



For Sale or Lease Owner/User

10385 Old Placerville Road
Sacramento, CA



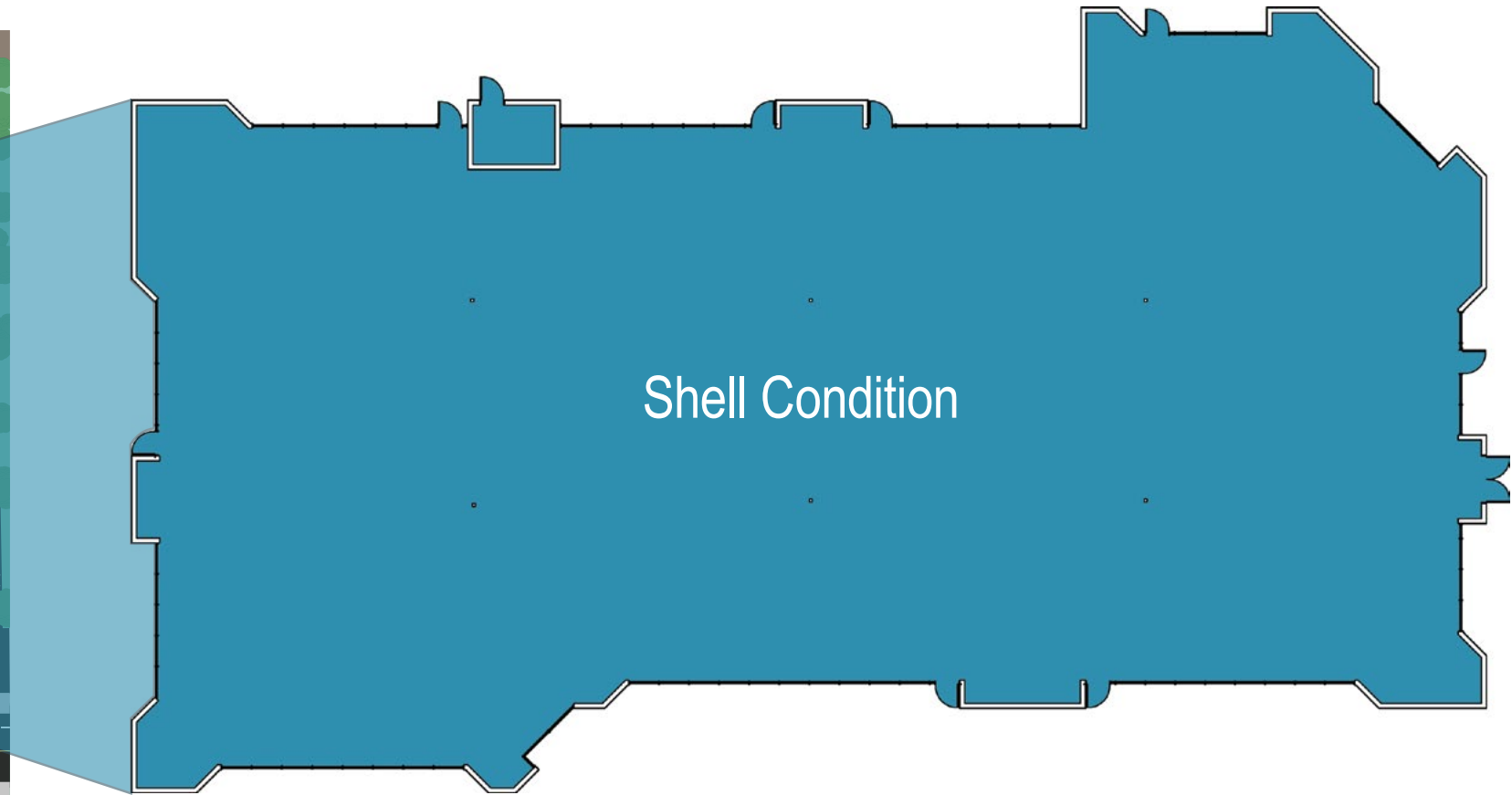
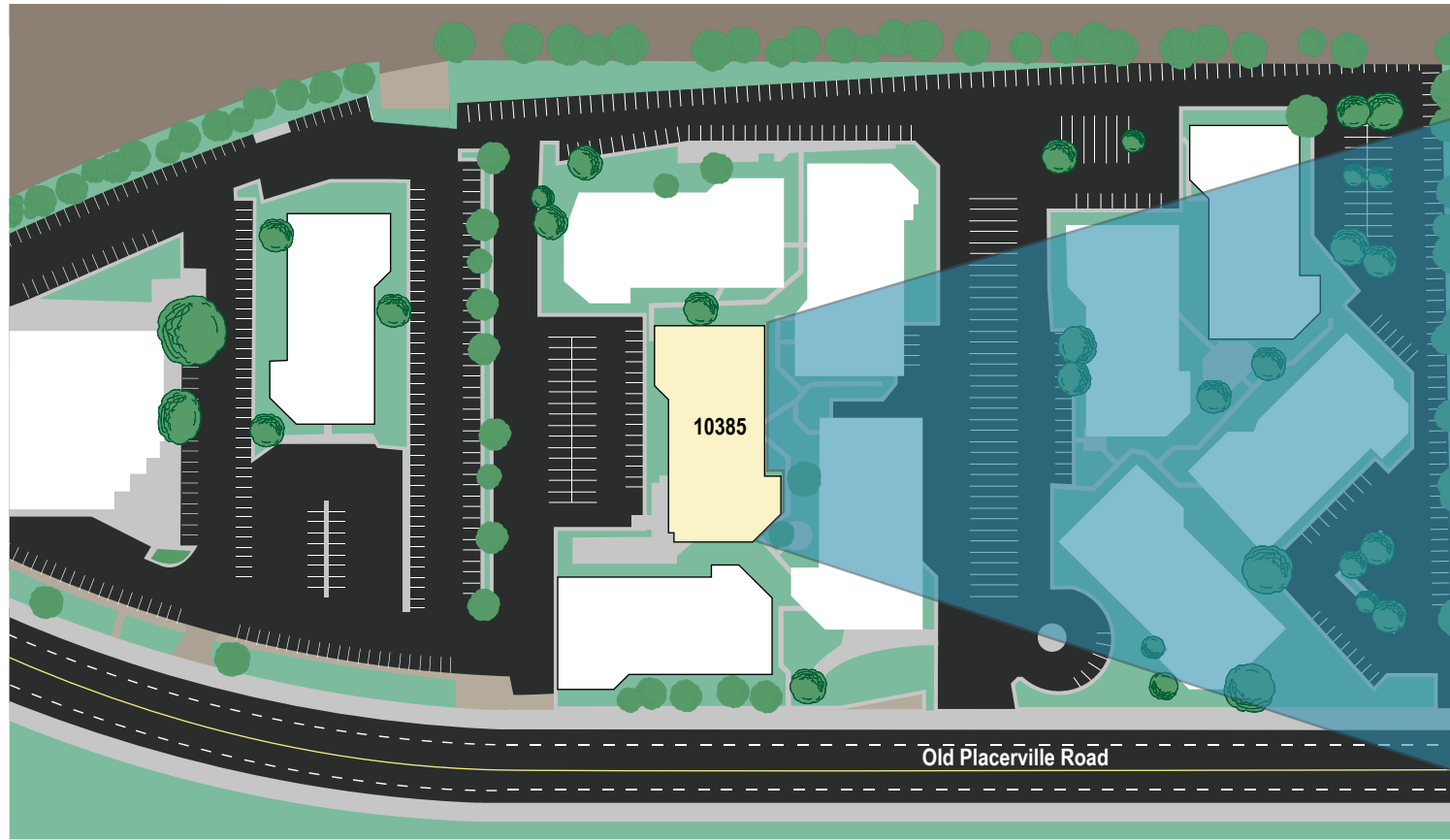
American Center

Clyde Rawlings
Senior Vice President
+1 916 491 4320
clyde.rawlings@am.jll.com

Property Highlights

- ±13,864 SF - fully available
- Shell condition space
- \$68.50/SF - sale
- \$1.35/SF, fully serviced - lease; includes a \$50/SF tenant improvement allowance





AMERICAN CENTER BUSINESS PARK

- Own or lease
- Mature landscape, park-like setting
- 4+ parking spaces per 1,000 SF
- Easy ingress/egress via Mather Blvd. exit

HIGHWAY 50 LOCATION

- Seismic stability
- Flood safety
- Excellent communications
- Reliable power

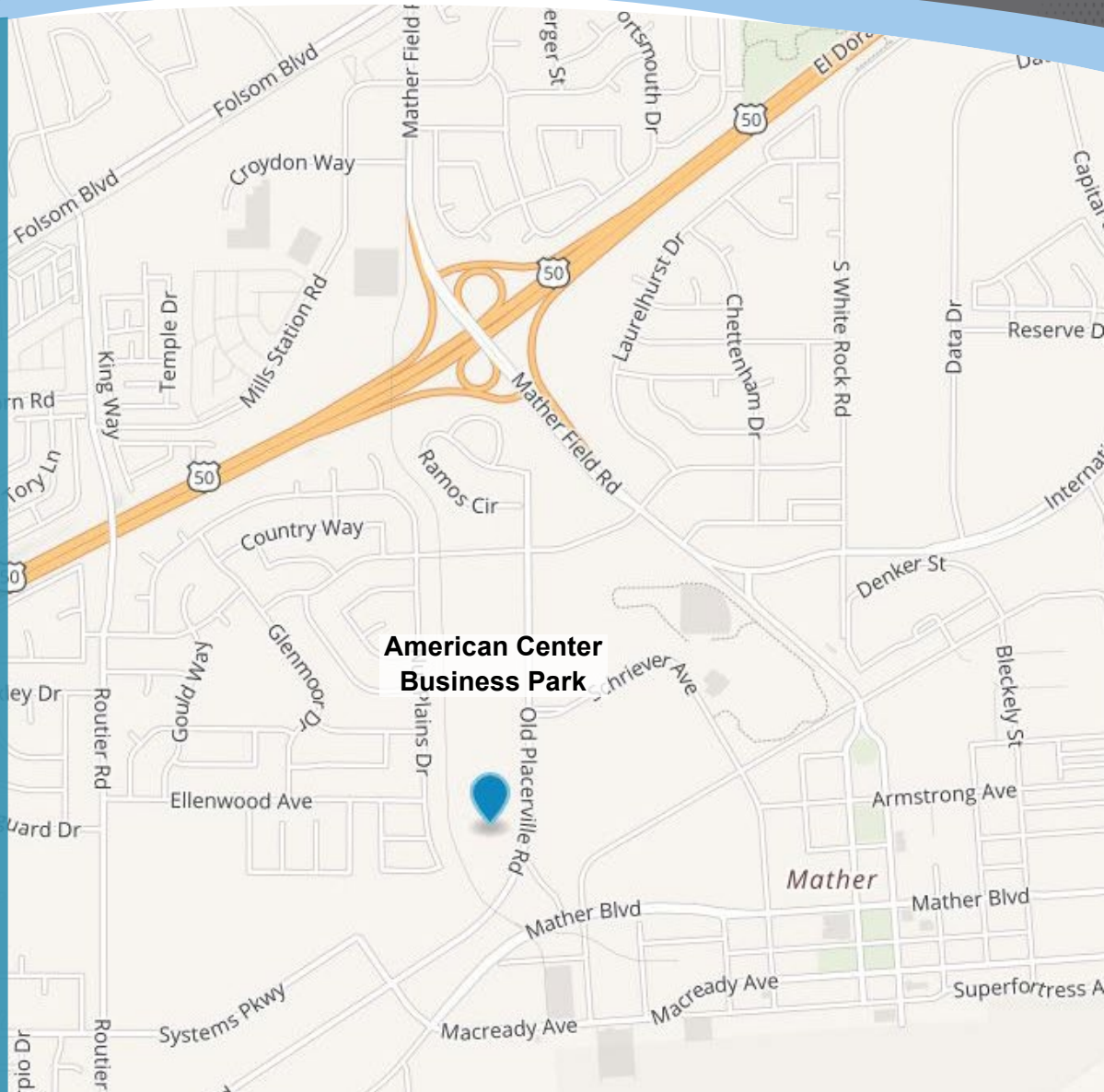




400 Capitol Mall, Suite 1560
Sacramento, CA 95814
+1 916 447 6300
www.us.jll.com/sacramento

American Center
prominent owners and
tenants:

- WellSpace Health
- PG&E
- United Way
- Heritage Community
Credit Union
- Brandenburger &
Davis
- AirSystems



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