

2277  
FAIR  
OAKS  
*Boulevard*

OFFICE SPACE FOR LEASE





# CURRENT *Availability*







Suite 190      1,025 SF

Suite 250      3,975 SF



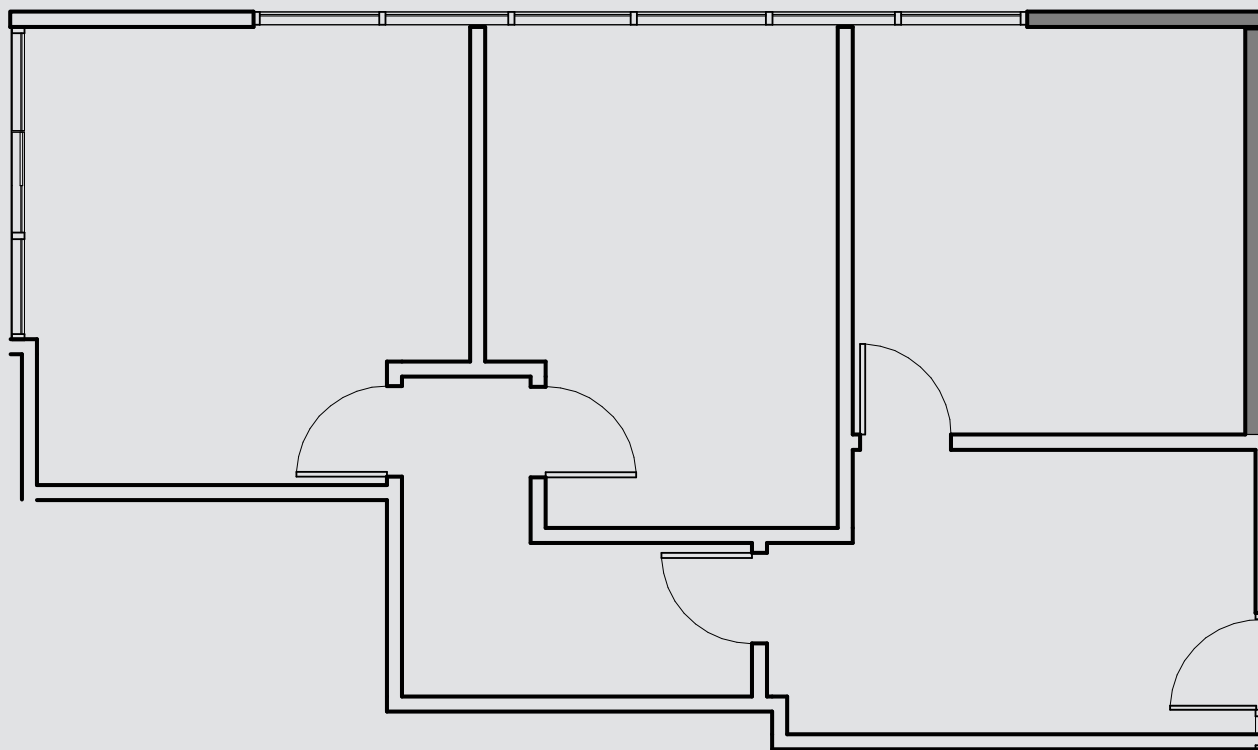
# PROPERTY *Highlights*

-  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



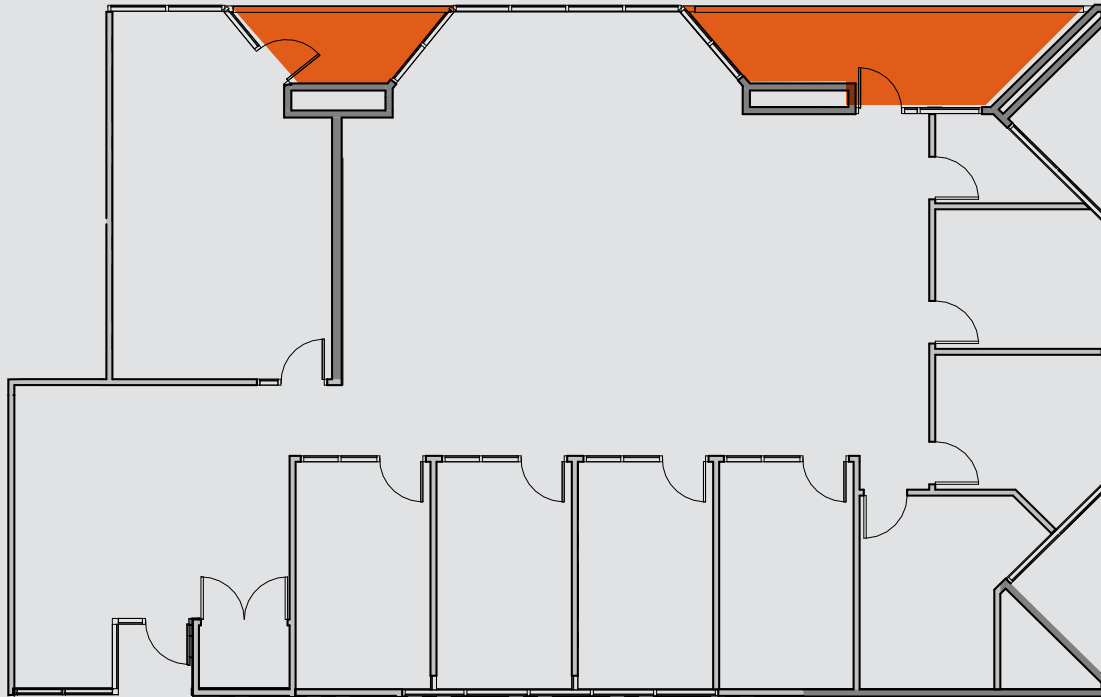
# FLOOR *Plans*



SUITE 190  
**1,025 SF**

# FLOOR *Plans*

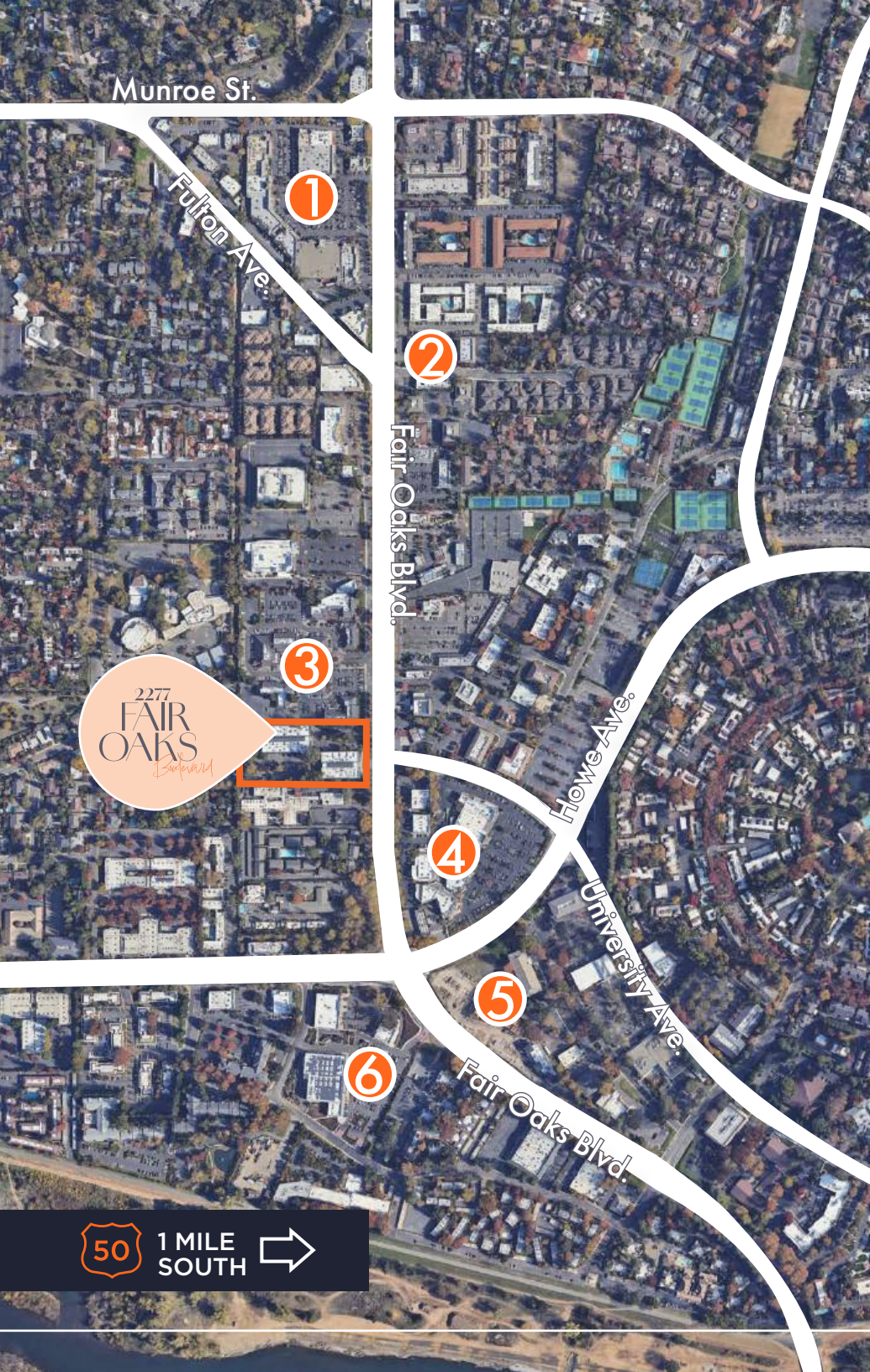
SUITE 250  
**3,975 SF**



■ PRIVATE BALCONY

# PROPERTY *Photos*





# AMENITY

## Map

1

- Jack's Urban Eats
- Chipotle
- Lemon Grass
- Beach Hut Deli
- Bento Box
- Boudin SF
- Thai House Restaurant
- The UPS Store
- Noodles & Company
- Noah's Bagels
- Grateful Bread
- Jamba Juice
- Save Mart
- GNC
- Bank of the West
- Petfood Express
- Smashburger
- Nothing Bundt Cakes
- Temple Coffee
- Peet's Coffee
- Wells Fargo Bank
- Miyagi Restaurant

2

- Zinfandel Grille
- Ettore's Bakery & Café
- Makisu Sushi
- McDonald's

3

- Ruth's Chris Steak House
- Piatti Ristorante & Bar
- Café Bernardo
- Wildwood Kitchen & Bar
- Williams-Sonoma
- Mendocino Farms
- Mikuni's
- Title Boxing

4

- Safeway
- Poke Noke
- Buckhorn BBQ + Grill
- Starbucks Coffee
- Bennett'S
- Zocalo's
- DryBar
- Pieology Pizza
- Capitol Beer & Tap Room
- Menchie's Frozen Yogurt
- US Bank
- AT&T
- Palmetto Superfoods
- Citibank
- Great Clips

5

- Urban Plates
- Sweetgreen
- Tasty Dumpling
- Chip
- Cold Stone
- The Melt

6

- CVS Pharmacy
- Starbucks
- Raley's
- Orangetheory Fitness
- KB Nails



OFFICE SPACE FOR LEASE

2277  
FAIR  
OAKS  
*Boulevard*

**SEAN MULLEN**

Managing Director

+1 916 288 4811

[sean.mullen@cushwake.com](mailto:sean.mullen@cushwake.com)

CA LIC # 01845406

**KRIS KALMBACH**

Managing Director

+1 916 288 4421

[kris.kalmbach@cushwake.com](mailto:kris.kalmbach@cushwake.com)

CA LIC # 01436668

