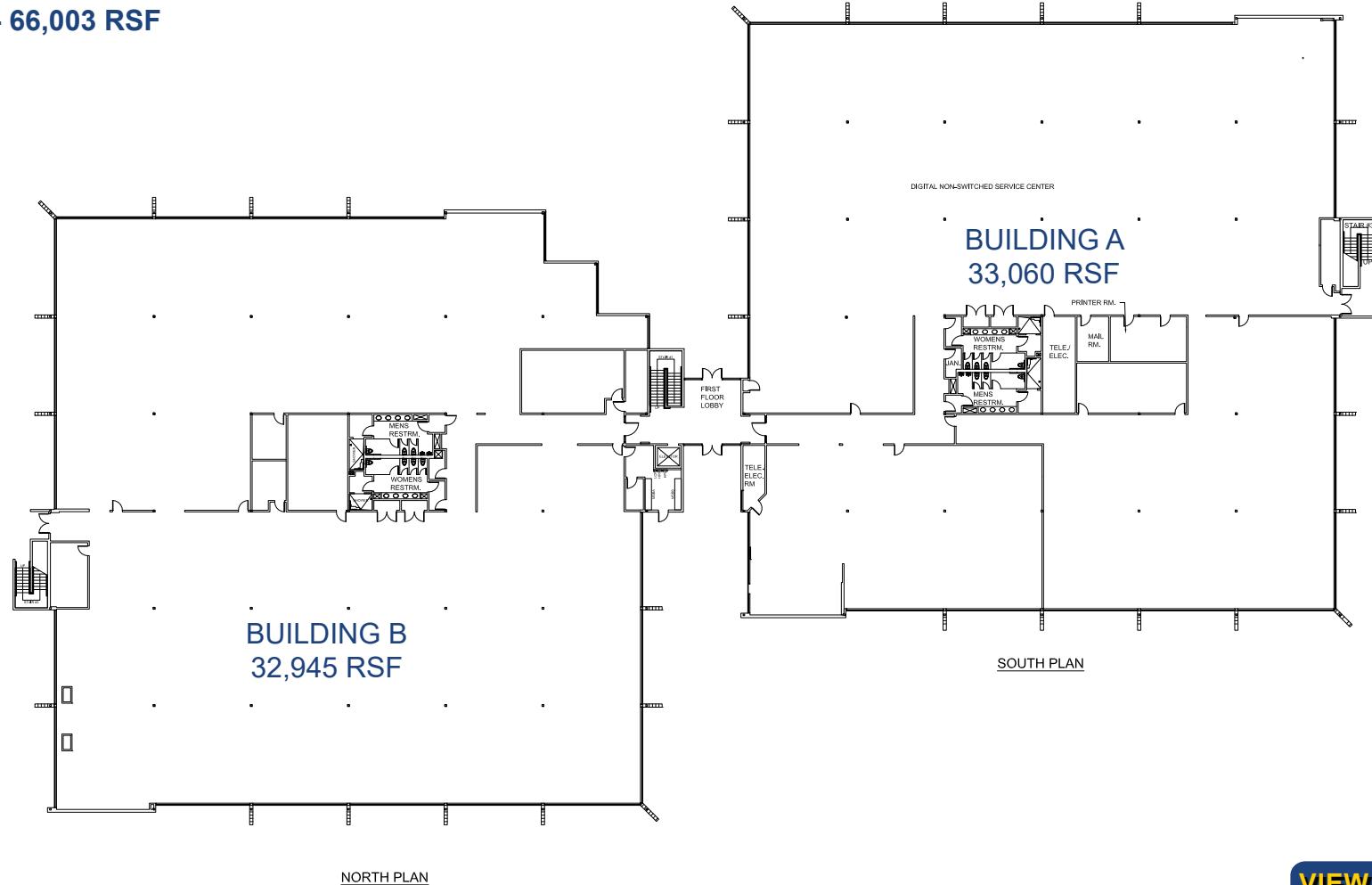
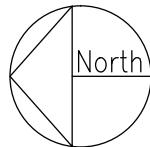
FEATURES:

Year Build: 1986/1987
Year Renovated: 2020
Rentable SF: ±133,799 RSF
Parking: ±3.74/1,000 SF parking ratio
HVAC System: Two, 200 ton Carrier chillers
Electrical Power: Two main electrical switchboards at 1,600 amp, 480/277 volts, 3-phase, 4 wire
Elevators: One Dover single hydraulic elevator with 3,500 lb capacity
Fire System: Fully fire sprinklered with an automatic wet-pipe sprinkler system
Utilities: Electricity: SMUD, Natural Gas: PG&E, Water: Del Paso Manor, Sanitary/Sewer: Sacramento County and Telephone: AT&T

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1ST FLOOR - 66,003 RSF



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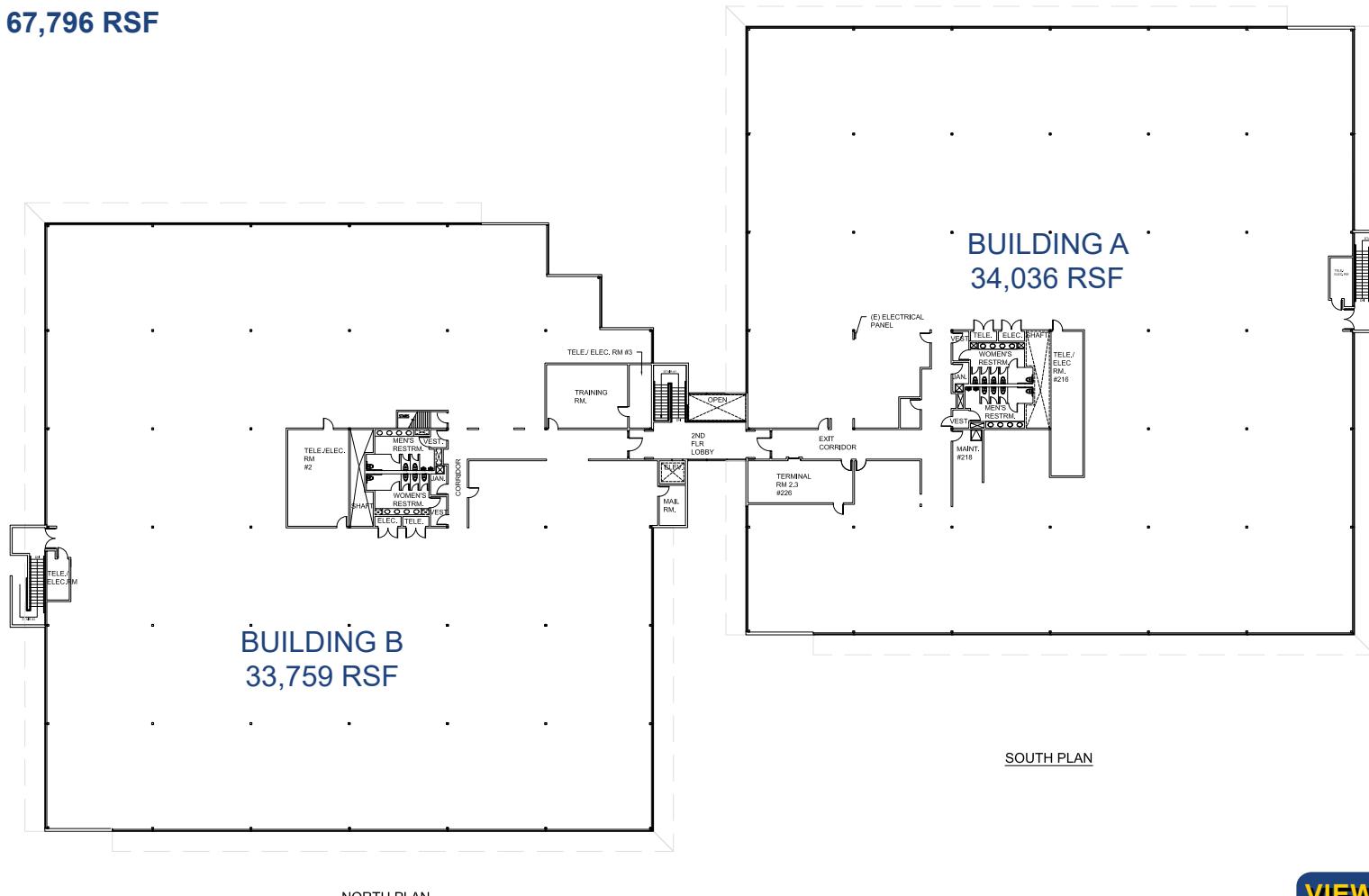
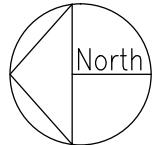
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2ND FLOOR - 67,796 RSF



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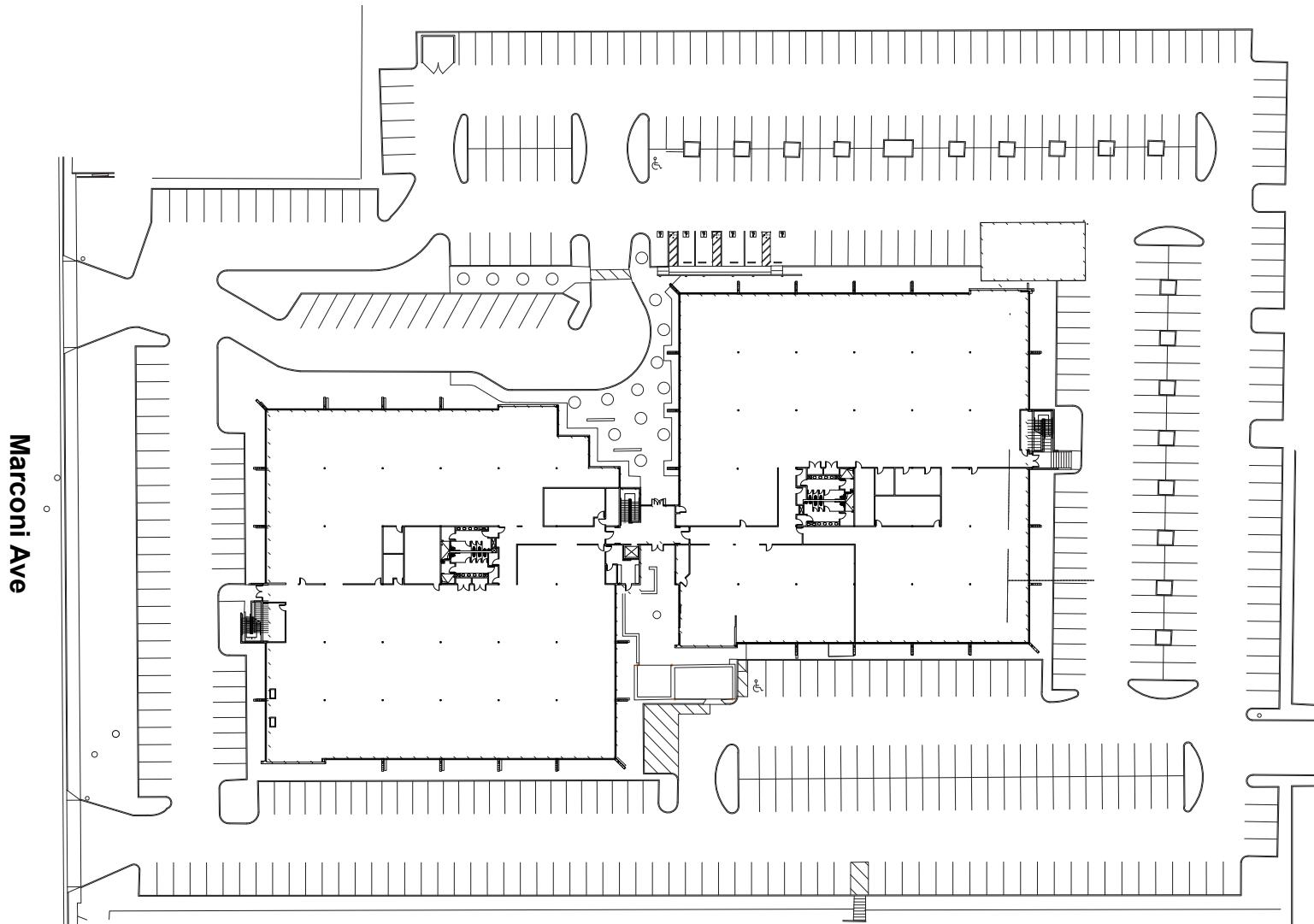
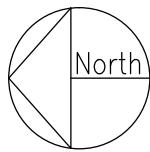
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SITE PLAN

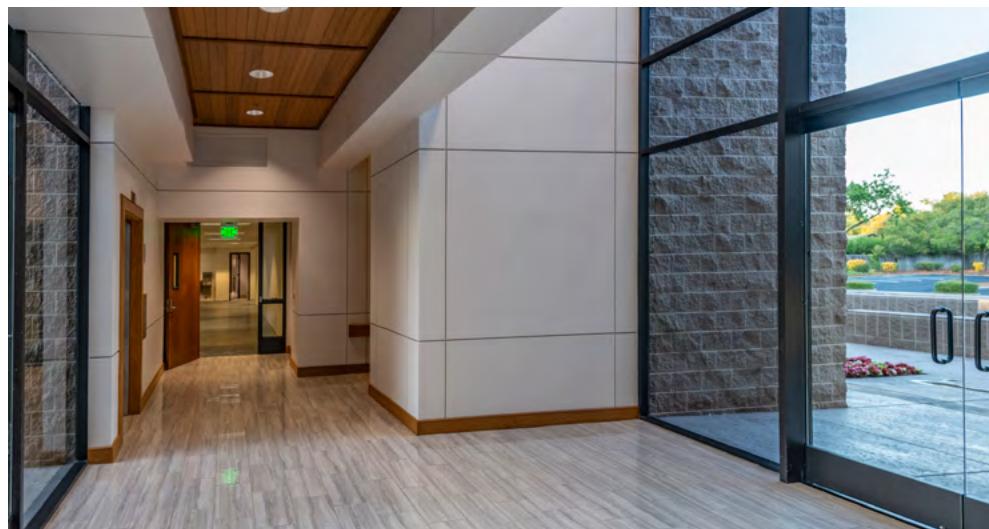


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