

POINT WEST EXECUTIVE PLAZA

1451 RIVER PARK DR
SACRAMENTO, CA

MOVE-IN READY OFFICE SPACE FOR LEASE



CONTACTS:

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GRACEADA
PARTNERS

CBRE

Announcing

**GRACEADA
PARTNERS**

**Graceada
Partners** is
pleased to
bring you its

acquisition of 1451 River Park Drive. New improvements to the building and common areas are completed and create an environment that will transform our tenants' experiences.

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

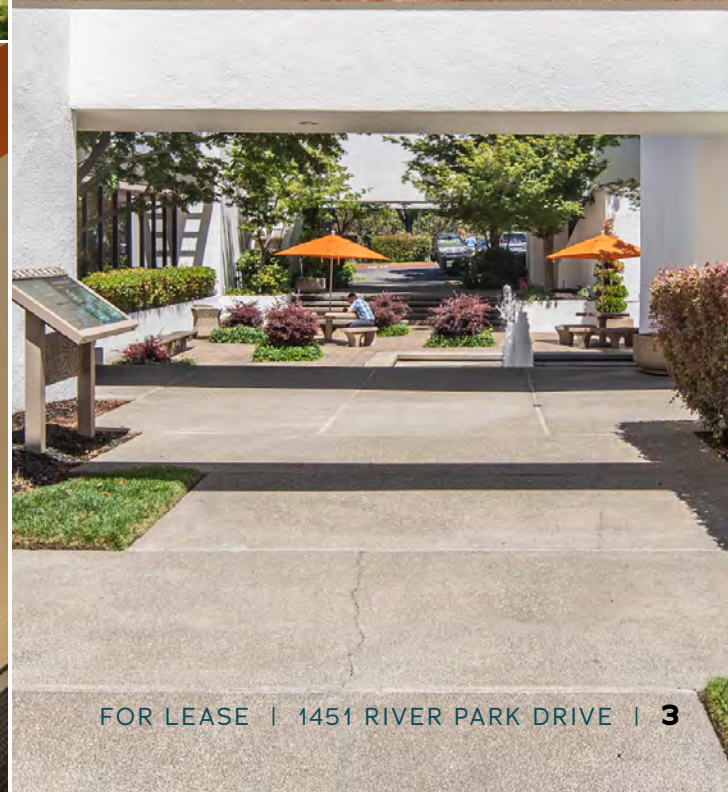


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Building Photos



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FOR LEASE | 1451 RIVER PARK DRIVE | 3



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Current Available Space

SUITE	RENTABLE SQUARE FEET	STATUS
130	±4,343 RSF	MOVE-IN READY
*141	±2,941-6,088 RSF	MOVE-IN READY
*142	±3,147-6,088 RSF	MOVE-IN READY
*195	±977-2,705 RSF	MOVE-IN READY
*199	±1,728-2,705 RSF	AVAILABLE WITHIN 60 DAYS
220	±1,353 RSF	MOVE-IN READY
298	±1,139 RSF	
299	±2,182 RSF	

*Contiguous space option

REDUCED RATE!

\$

\$1.80 PSF
Fully Serviced

Floor Plan 1st Floor

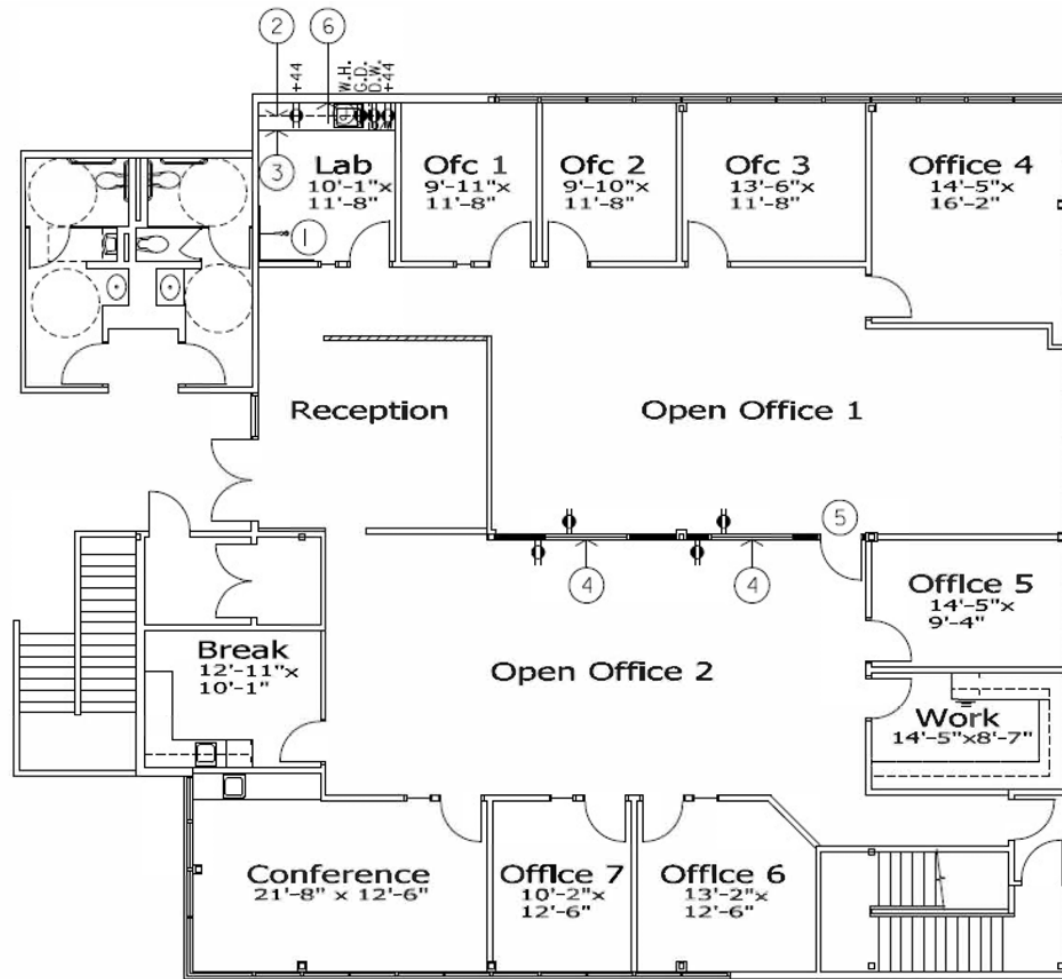
SUITE 130 - ±4,343 RSF

Move-In Ready!

2nd Generation Lab and General Office



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Floor Plan 1st Floor

SUITE 141 - ±2,941-6,088 RSF

Move-In Ready!

Contiguous space option with Suite 142



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Floor Plan 1st Floor

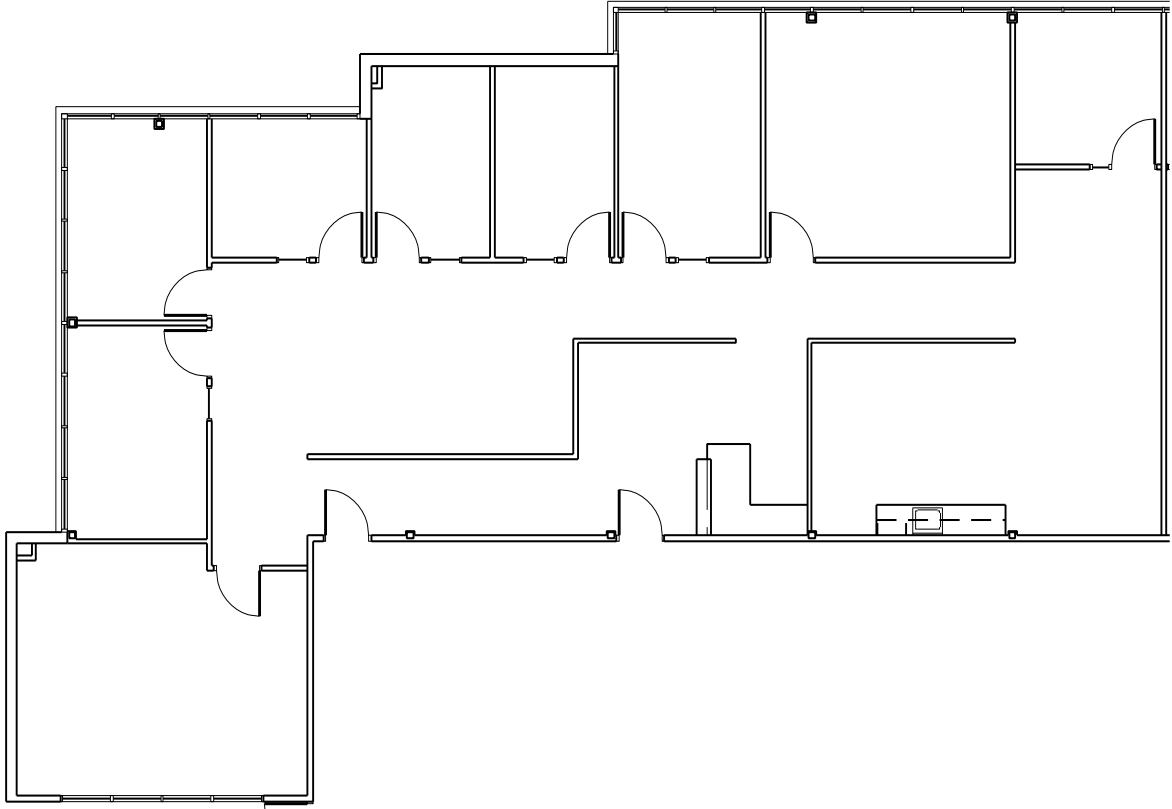
SUITE 142 - ±3,147-6,088 RSF

Move-In Ready!

Contiguous space option with Suite 141



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Floor Plan 1st Floor

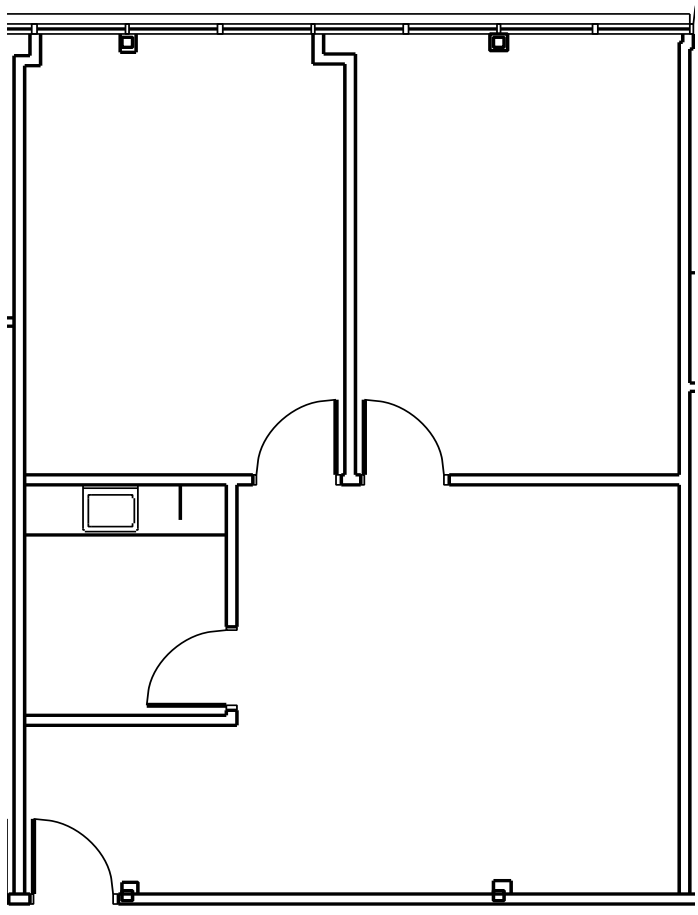
SUITE 195 - ±977-2,705 RSF

Move-In Ready!

Contiguous space option with Suite 199



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Floor Plan 1st Floor

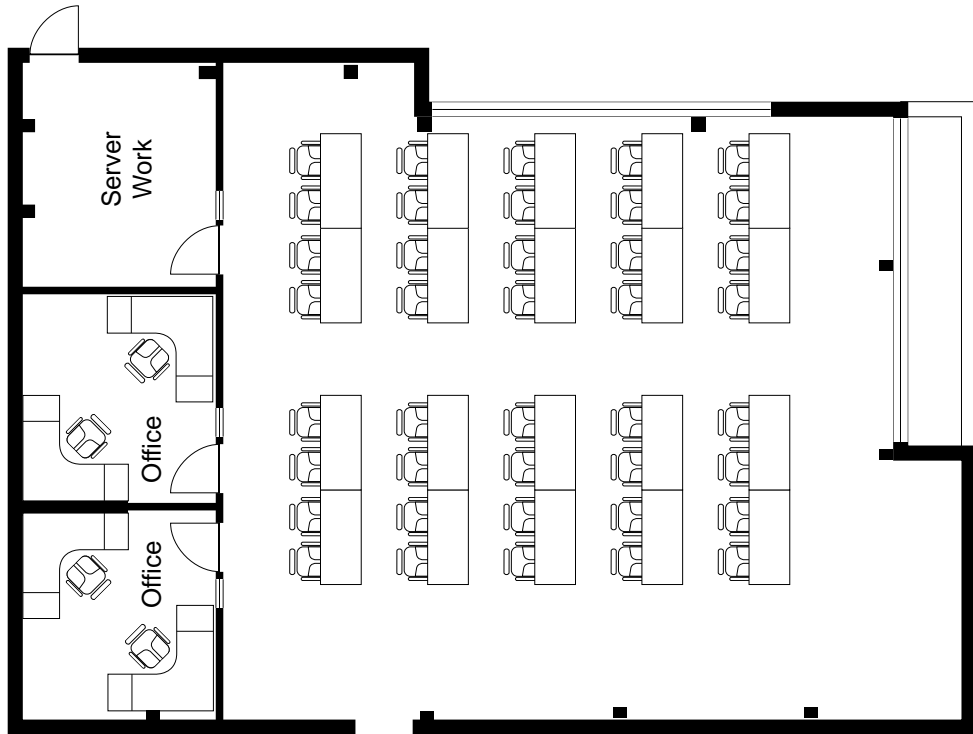
SUITE 199 - ±1,728-2,705 RSF

Available within 60 Days

Contiguous space option with Suite 195



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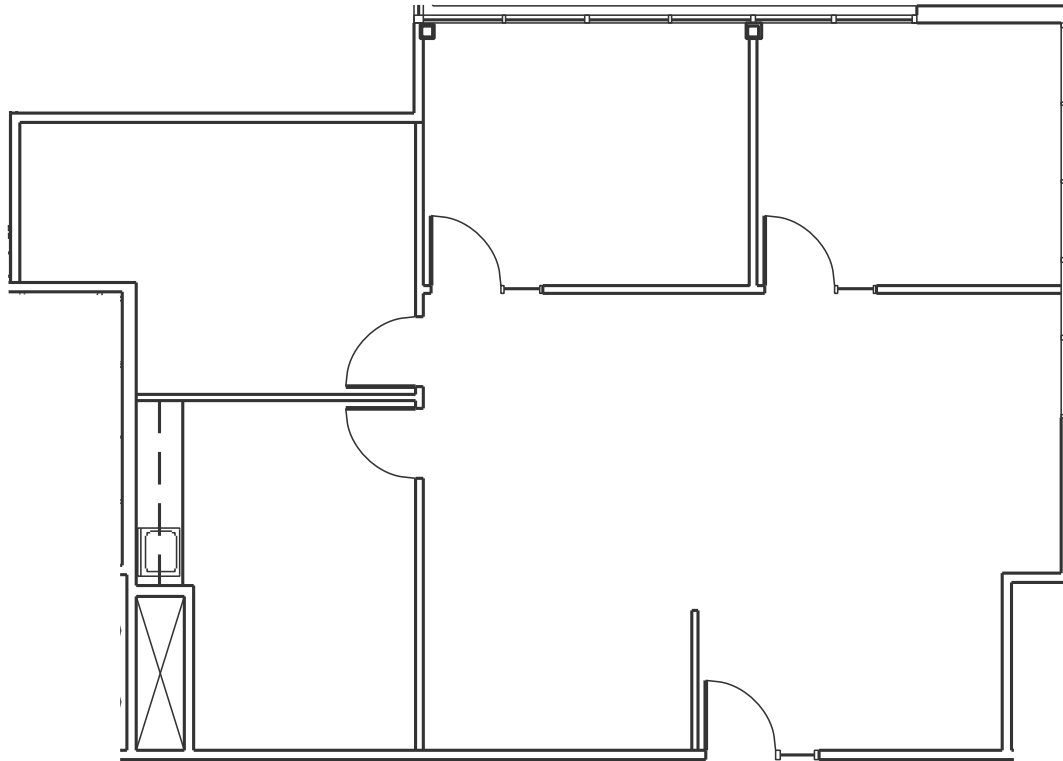
Floor Plan 2nd Floor

SUITE 220 - ±1,353 RSF

Move-In Ready!



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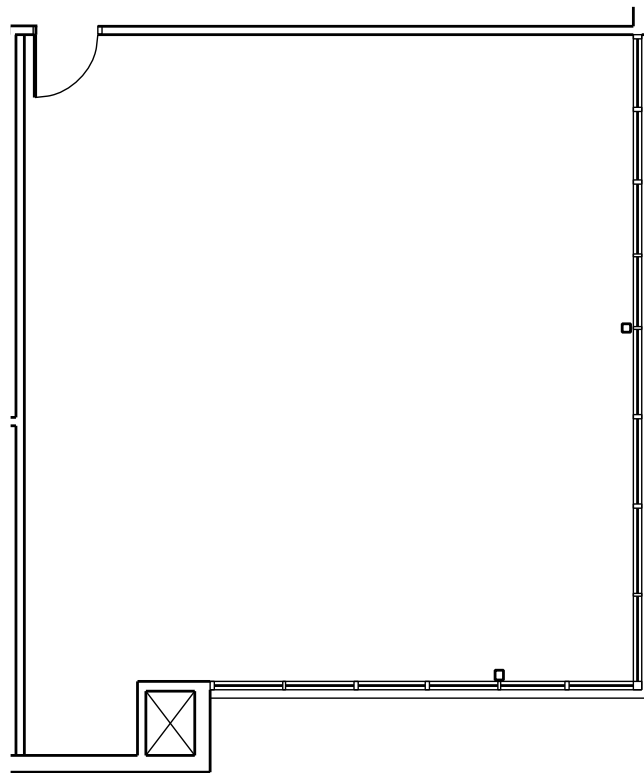


Floor Plan 2nd Floor

SUITE 298 - ±1,139 RSF



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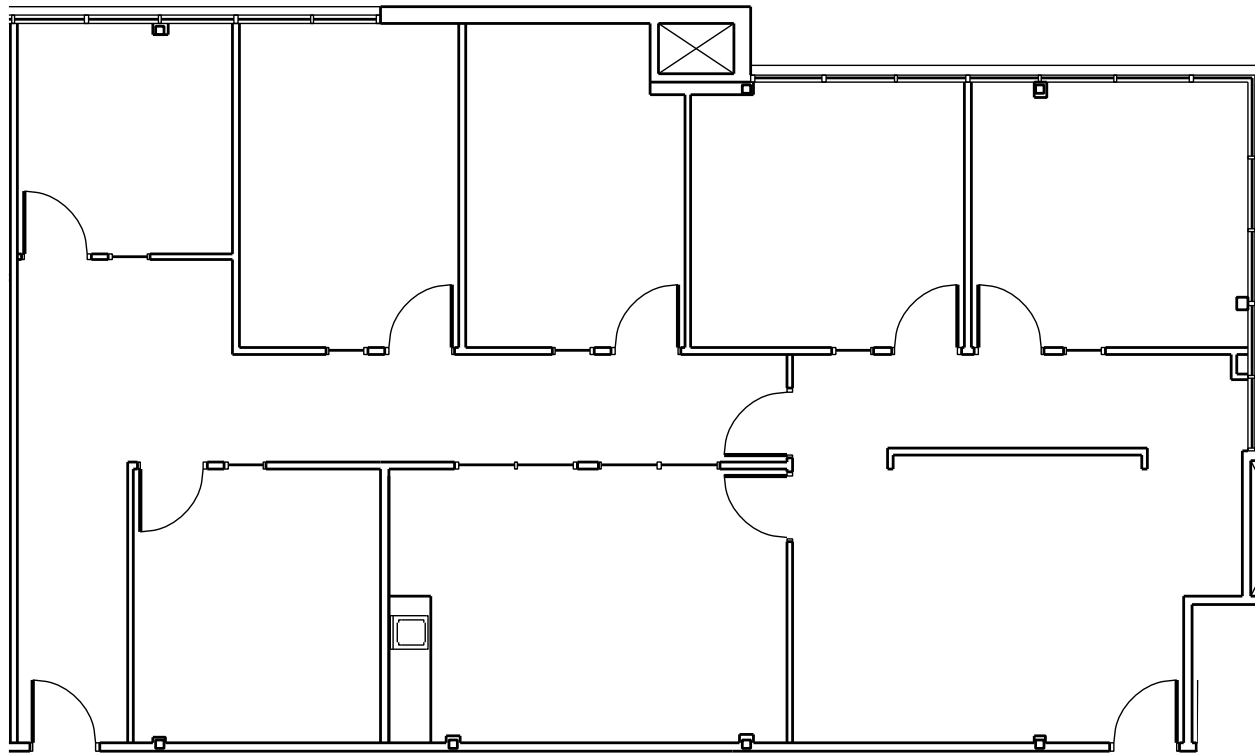


Floor Plan 2nd Floor

SUITE 299 - ±2,182 RSF



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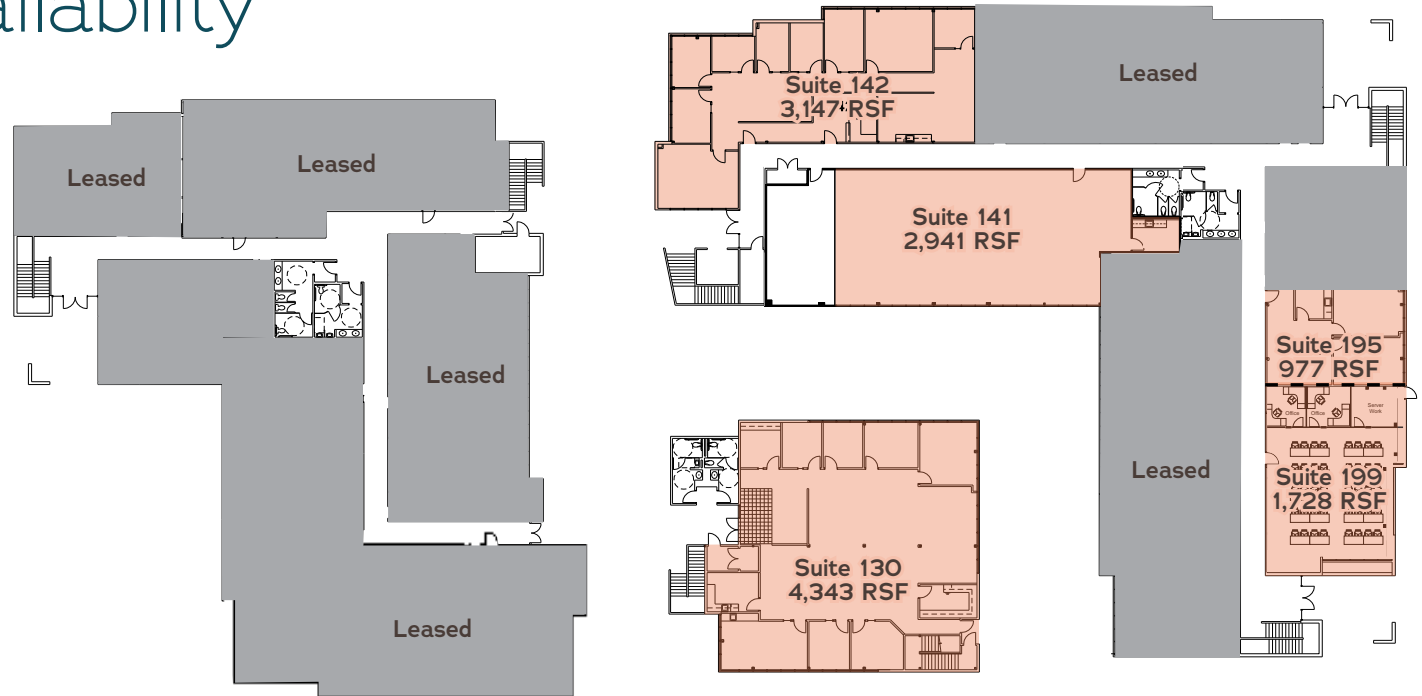


Building Availability

1st Floor

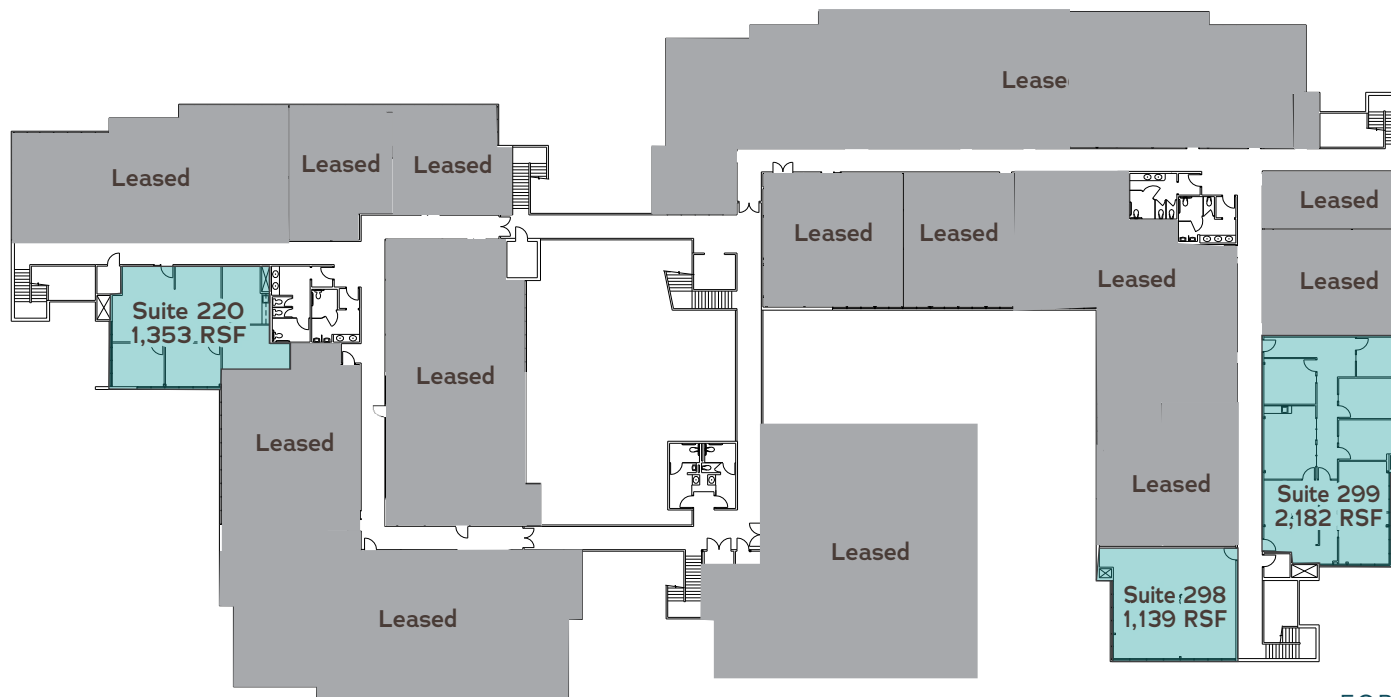
- Suite 130 - ±4,343 RSF
- Suite 141 - ±2,941-6,088 RSF*
- Suite 142 - ±3,147-6,088 RSF*
- Suite 195 - ±977-2,705 RSF*
- Suite 199 - ±1,728-2,705 RSF*

*Contiguous space option



2nd Floor

- Suite 220 - ±1,353 RSF
- Suite 298 - ±1,139 RSF
- Suite 299 - ±2,182 RSF





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Area Amenities

- | | | | | | |
|--|--|---|---|---|--|
| <p>1. DoubleTree by Hilton</p> <p>2. Hilton Sacramento</p> <p>3. Arden Fair Mall
 Macy's
 BJ's Restaurant
 Banana Republic
 Lululemon
 Bath & Body Works
 Foot Locker
 Lenscrafters</p> | <p>4. Market Square
 Peet's Coffee
 Ulta Beauty
 Barnes & Noble
 Mikuni
 California Pizza Kitchen
 The Cheesecake Factory
 Best Buy</p> | <p>5. Point West Plaza
 Hobby Lobby
 Famous Footwear
 Petco
 Old Navy
 Olive Garden
 California Bank & Trust</p> | <p>6. Alta Arden Expwy
 In-N-Out
 Mimi's Café
 Chick-fil-A
 World Market</p> | <p>7. Arden Way
 Chili's Grill
 IHOP
 Buffalo Wild Wings
 Total Wine
 McDonald's
 Chipotle</p> | <p>8. Howe 'Bout Arden
 Applebee's
 The Container Store
 HomeGoods
 Nordstrom Rack
 Century Theatres
 Jamba Juice
 Michaels
 Burlington
 MOD Pizza
 Pinkberry Frozen Yogurt</p> |
|--|--|---|---|---|--|



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www.cbre.com/sacramento

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