

For Lease

Prime U.S. 50 Corridor Office Space



10365 Old Placerville Road

Suites 200 and 230
Sacramento, California

- * Available on 2nd Floor: 8,186+- R.S.F.
Divisible to : 3,528+- R.S.F.
- * American Center's Flagship Building
- * Second Floor / End Cap Space
- * Open Floorplan near Elevator
- * Attractive Lobby with wide Stairwell & Hallways
- * Common Men's and Women's Restrooms with Showers
- * Fiber Optic Phone Service Available
- * Mature Landscaping with Fountains, Walking and Jogging Trails, Volleyball & Basketball
- * Attractive Layout/Tenant Improvements - Negotiable
- * **Located in a Certified HUBZone**
- * **\$1.45 / R.S.F. / Mo. FSG**
(first year, Includes \$.15 / R.S.F./ Mo. Utilities Allowance)

BOULDIN & ENGLISH
COMMERCIAL REAL ESTATE

10411 Old Placerville Road, Suite #215, Sacramento, California 95827

Exclusive Agents:

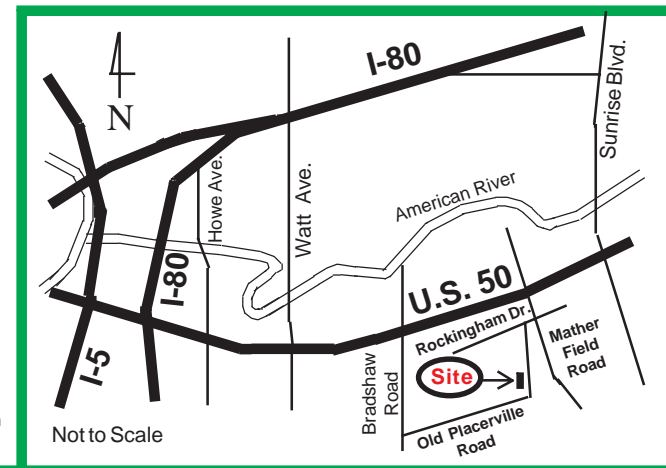
Glenn English / Bill Bouldin

genglish@boueng.com / bbouldin@boueng.com

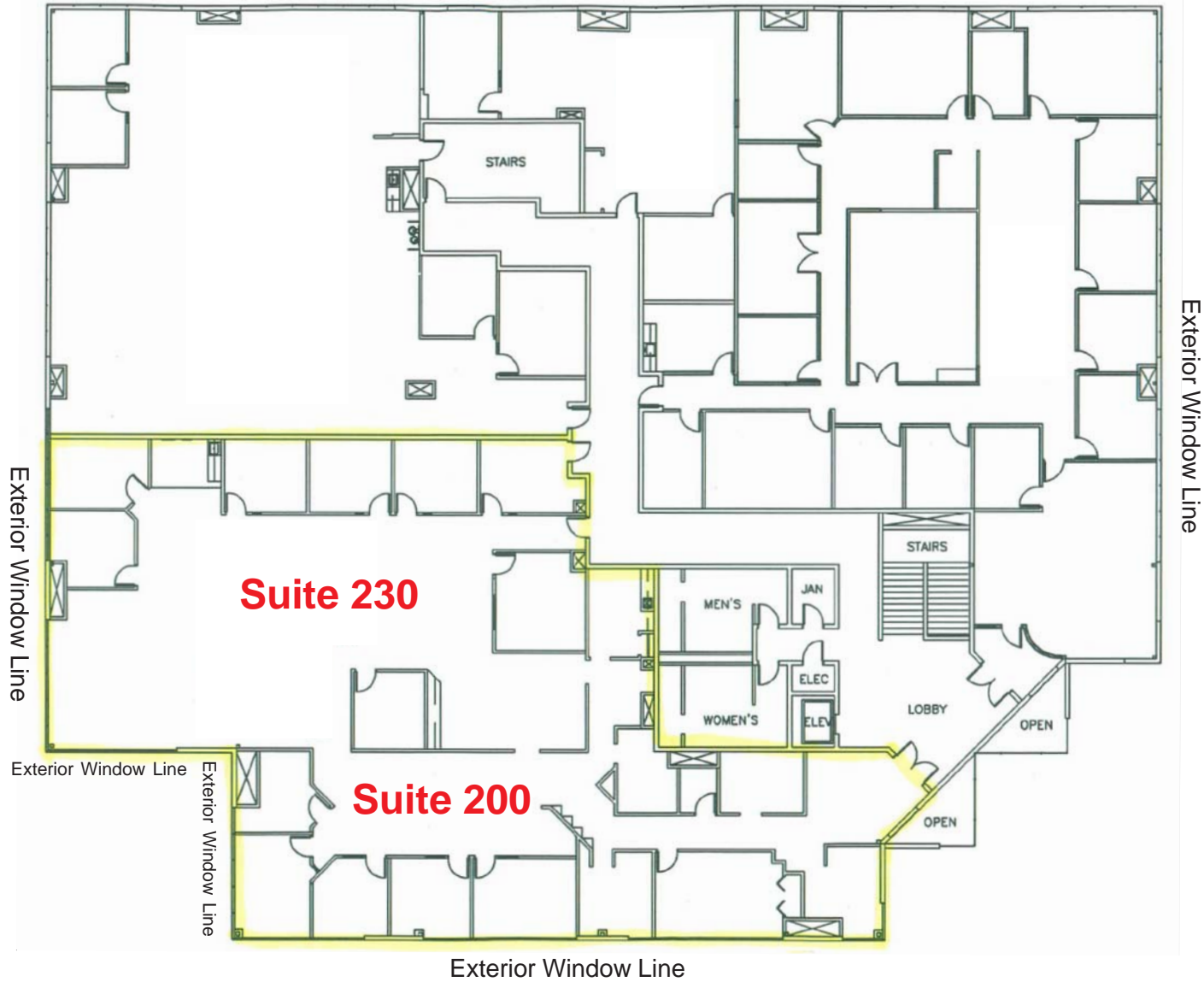
(916) 361-8000

www.boueng.com

The information contained herein has either been given to us by the owner of the property or obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective Buyers and Tenants should carefully verify the items of information contained herein.



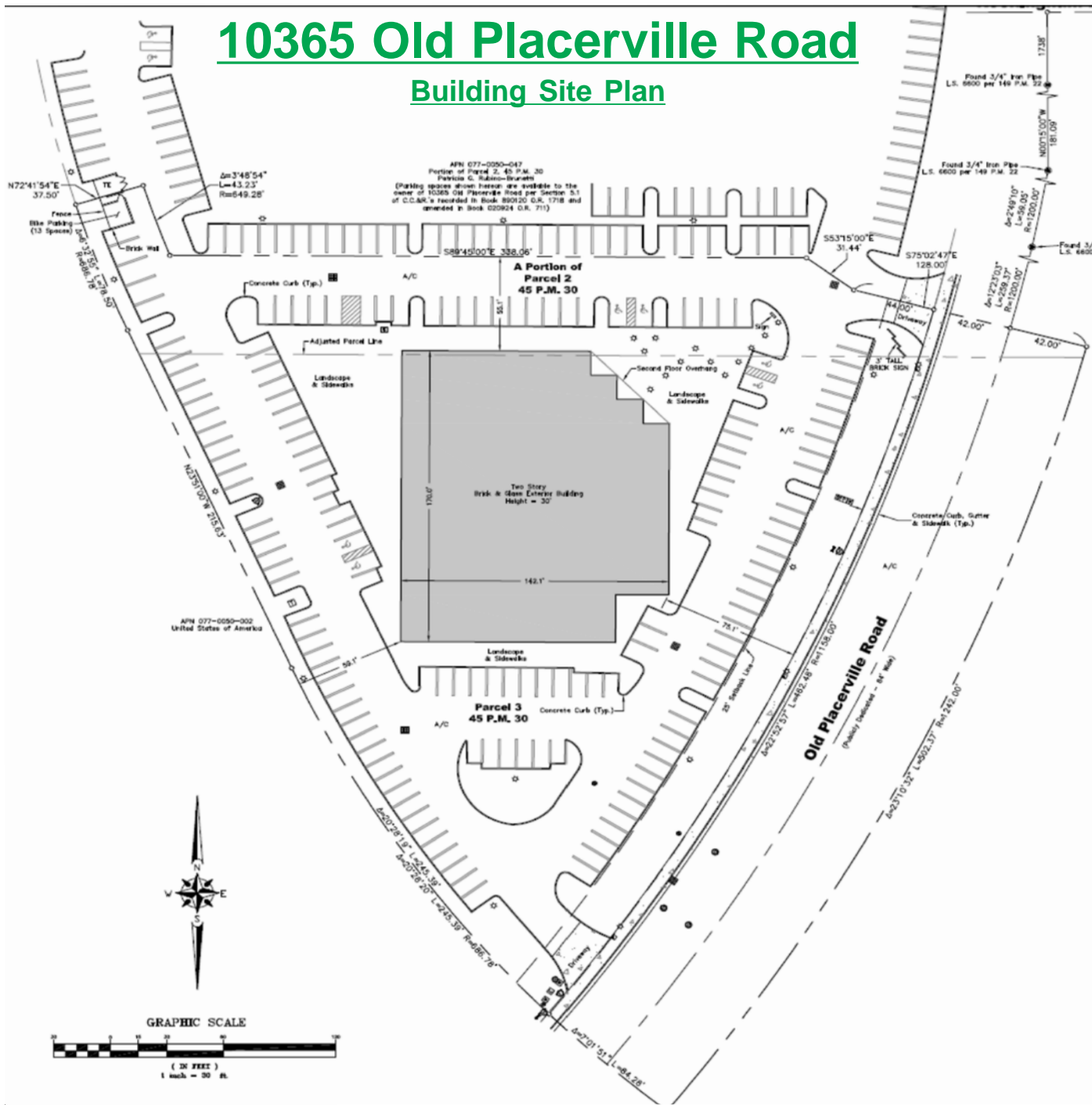
10365 Old Placerville Road, Suite 200 & 230



Not to Scale

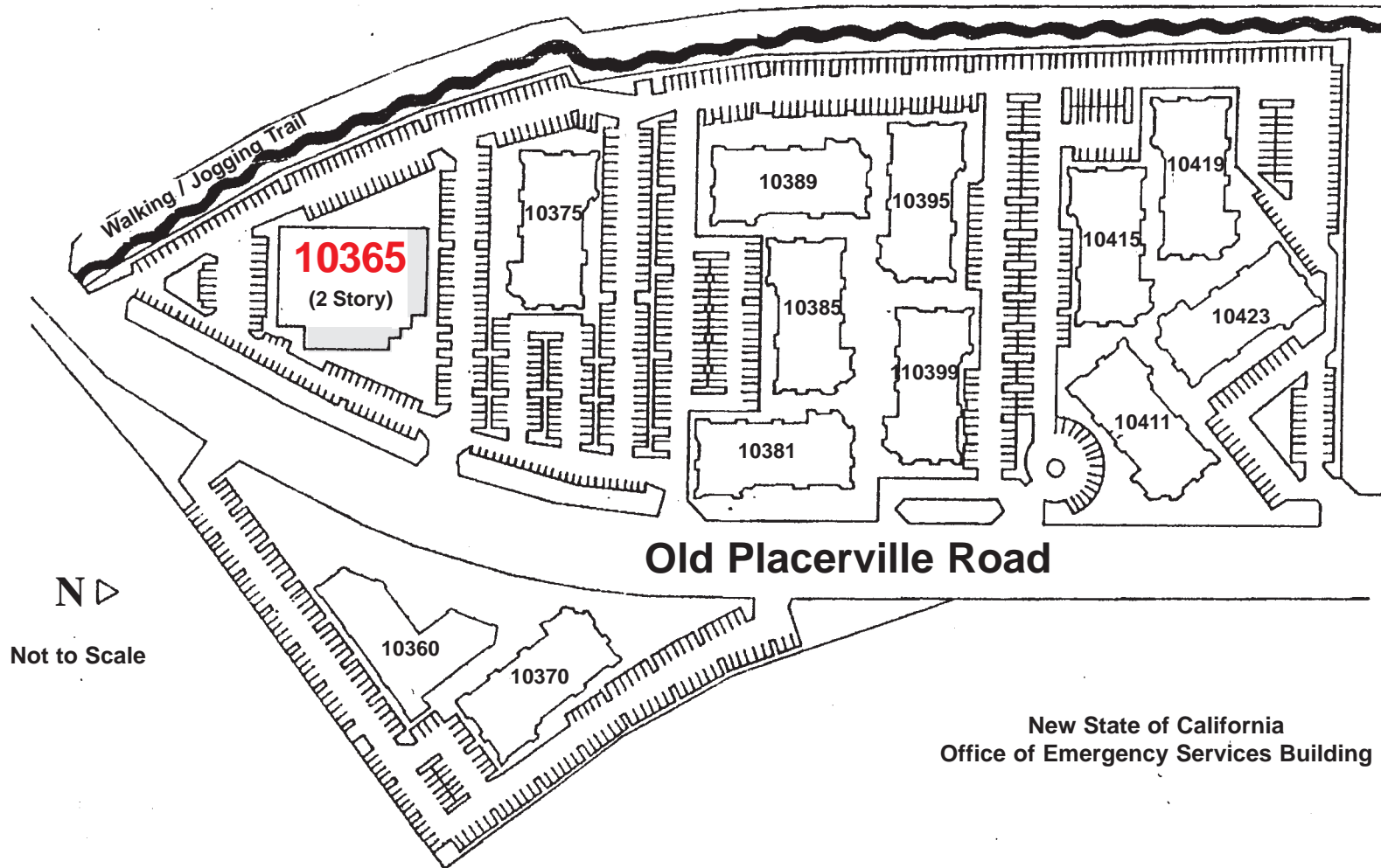
10365 Old Placerville Road

Building Site Plan



10365 Old Placerville Road

American Center Office Park Site Plan



Not to Scale

New State of California
Office of Emergency Services Building