

EXPO CENTRE

**1767-1791 Tribute Road
Sacramento, CA**

**Flex Space with Modern
Renovations to the Interior
and Exterior**

David Nicholson
Director
+1 916 288 4422

Lenny Gold
Associate
+1 916 288 4443



PROPERTY FEATURES

- Excellent visibility and frontage off Tribute Road
- Office and flexible industrial space in established neighborhood
- 3/1,000 SF parking
- Immediate retail amenities nearby, including the Arden Fair Mall
- Convenient access to Bus. 80 and Hwy 160
- Zoning: C-2 General Commercial
- Lease Rate: \$0.85/SF/Month NNN



DAVID NICHOLSON

Director

Lic. 01845338 | +1 916 288 4422

david.nicholson@cushwake.com

LENNY GOLD

Associate

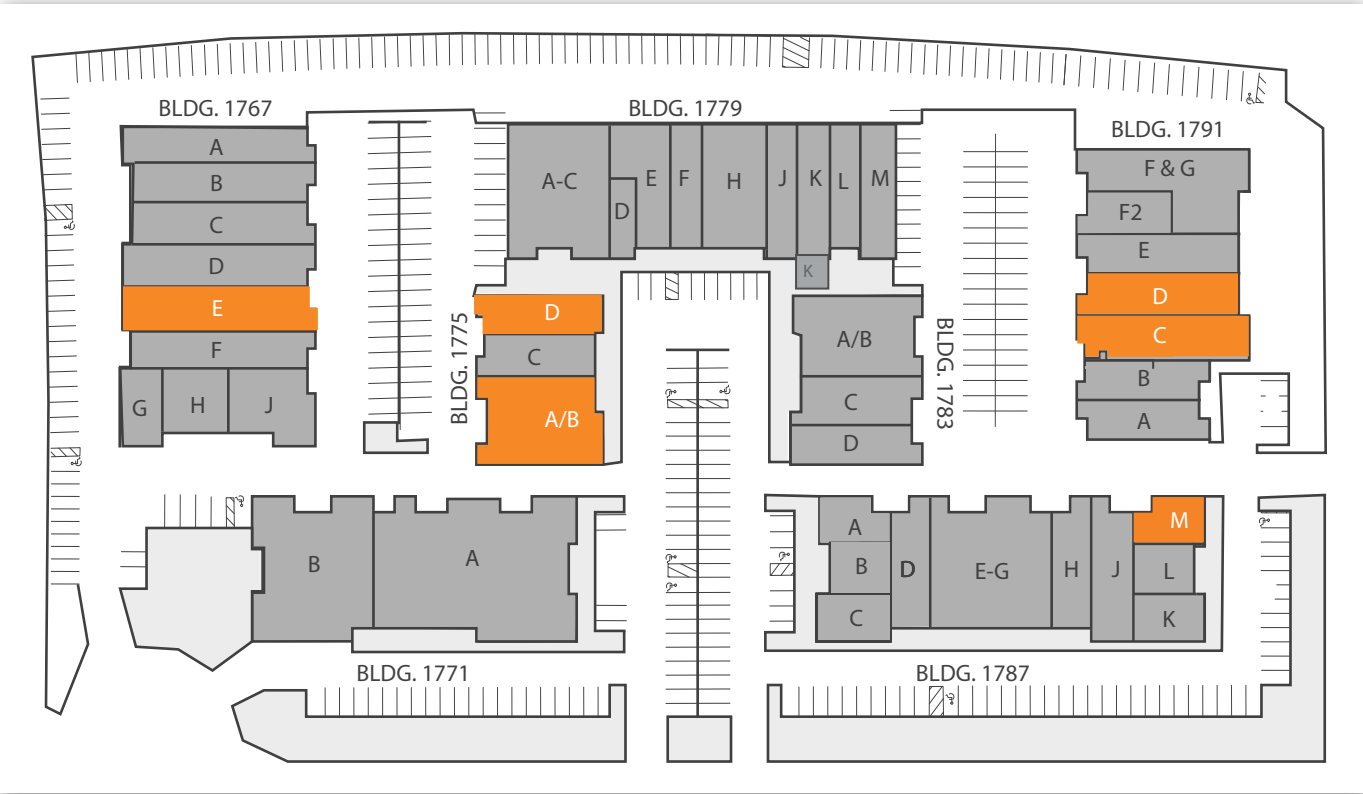
Lic. 02055534 | +1 916 288 4443

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SITE PLAN



Availabilities

■ OCCUPIED ■ AVAILABLE

BLDG	SUITE	RSF	OFFICE	COMMENTS
1787	M	±1,215	100%	Open work space, 2 private offices, 2 storage rooms, 1 restroom
1775	D	±2,650	47%	2-story office, 1 private office on 2nd floor, restroom, storage room
1767	E	±3,000	50%	Warehouse, office, open work areas and restroom
1791	C/D	±4,825	34%	Warehouse, open work space, private offices and restrooms (renovation underway)
1775	A/B	±5,300	55%	Warehouse, opoend work space on 1st & 2nd floors, private offices, storage.

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AMENITIES



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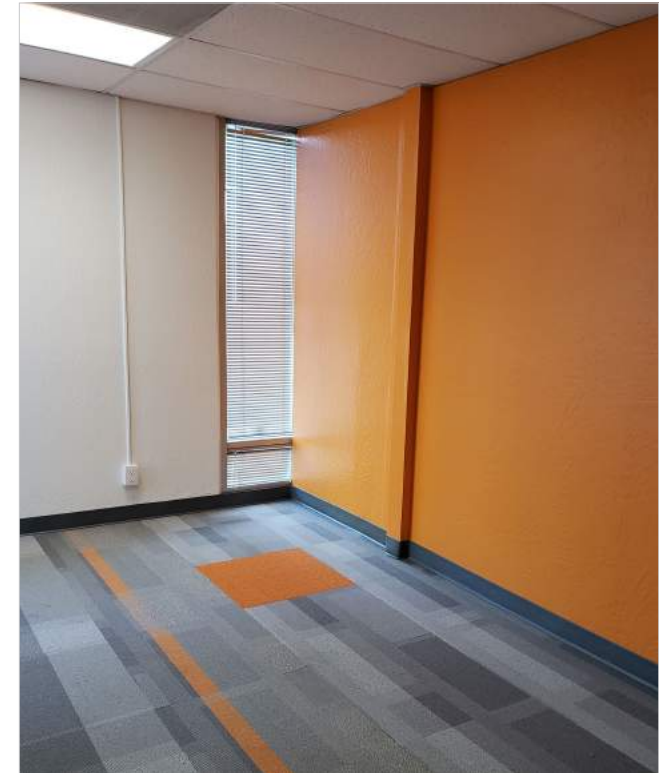
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INTERIOR IMPROVEMENTS 2019



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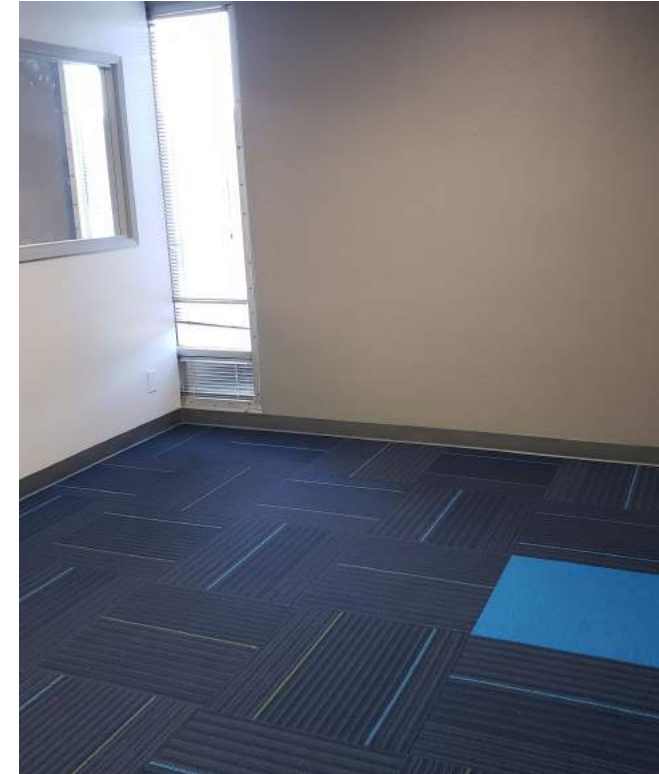
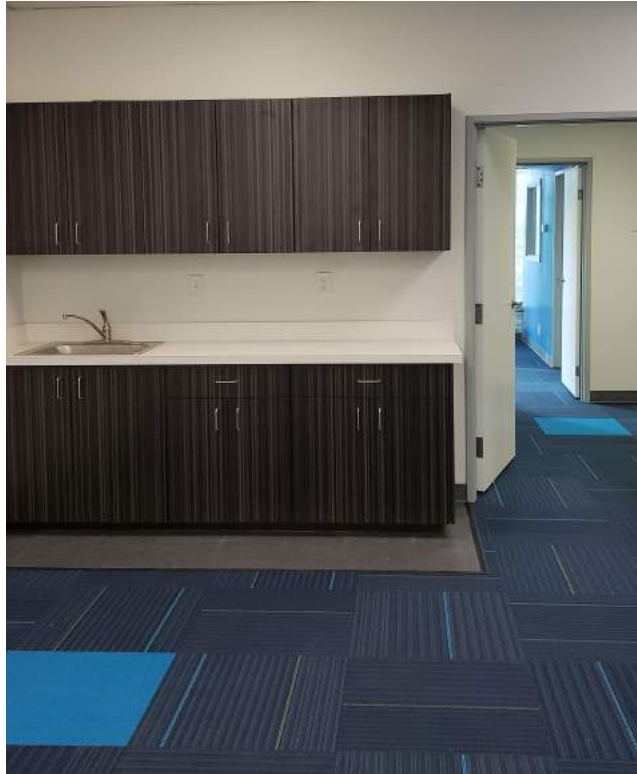
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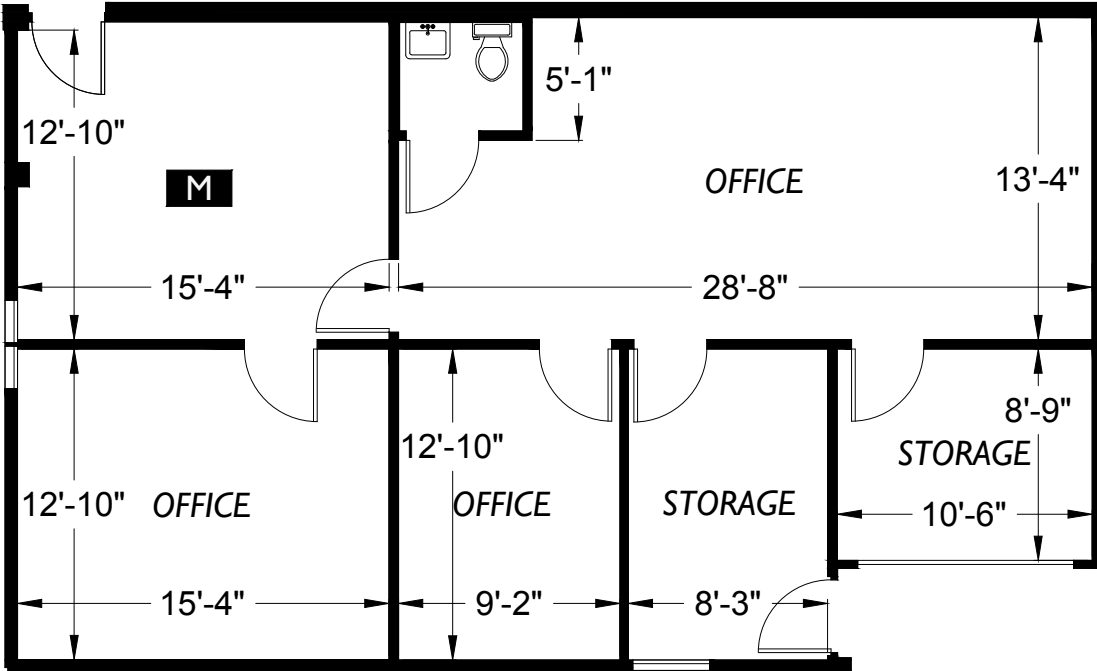
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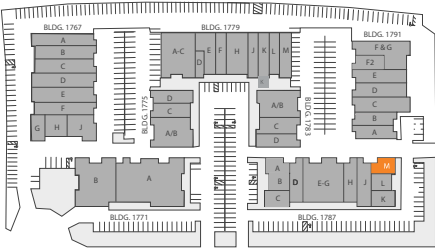
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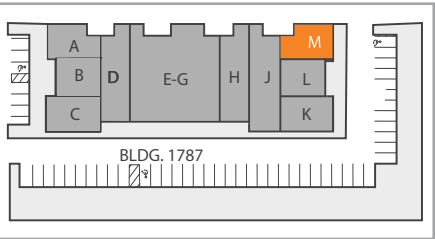
SUITE M | BUILDING 1787



SITE PLAN



BUILDING KEY PLAN



SQUARE FEET

TOTAL
1,215

OFFICE
1,215

WAREHOUSE
0

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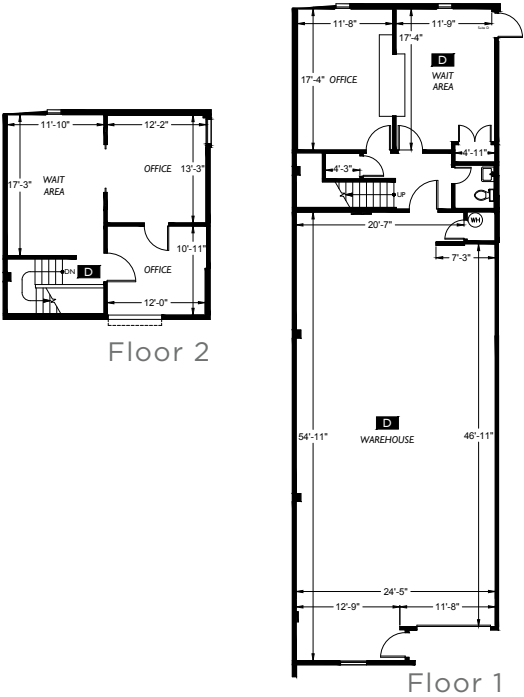
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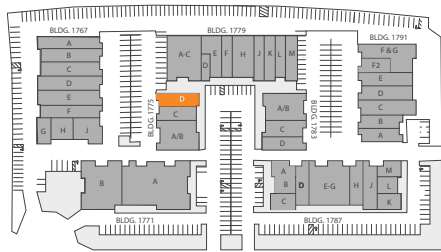
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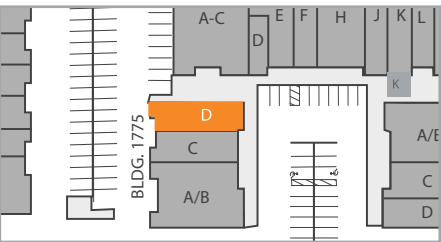
SUITE D | BUILDING 1775



SITE PLAN



BUILDING KEY PLAN



SQUARE FEET

TOTAL
2,650

OFFICE FLOOR 1
625

OFFICE FLOOR 2
623

WAREHOUSE
1,402

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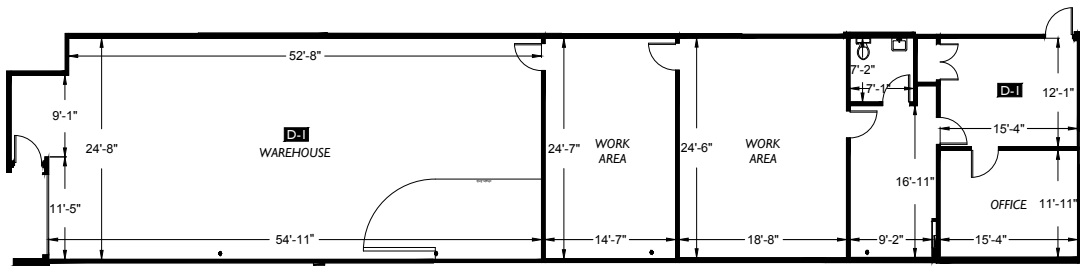
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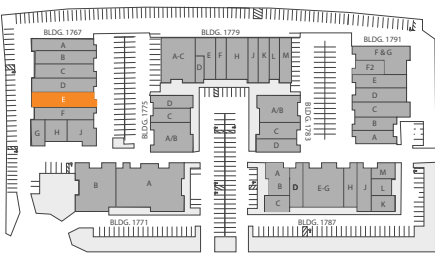
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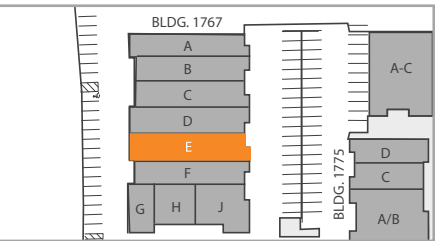
SUITE E | BUILDING 1767



SITE PLAN



BUILDING KEY PLAN



SQUARE FEET

TOTAL
3,000

OFFICE
1,520

WAREHOUSE
1,480

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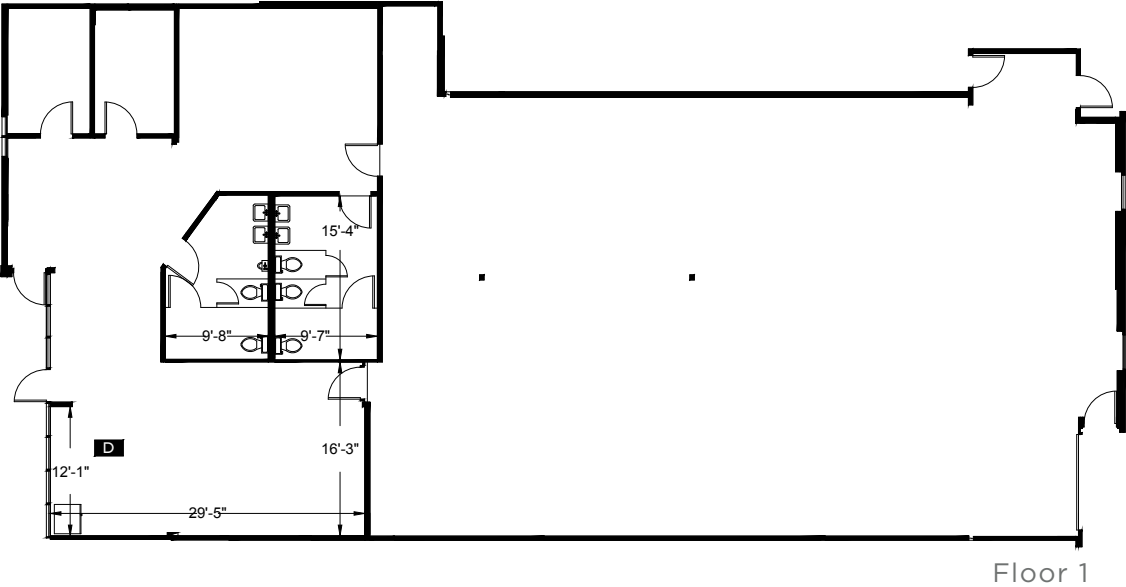
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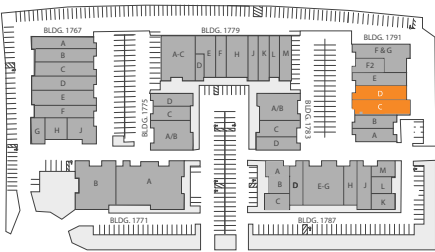
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SUITE C/D | BUILDING 1791



SITE PLAN



BUILDING KEY PLAN



SQUARE FEET

TOTAL
4,825

OFFICE
1,650

STUDIO
3,175

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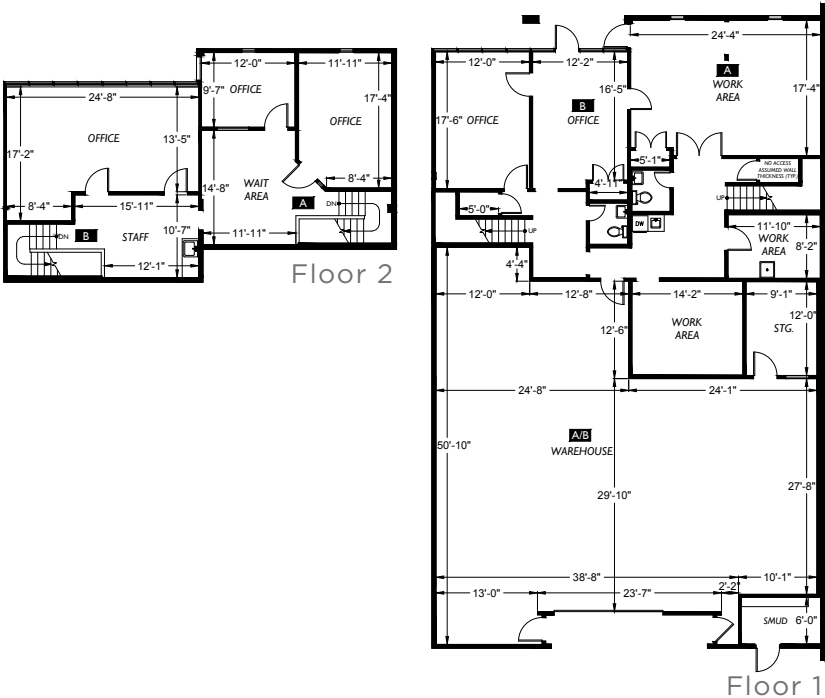
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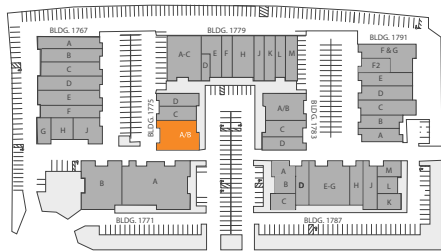
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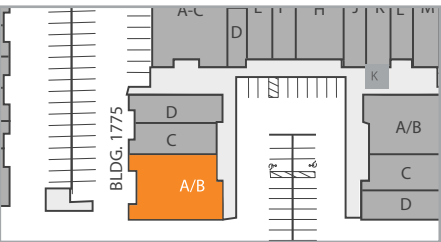
SUITE A/B | BUILDING 1775



SITE PLAN



BUILDING KEY PLAN



SQUARE FEET

TOTAL
5,300

OFFICE FLOOR 1
1,785

OFFICE FLOOR 2
1,297

WAREHOUSE
2,218

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