

# FOR LEASE

3428 3<sup>RD</sup> AVENUE



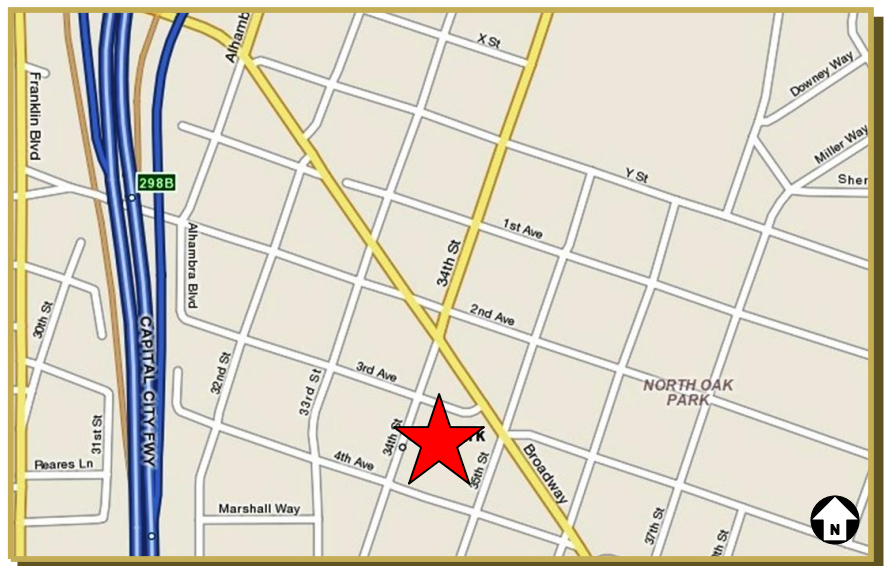
3428 3<sup>RD</sup> AVENUE | SACRAMENTO, CA 95817

## PROPERTY DETAILS

**ASKING RENT:** \$1.50 PSF Net

**SIZE:** 3,146± SF  
Plus Courtyard

- HIGHLIGHTS:**
- Immediate Occupancy
  - Located in 40 Acres Complex
  - + Old Soul Coffee
  - + Underground Books
  - + Guild Theater



**Fritz Brown**

916.565.2212

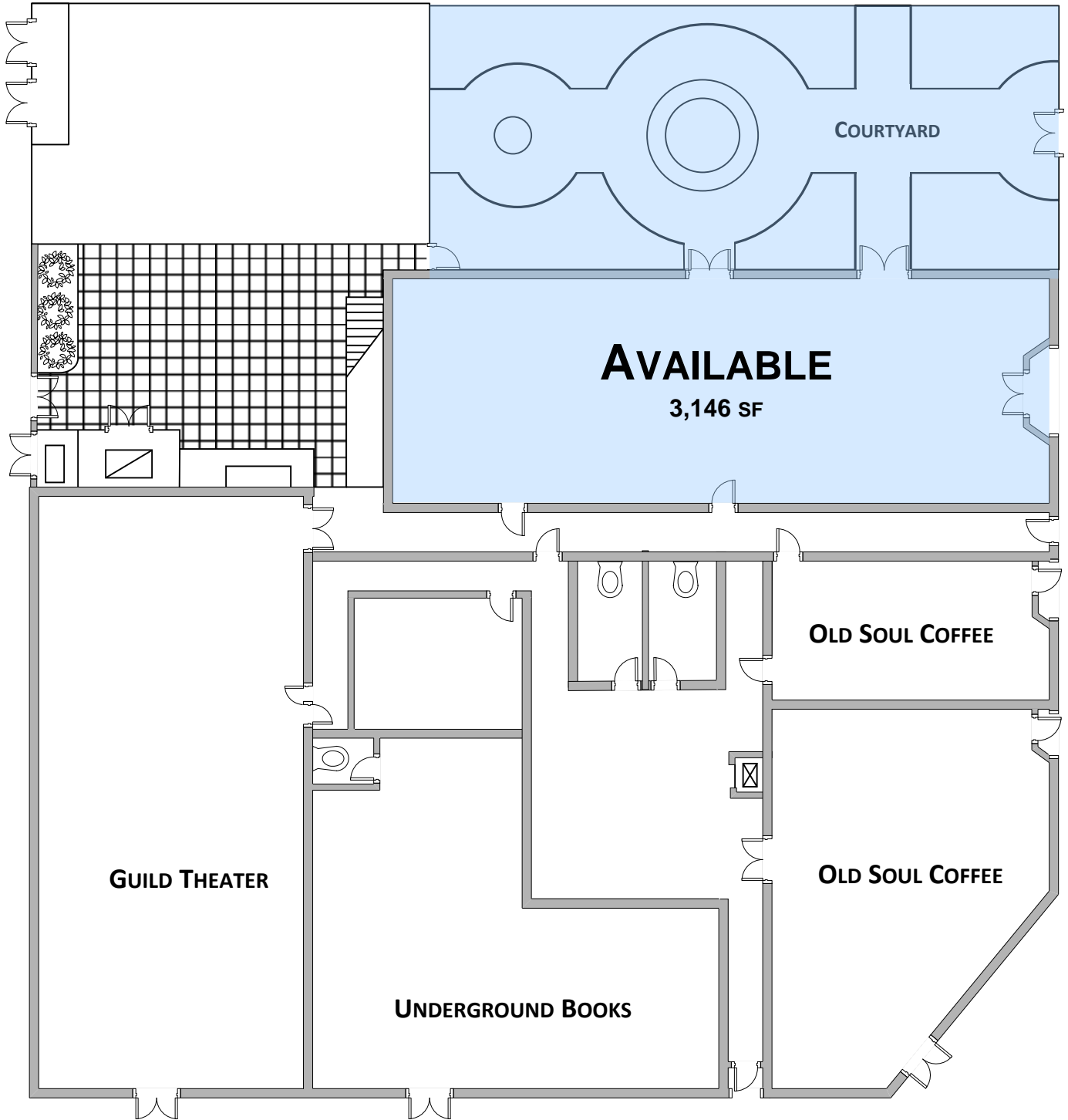
fritz@brownstevens.com

DRE 00312635

3600 AMERICAN RIVER DRIVE, SUITE 120 | SACRAMENTO, CA 95864 | 926.929.0262 | CA DRE 00532987  
www.brownstevens.com

The owner and broker make no representation as to the accuracy of the information contained herein. It is the responsibility of the reader to independently verify all the information.

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3428 3<sup>RD</sup> AVENUE  
SITE MAP

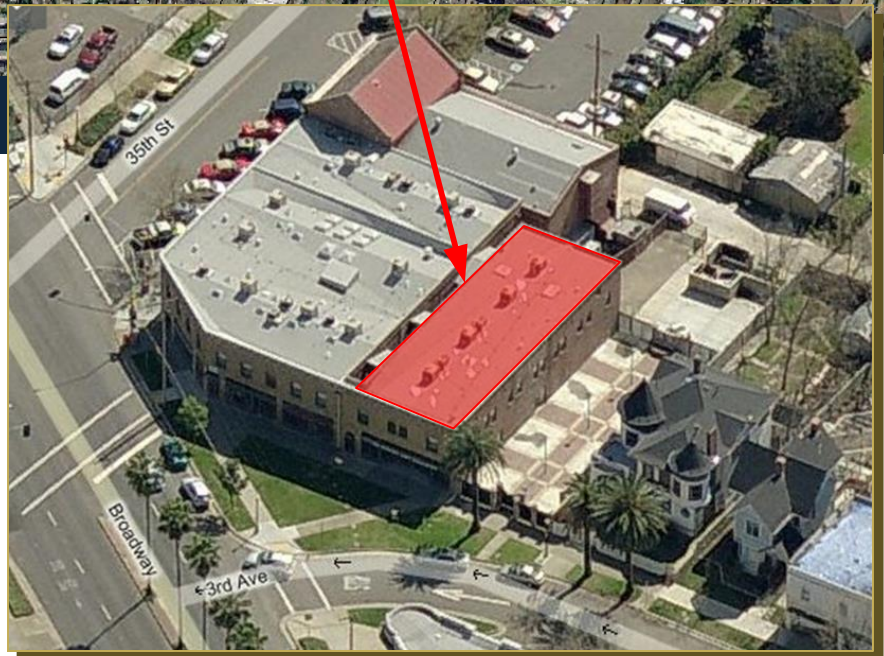
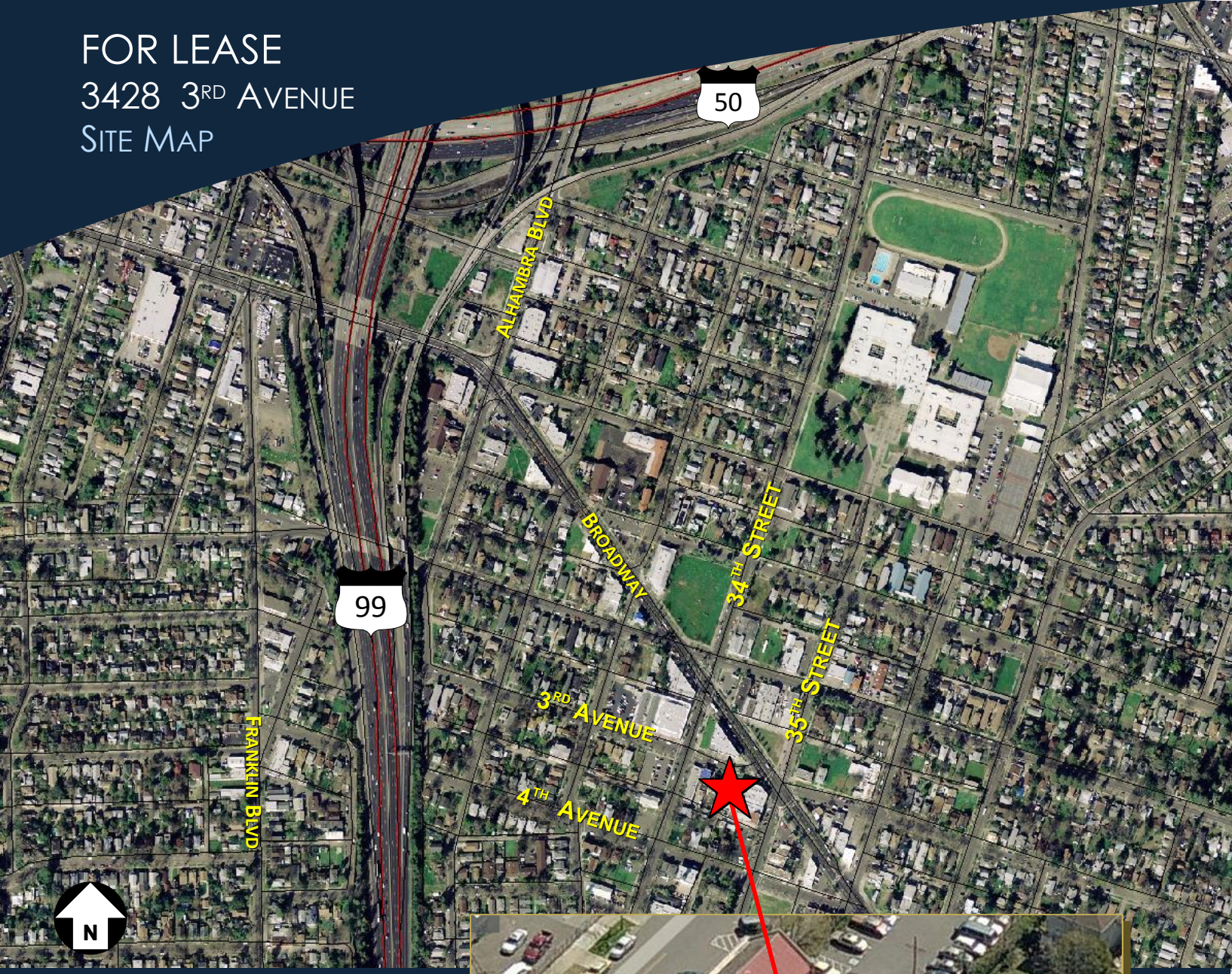


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