

POINT WEST EXECUTIVE PLAZA

1451 RIVER PARK DR
SACRAMENTO, CA

MOVE-IN READY OFFICE SPACE FOR LEASE



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PARTNERS

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Property Highlights



New, Move-in Ready Suites Available



On-Site Common Conference Room



Beautiful Outdoor Courtyard



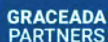
Walking Distance to Numerous Retail and Restaurant Amenities



Easy Access to Interstate 80 and Highways 50 & 160



Abundant Free Parking



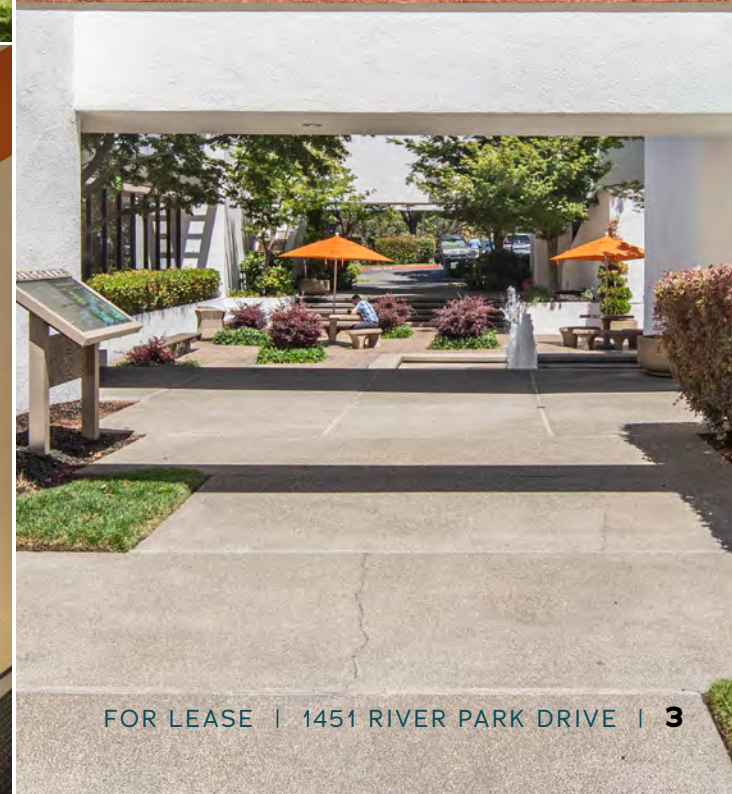
Owned and Managed by Graceada Partners

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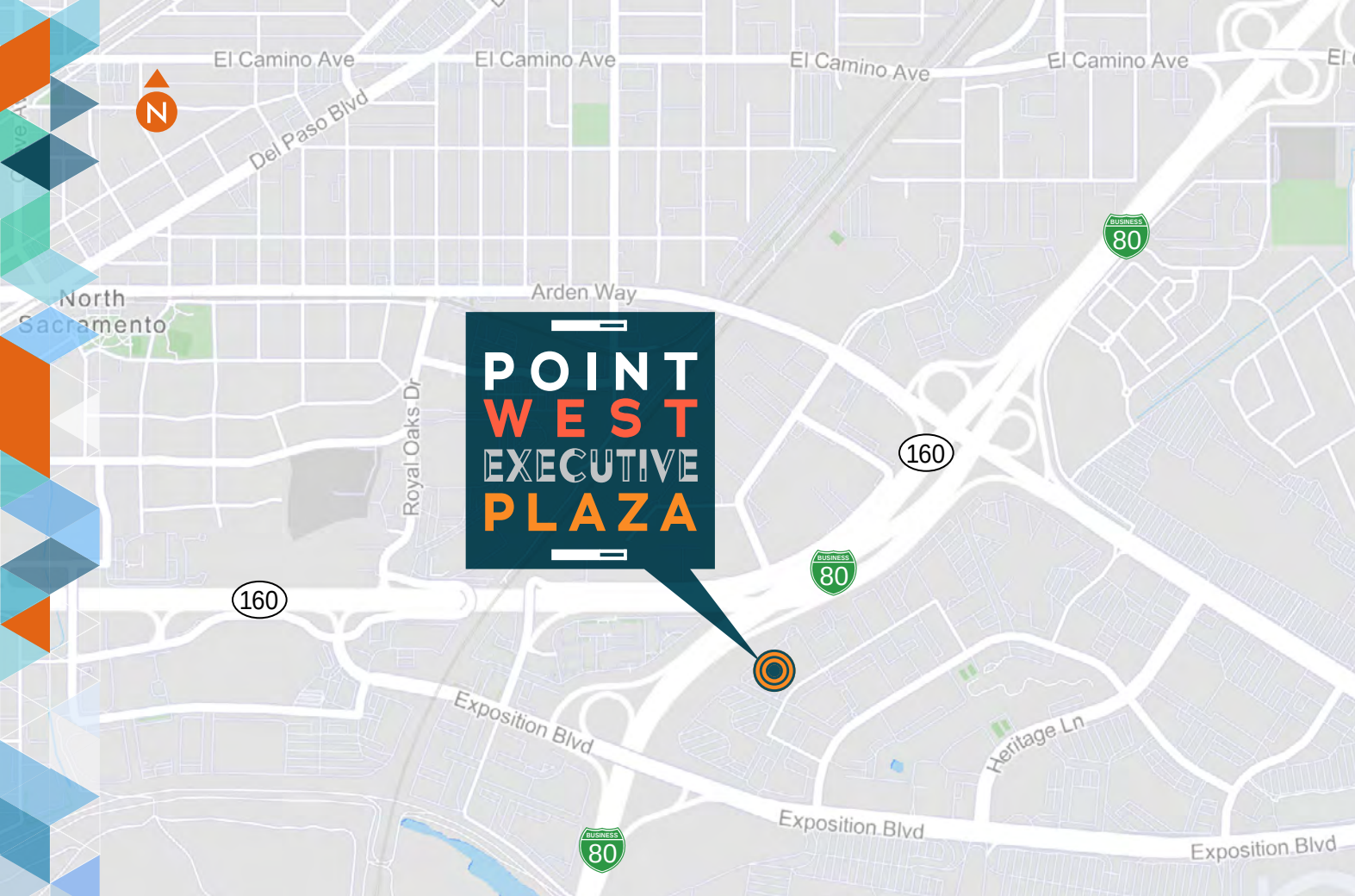


Building Photos

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Current Available Space

SUITE	RENTABLE SQUARE FEET	STATUS
130	±4,343 RSF	MOVE-IN READY
* 141	±2,941-7,066 RSF	MOVE-IN READY
142	±3,147 RSF	MOVE-IN READY
*180	±4,125-7,066 RSF	
*195	±977-2,705 RSF	MOVE-IN READY
*199	±1,728-2,705 RSF	AVAILABLE WITHIN 60 DAYS
205	±1,918 RSF	
298	±1,139 RSF	
299	±2,182 RSF	

*Contiguous space option

REDUCED RATE!



\$1.80 PSF

Fully Serviced

Floor Plan 1st Floor

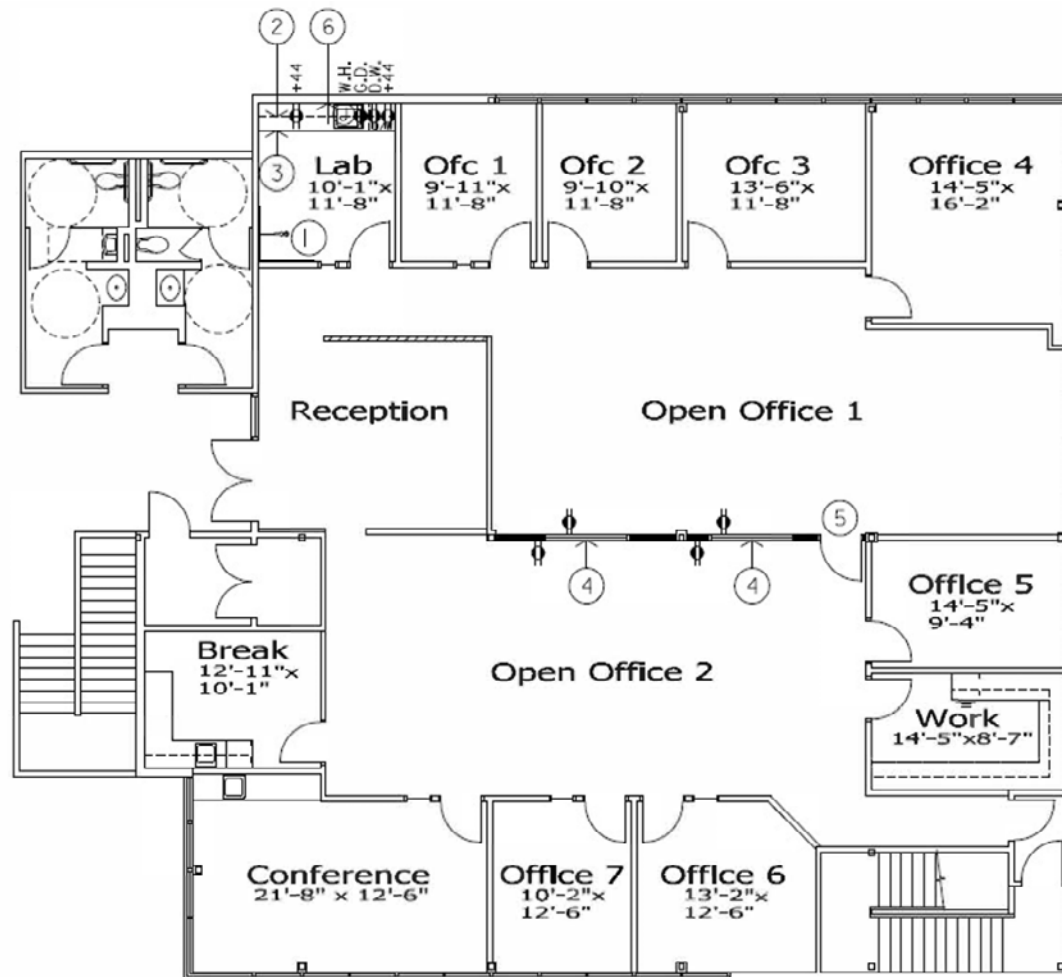
SUITE 130 - ±4,343 RSF

Move-In Ready!

2nd Generation Lab and General Office



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Floor Plan 1st Floor

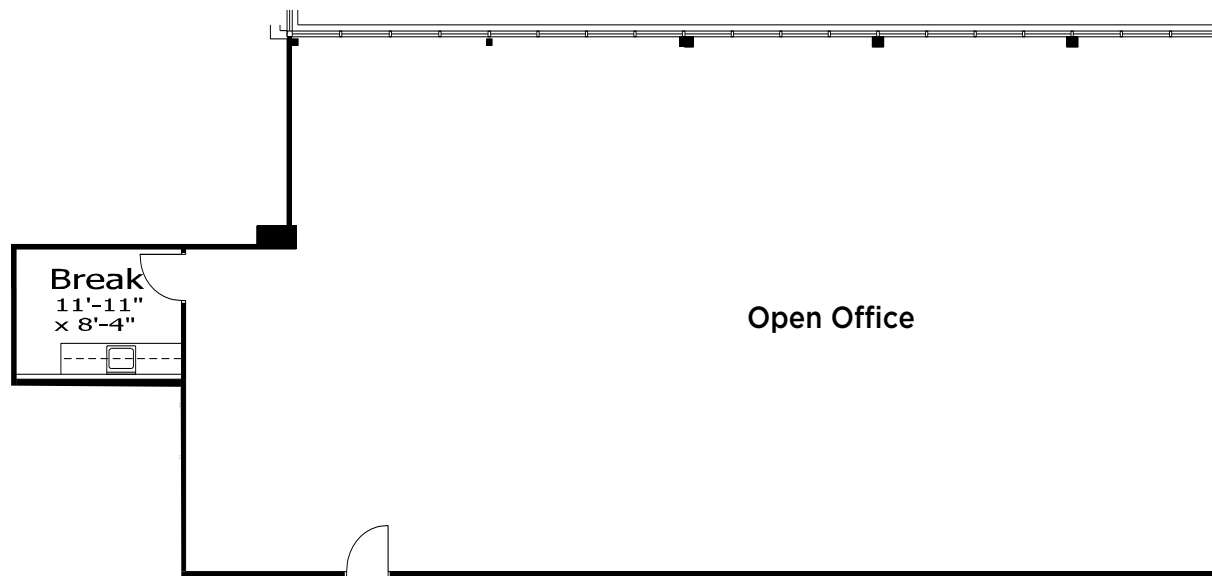
SUITE 141 - ±2,941-7,066 RSF

Move-In Ready!

Contiguous space option with Suite 180



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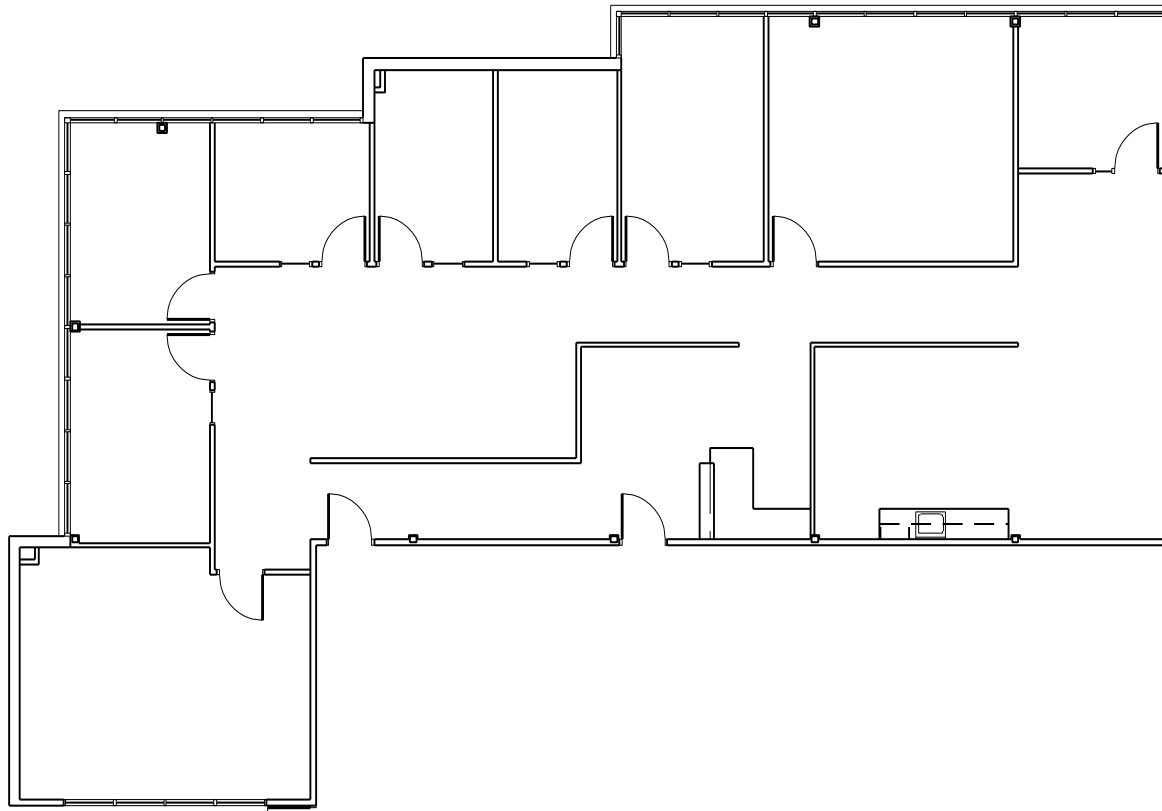
Floor Plan 1st Floor

SUITE 142 - ±3,147 RSF

Move-In Ready!



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Floor Plan 1st Floor

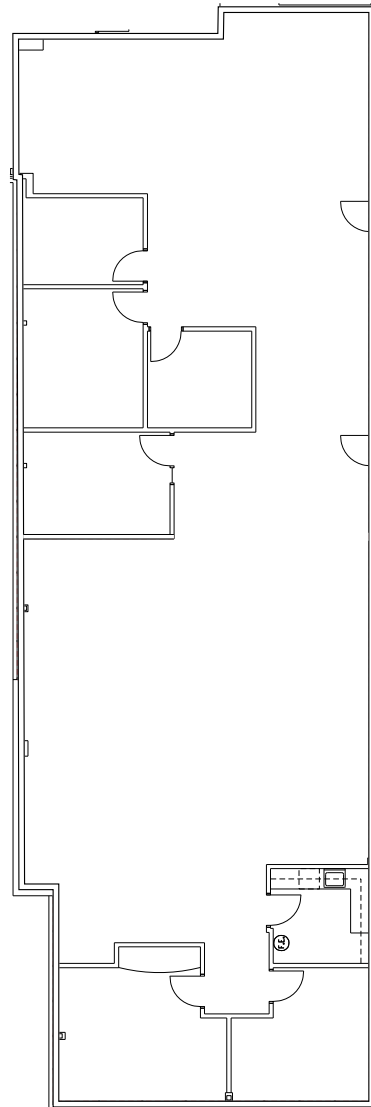
SUITE 180 - ±4,125-7,066 RSF

Move-In Ready!

Contiguous space option with Suite 141



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Floor Plan 1st Floor

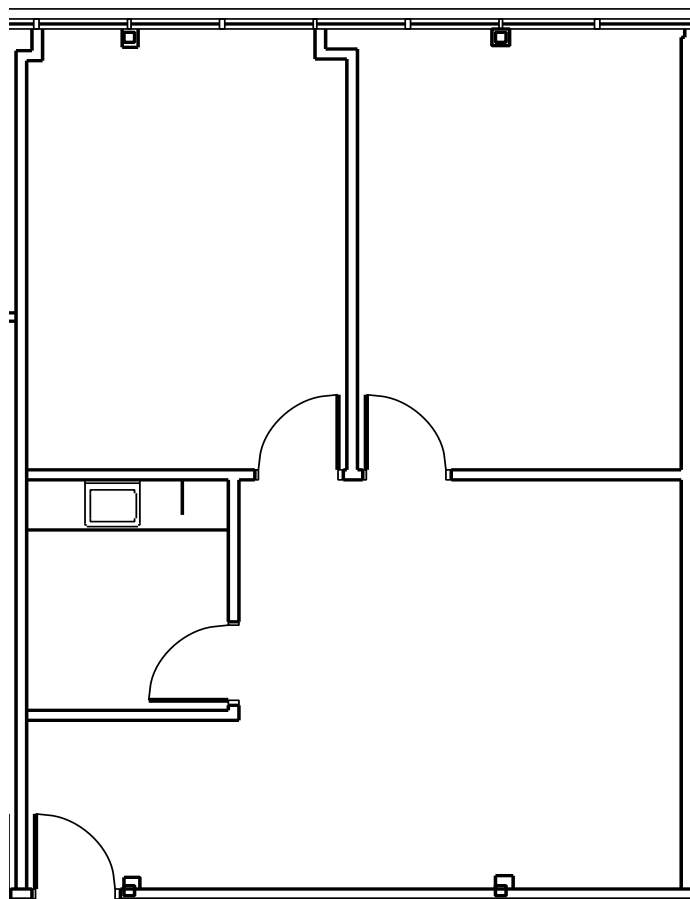
SUITE 195 - ±977-2,705 RSF

Move-In Ready!

Contiguous space option with Suite 199



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Floor Plan 1st Floor

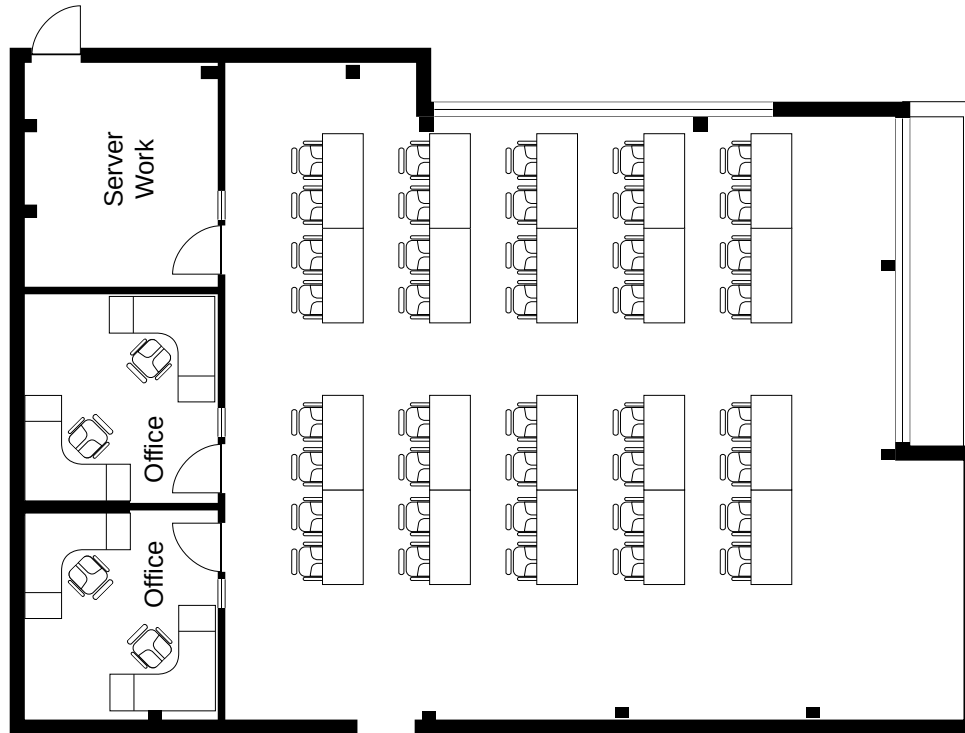
SUITE 199 - ±1,728-2,705 RSF

Available within 60 Days

Contiguous space option with Suite 195



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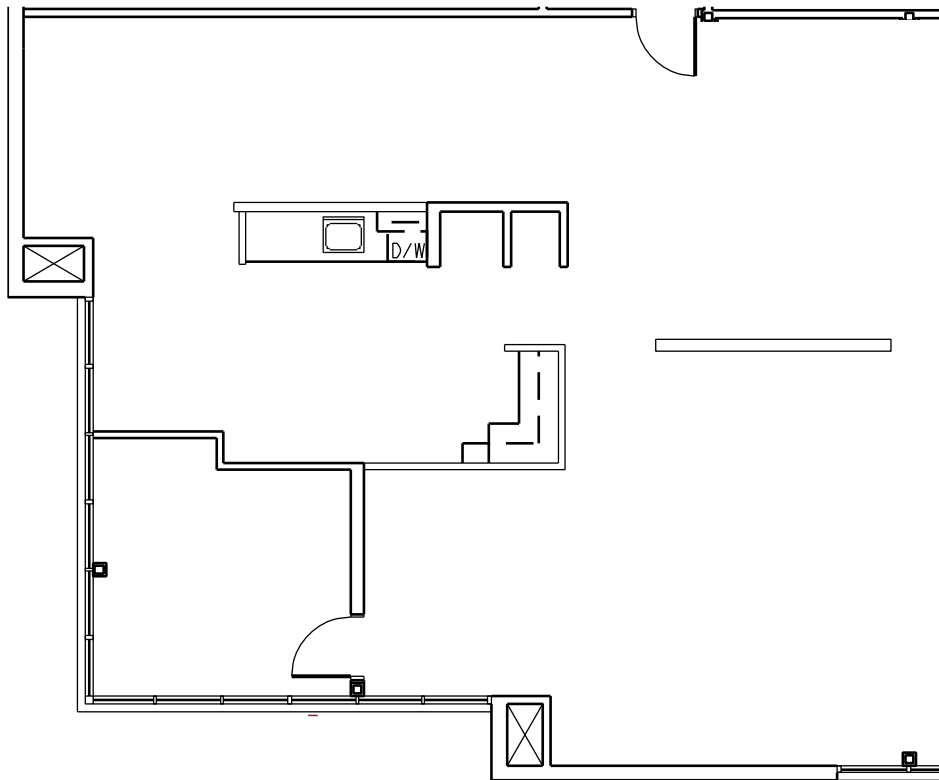


Floor Plan 2nd Floor

SUITE 205 - ±1,918 RSF



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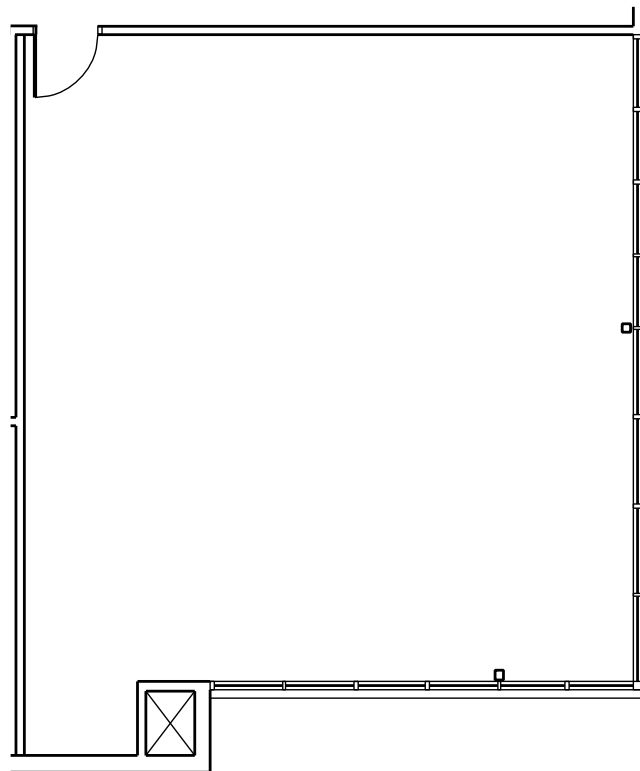


Floor Plan 2nd Floor

SUITE 298 - ±1,139 RSF



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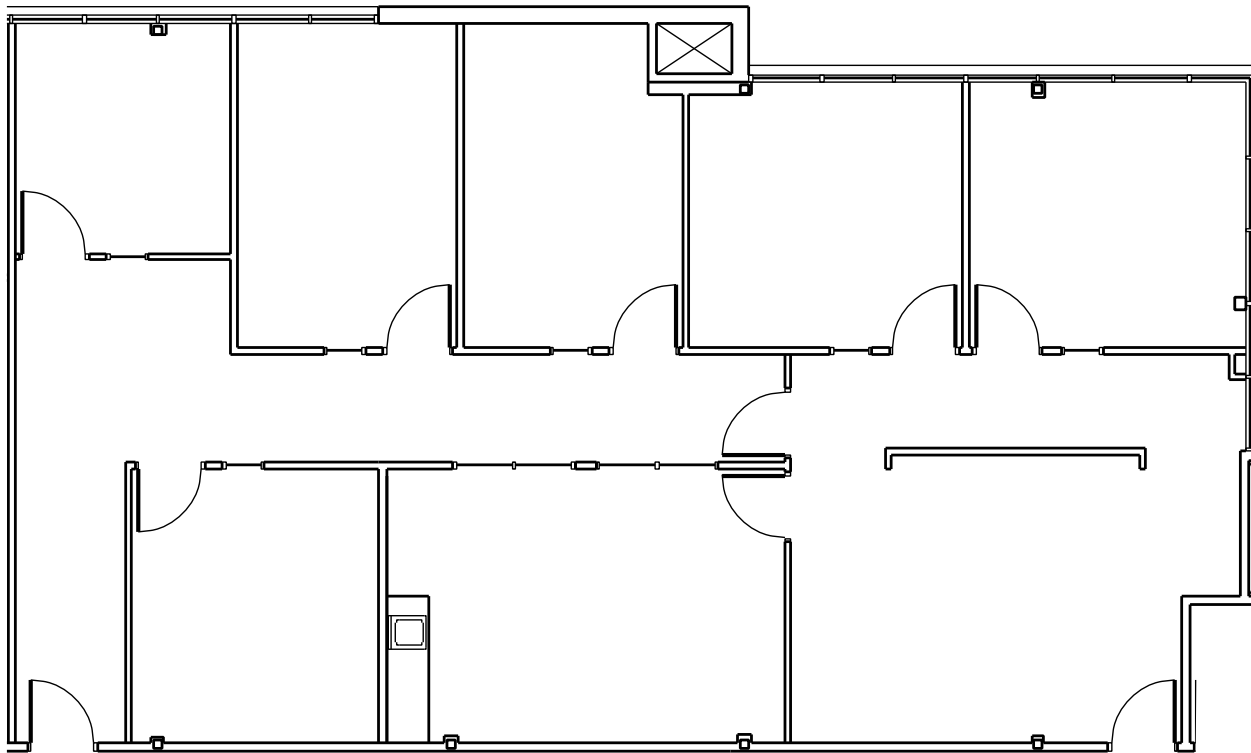


Floor Plan 2nd Floor

SUITE 299 - ±2,182 RSF



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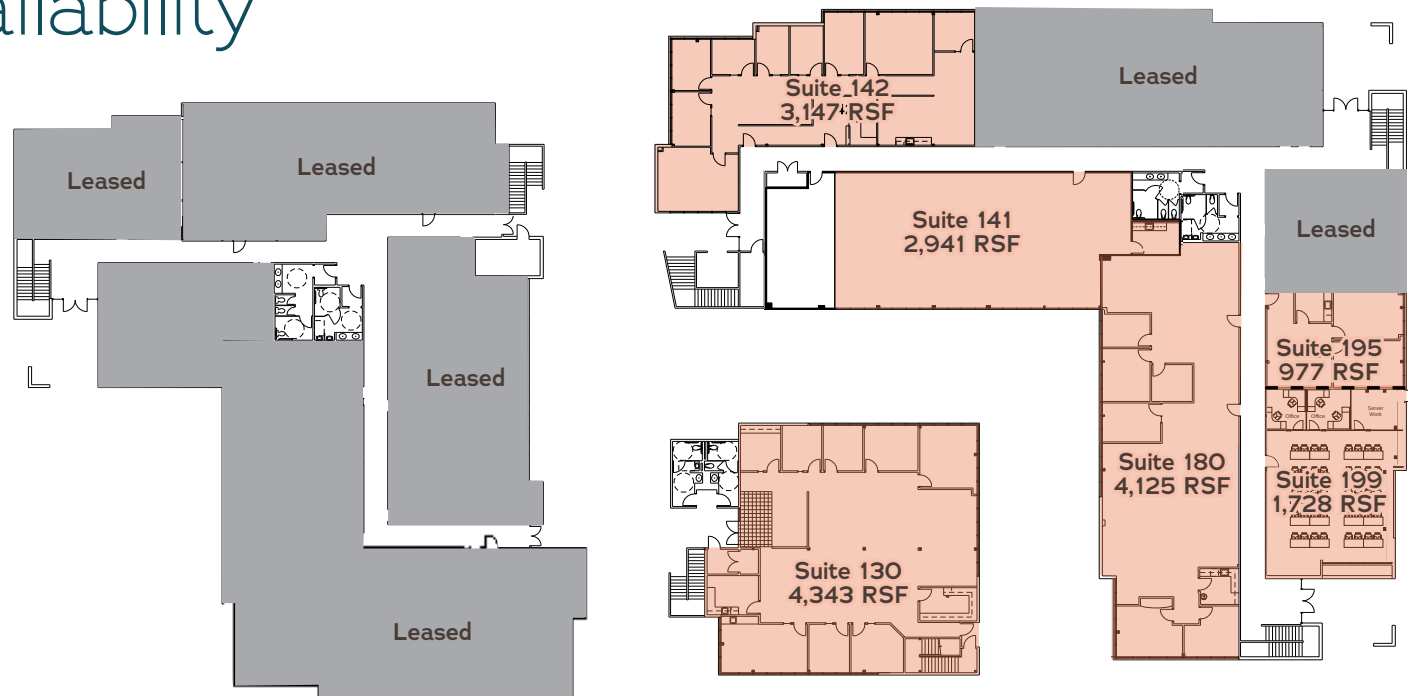


Building Availability

1st Floor

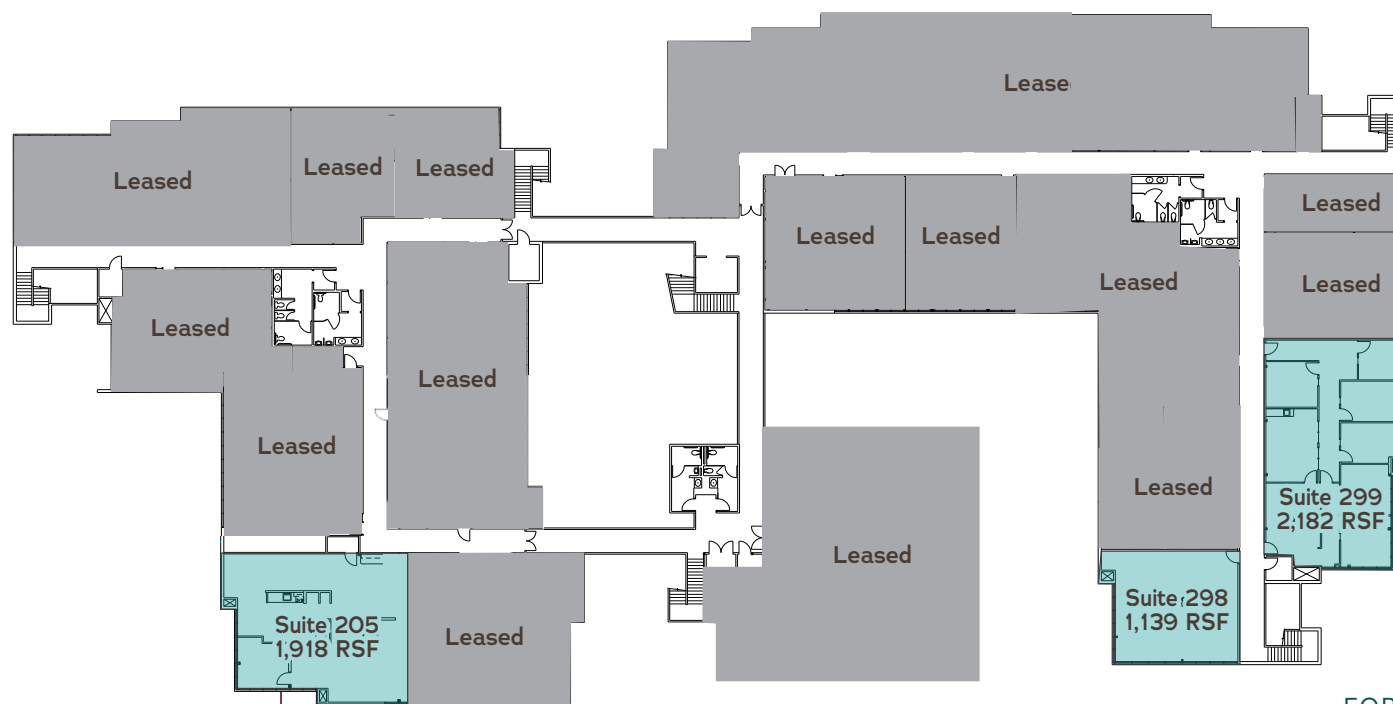
Suite 130 - ±4,343 RSF
Suite 141 - ±2,941-7,066 RSF*
Suite 142 - ±3,147 RSF
Suite 180 - ±4,125-7,066 RSF*
Suite 195 - ±977-2,705 RSF*
Suite 199 - ±1,728-2,705 RSF*

**Contiguous space option*



2nd Floor

Suite 205 - ±1,918 RSF
Suite 298 - ±1,139 RSF
Suite 299 - ±2,182 RSF





Area Amenities

1. DoubleTree by Hilton

2. Hilton Sacramento

3. Arden Fair Mall

Macy's
BJ's Restaurant
Banana Republic
Lululemon
Bath & Body Works
Foot Locker
Lenscrafters

4. Market Square

Peet's Coffee
Ulta Beauty
Barnes & Noble
Mikuni
California Pizza Kitchen
The Cheesecake Factory
Best Buy

5. Point West Plaza

Hobby Lobby
Famous Footwear
Petco
Old Navy
Olive Garden
California Bank & Trust

6. Alta Arden Expwy

In-N-Out
Mimi's Café
Chick-fil-A
World Market

7. Arden Way

Chili's Grill
IHOP
Buffalo Wild Wings
Total Wine
McDonald's
Chipotle

8. Howe 'Bout Arden

Applebee's
The Container Store
HomeGoods
Nordstrom Rack
Century Theatres
Jamba Juice
Michaels
Burlington
MOD Pizza
Pinkberry Frozen Yogurt

An aerial photograph showing a large, modern office complex with multiple interconnected buildings and extensive parking lots. The complex is surrounded by mature trees and is situated next to a multi-lane highway with several vehicles. The sky is clear and blue.

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www.cbre.com/sacramento

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