

SOUTH BRADSHAW BUSINESS CENTER
9835 Goethe Road
SACRAMENTO, CA



**large floorplate office
FOR LEASE**

Exclusively listed by:



Greg Levi
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The Highway 50 Corridor is held in high esteem for these primary reasons:

- *Efficient, Affordable Product Type*
- *Seismic Stability & Flood Safety*
- *Reliable Power & Communications Infrastructure*
- *Proximity to Affordable & Executive Housing*

Property features

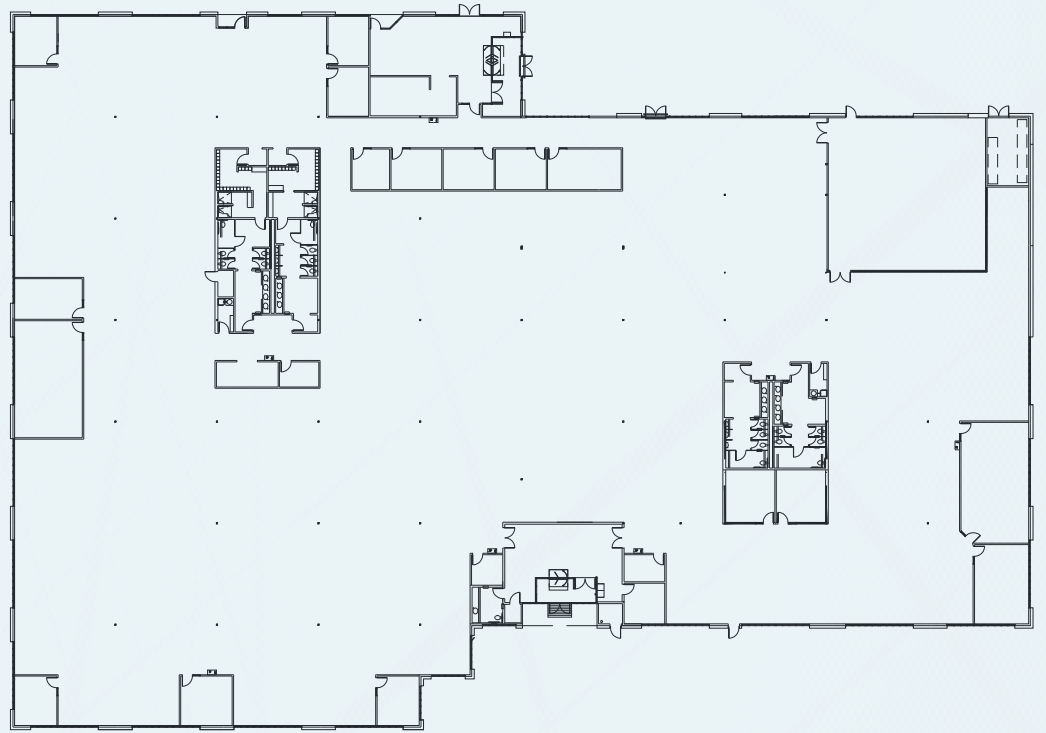
- ±20,000 to ±54,276 SF Available
- Lease Rate: \$1.45/SF, Full Service
- 213 Parking Spaces Plus Available Street Parking
- Signage Available
- Fiber in Building
- MP Zoning
- 277/480 Volt, 3-Phase, 4 Wire 2500 Amp Service
- Uses Include: Call Center, Back Office Admin, Healthcare, Data Center



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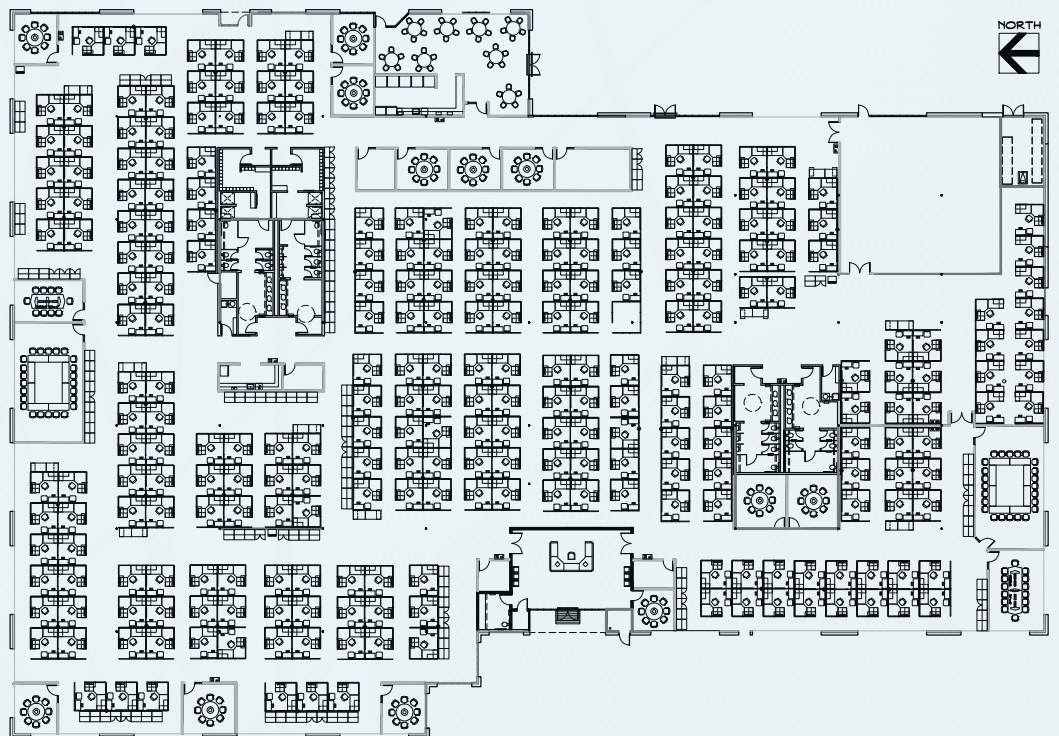
SACRAMENTO, CA

Existing Built
Floor Plan



Furniture
Floor Plan

(as shown - 263 cubes)





Amenities map and location

- | | |
|---|--|
| 1 AT&T Wireless | 7 DealerTrack |
| 2 State of CA Department of Corrections | 8 Matheson Trucking |
| 3 Count of Sacramento | 8 State of CA - EDD |
| 4 Built-to-Suit Parcel - 8.4 Acres | 10 State of CA Department of Corrections |
| 5 Immuno Concepts | 11 Schools Insurance Authority (SIA) |
| 6 National Guard Headquarters | 12 State of CA Department of Corrections |

professional office space FOR LEASE

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