

2277  
FAIR  
OAKS  
*Boulevard*

OFFICE SPACE FOR LEASE  
**UP TO 8,000 SF AVAILABLE**





# CURRENT *Availability*

Suite 190 1,025 SF

Suite 250\* 8,403 SF







Suite 310 1,810 SF

\*DIVISIBLE



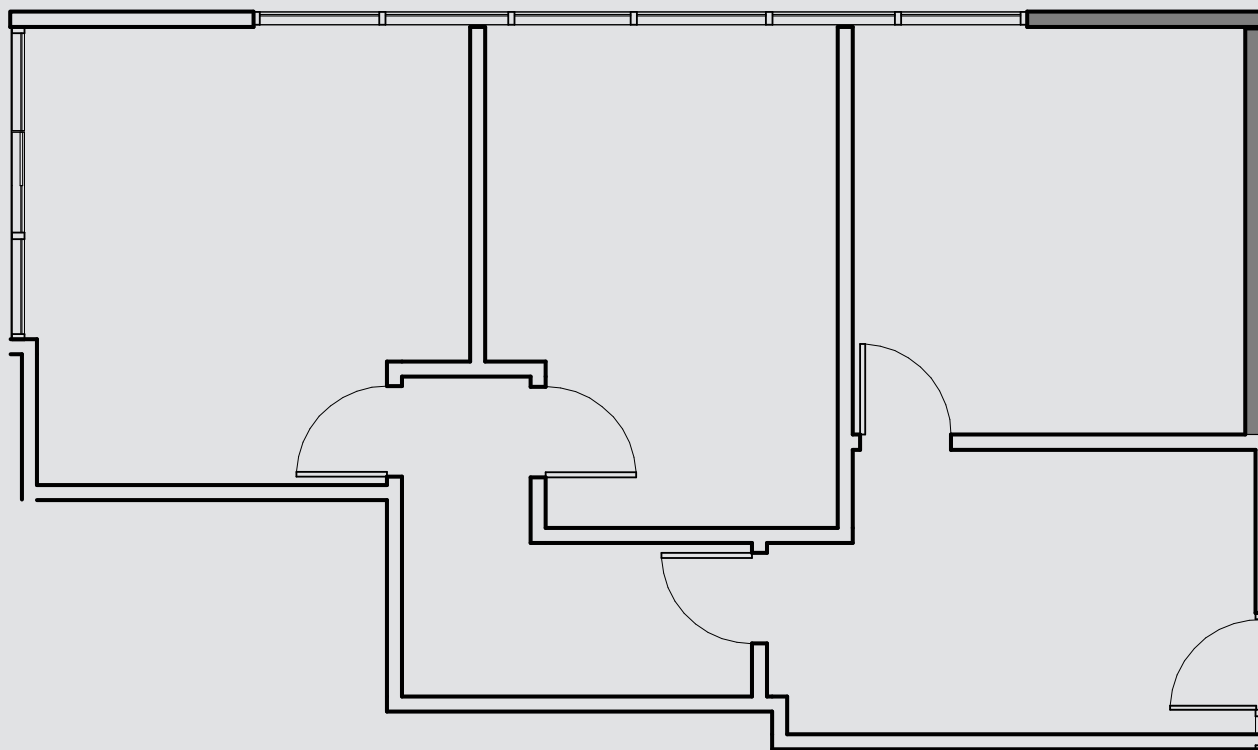
# PROPERTY *Highlights*

-  Two Buildings with a Variety of Available Suite Sizes
-  Ample Amount of Free Parking
-  Private Balconies on Select Suites
-  Monument & Building Signage
-  On-Site Engineer
-  Updated Common Areas
-  Floor to Ceiling Glass

-  Five Minutes from Hwy 50 via Howe Avenue
-  Close Proximity to Numerous Retail Amenities
-  Incredible & Unrivalled Walkable Access to [Pavilions Shopping Center](#)
-  Ability to Grow Throughout the Park Based on the Design of the Building
-  Easy Access to East Sacramento, American River Parkway and CSUS
-  Walkable Amenities Include Starbucks, Café Bernardo, Raleys, Bennett's



# FLOOR *Plans*

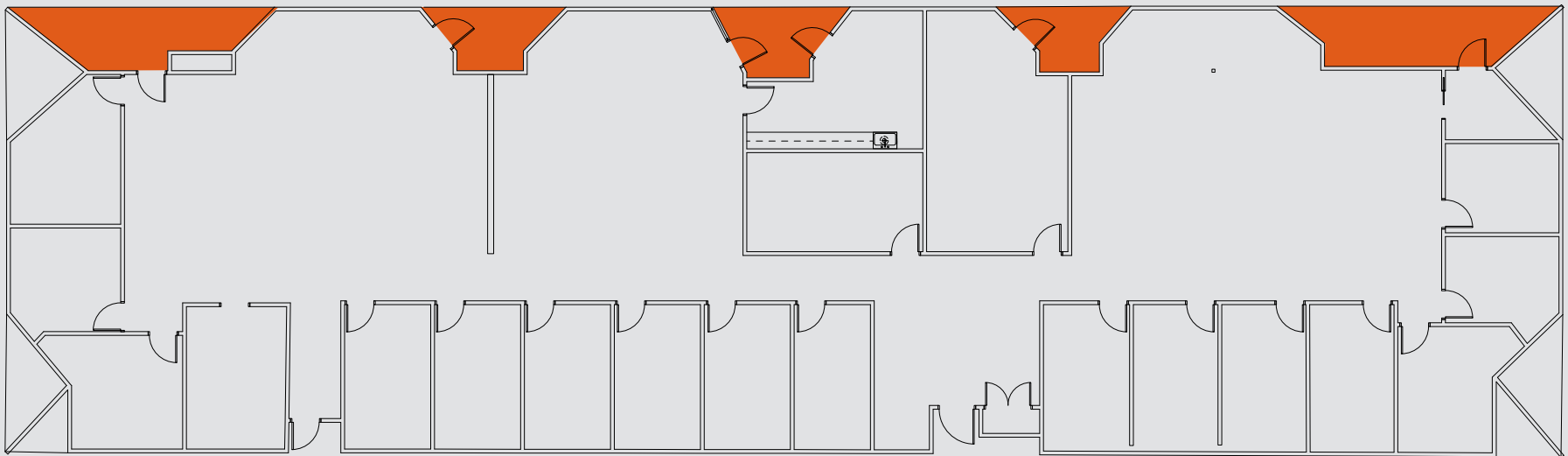


SUITE 190  
**1,025 SF**

# FLOOR *Plans*

SUITE 250  
**8,403 SF**  
DIVISIBLE

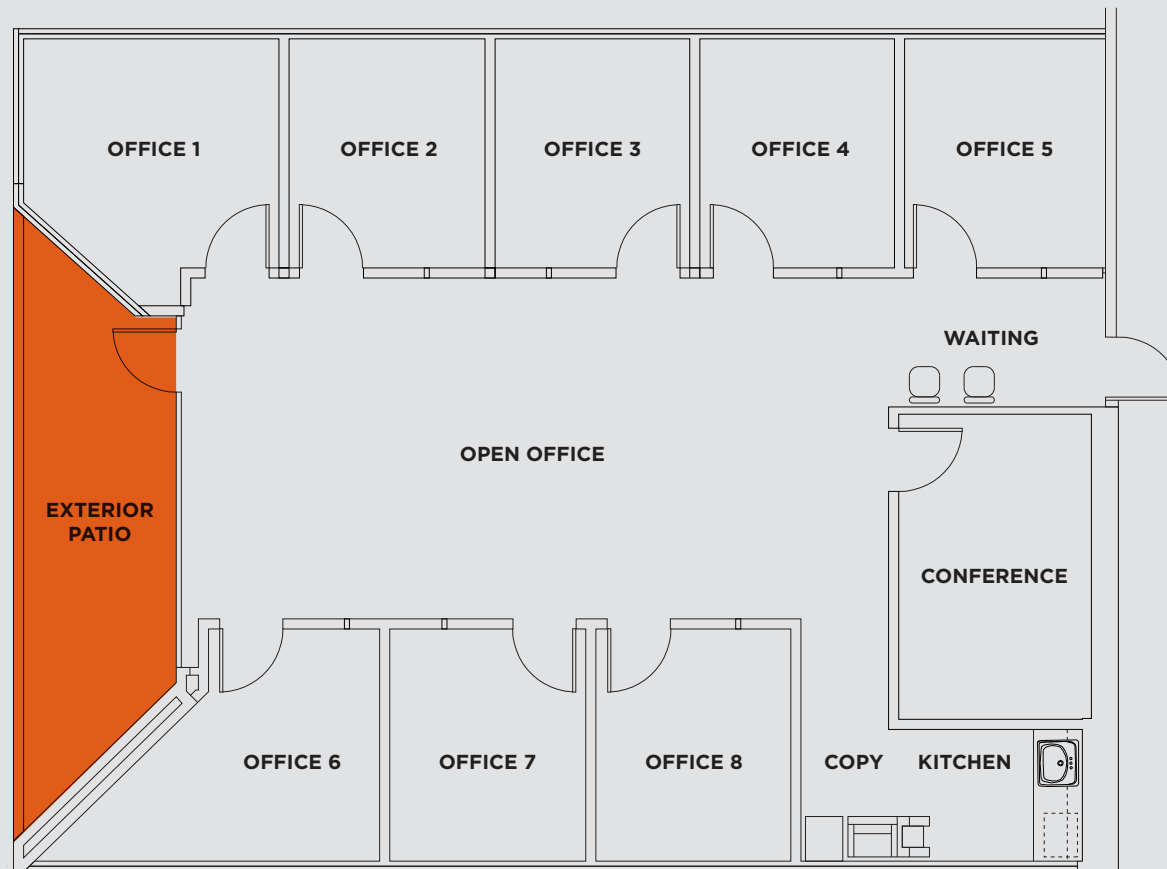
■ PRIVATE BALCONY



# FLOOR

*Plans*

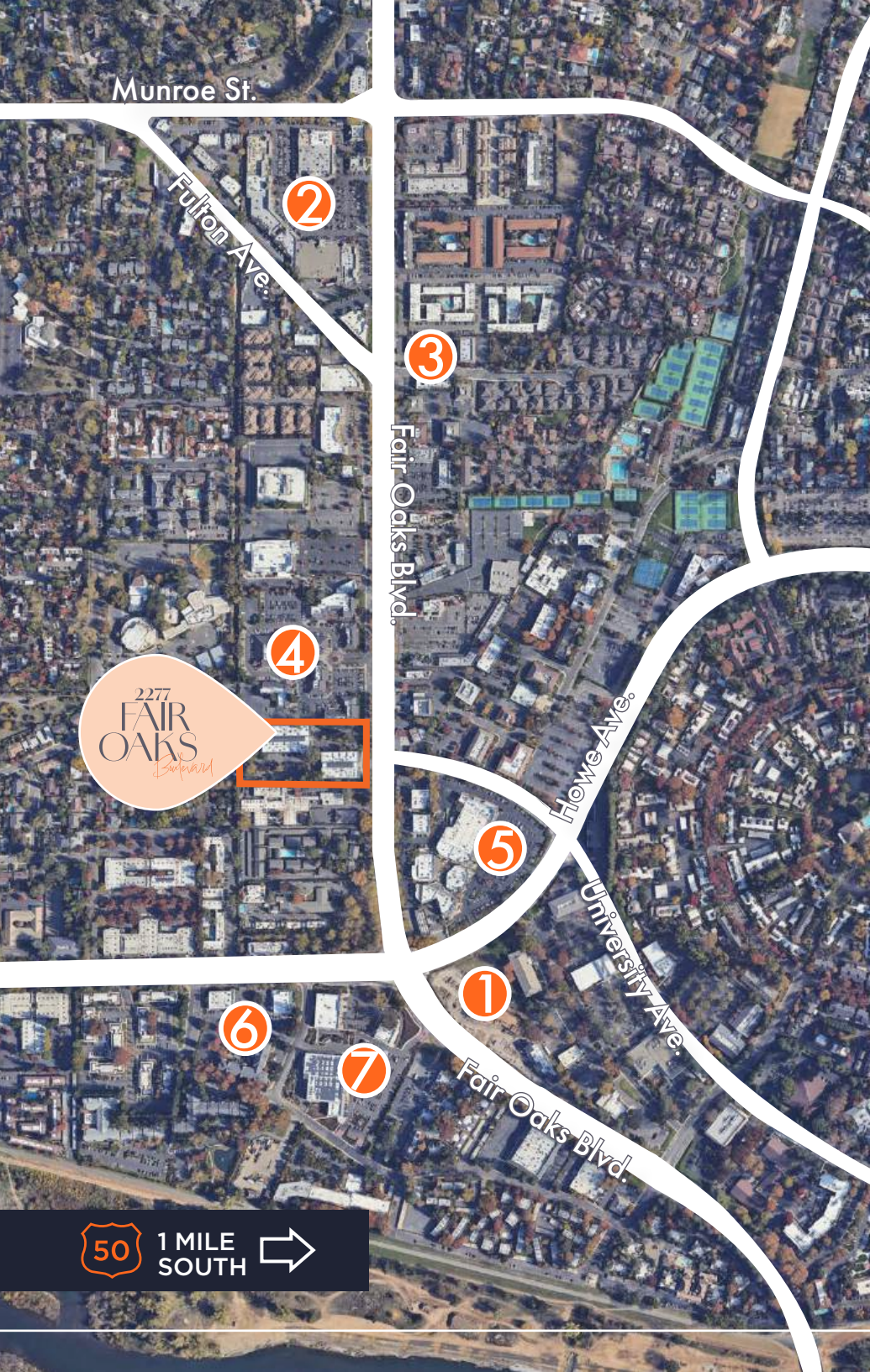
■ PRIVATE BALCONY



SUITE 310  
**1,810 SF**

# PROPERTY *Photos*





# AMENITY

## Map

- |   |   |
|---|---|
| <p><b>1</b></p> <ul style="list-style-type: none"> <li>Urban Plates</li> <li>Tasty Dumpling</li> <li>Chip</li> <li>Sharetea</li> <li>Cold Stone</li> <li>The Melt</li> </ul>  | <p><b>4</b></p> <ul style="list-style-type: none"> <li>Ruth's Chris Steak House</li> <li>Piatti Ristorante &amp; Bar</li> <li>Café Bernardo</li> <li>Wildwood Kitchen &amp; Bar</li> <li>Williams-Sonoma</li> <li>Mendocino Farms</li> <li>Mikuni's</li> <li>Title Boxing</li> </ul>  |
| <p><b>2</b></p> <ul style="list-style-type: none"> <li>Jack's Urban Eats</li> <li>Chipotle</li> <li>Lemon Grass</li> <li>Beach Hut Deli</li> <li>Bento Box</li> <li>Boudin SF</li> <li>Thai House Restaurant</li> <li>The UPS Store</li> <li>Noodles &amp; Company</li> <li>Noah's Bagels</li> <li>Grateful Bread</li> <li>Jamba Juice</li> <li>Save Mart</li> <li>GNC</li> <li>Bank of the West</li> <li>Petfood Express</li> <li>Smashburger</li> <li>Nothing Bundt Cakes</li> <li>Temple Coffee</li> <li>Peet's Coffee</li> <li>Wells Fargo Bank</li> <li>Miyagi Restaurant</li> </ul> | <p><b>5</b></p> <ul style="list-style-type: none"> <li>Safeway</li> <li>Poke Noke</li> <li>Buckhorn BBQ + Grill</li> <li>Starbucks Coffee</li> <li>Bennett'S</li> <li>Zocalo's</li> <li>DryBar</li> <li>Pieology Pizza</li> <li>Capitol Beer &amp; Tap Room</li> <li>Menchie's Frozen Yogurt</li> <li>US Bank</li> <li>AT&amp;T</li> <li>Pearl's Boba</li> <li>Citibank</li> <li>Great Clips</li> </ul> |
| <p><b>3</b></p> <ul style="list-style-type: none"> <li>Zinfandel Grille</li> <li>Ettore's Bakery &amp; Café</li> <li>Makisu Sushi</li> <li>McDonald's</li> </ul>  | <p><b>6</b></p> <ul style="list-style-type: none"> <li>Mel's Diner</li> <li>Bruchi's Cheese Steak</li> <li>Twin Peaks</li> </ul> <p><b>7</b></p> <ul style="list-style-type: none"> <li>CVS Pharmacy</li> <li>Starbucks</li> <li>Raley's</li> <li>Orangetheory Fitness</li> <li>KB Nails</li> </ul>   |



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