

"TRAINING CENTER AND OFFICE SPACE" ±7,800 - 31,489 RSF FOR SUBLEASE

SUITE 120 & 220

2450 DEL PASO RD

SACRAMENTO, CA

LEASE RATE HIGHLY NEGOTIABLE
LEASE WILL EXPIRE ON AUGUST 31, 2029
IT EQUIPMENT / FURNITURE MAY BE INCLUDED

SUBLEASE OVERVIEW

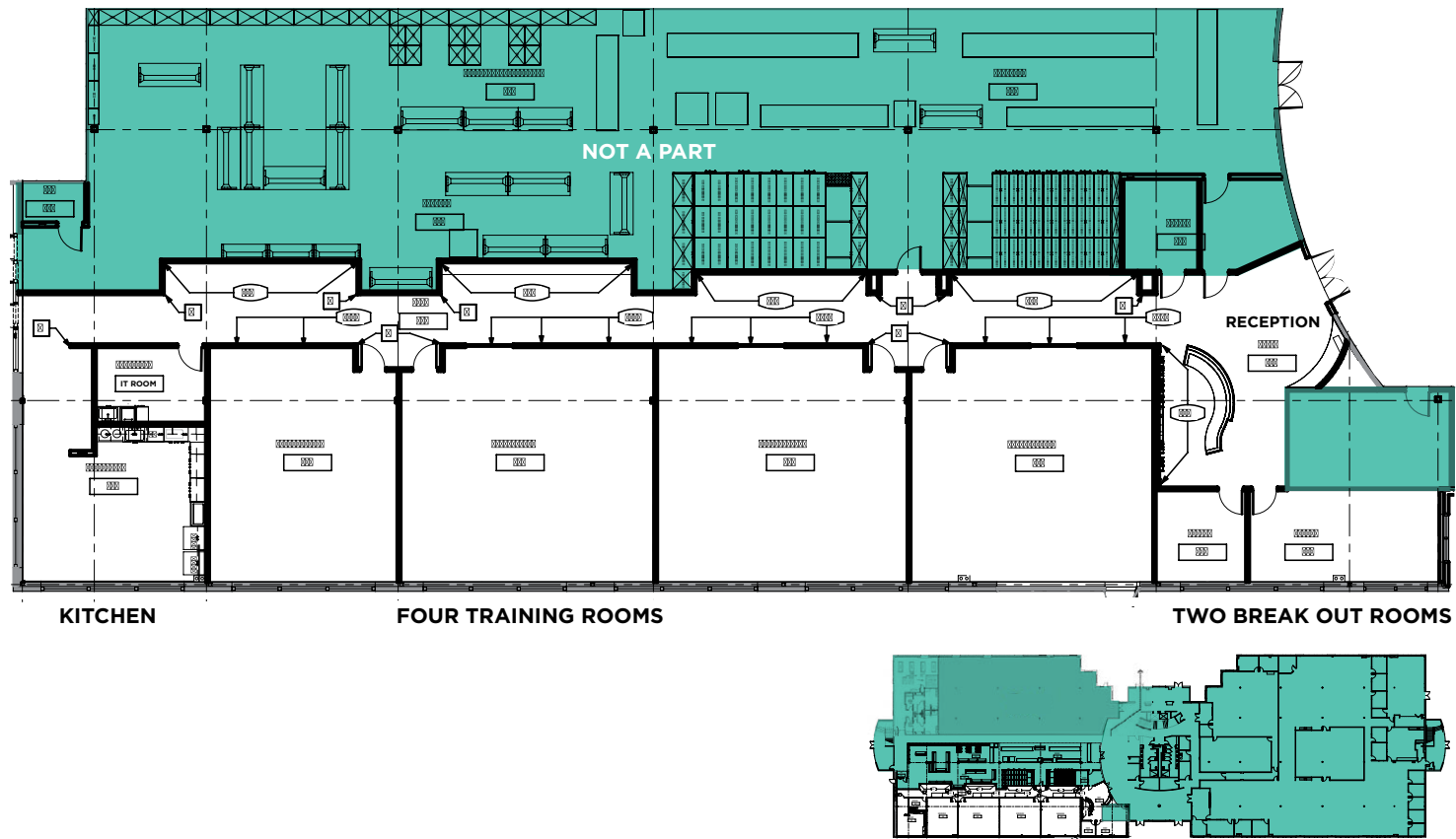
- Beautiful, state-of-the-art space was custom-designed by Williams & Paddon architects, with focus on zones for head-down work, collaboration, training and wellness/relaxation.
- 1st floor ±7,800 RSF Training Center
- 2nd floor ±23,689 RSF Office Center
- Spaces may be leased together or separately
- Furniture and/or IT equipment may be included
- Lease expires August 31, 2029



TRAINING CENTER HIGHLIGHTS

- ±7,800 RSF

SUITE 120
First Floor



TRAINING CENTER

±7,800 SF ON THE FIRST FLOOR

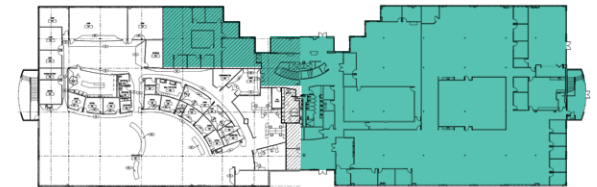


OFFICE SPACE HIGHLIGHTS



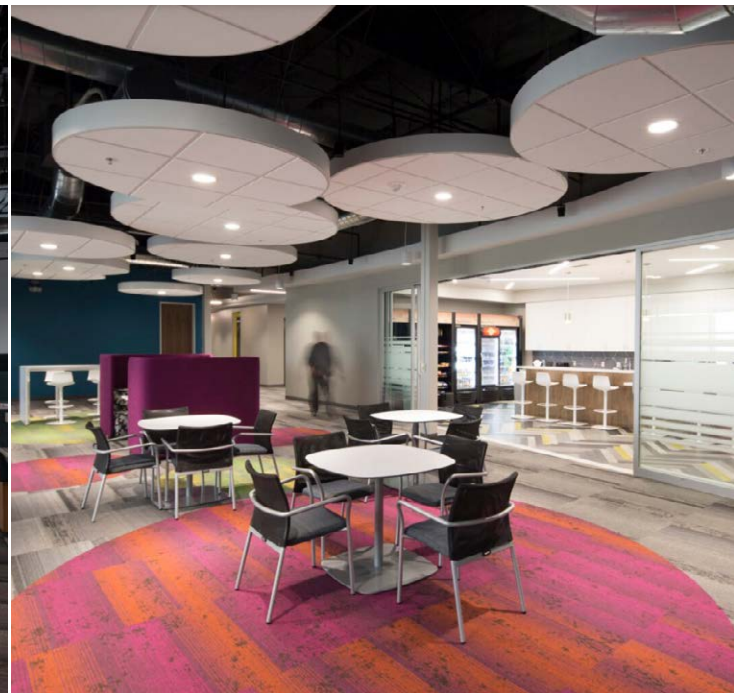
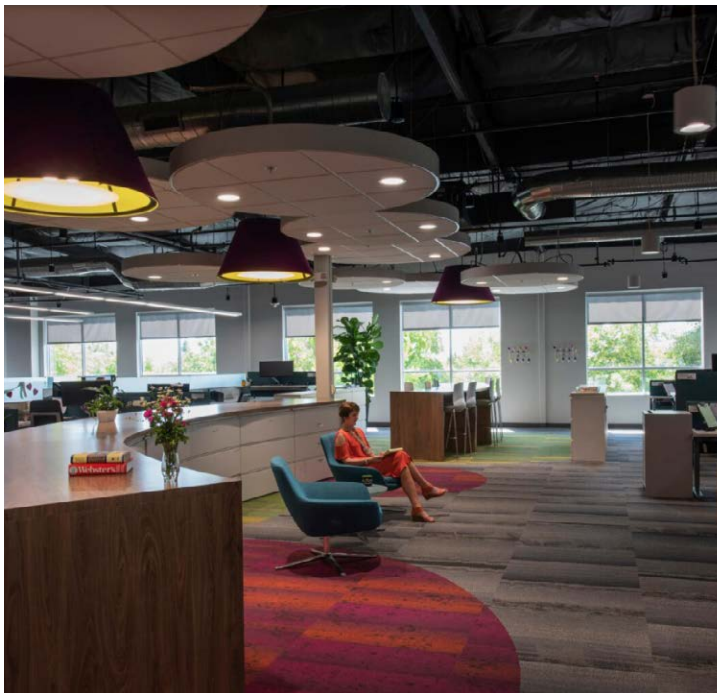
SUITE 220 Second Floor

- ±23,689 RSF
- Great window line for plenty of natural light
- Versatile combination of private/public space room uses



OFFICE SPACE

±23,689 SF ON THE SECOND FLOOR



PROPERTY HIGHLIGHTS

- New Lobby Remodel
- New Fitness Center
- Walking distance to many retail amenities
- High speed fiber optics
- Up to 4:1,000 SF parking
- Prominent monument signage available



AMENITIES MAP

- Immediate I-5 & I-80 Freeway Access
- Proximate to Restaurants, Retail Amenities, & Hotels
- 10 Minutes (6.9 miles) to Sacramento International Airport



1. Fitness Evolution 2. Anytime Fitness 3. CA Family Fitness 4. Curves 5. Bikram Yoga Natomas 6. Orangetheory Fitness	1. North Natomas Regional Park 2. Kokomo Park 3. Quail Park 4. Linden Park 5. Sundance Park 6. Witter Ranch Park 7. Tanzanite Park	1. Homewood Suites by Hilton 2. Hampton Inn & Suites 3. Holiday Inn Express & Suites 4. Extended Stay America	1. Wells Fargo 2. Tri Counties Bank 3. Bank of America 4. Safe Credit Union 5. Chase	1. Shell 2. Chevron 3. Safeway	1. Raleys 2. Safeway 3. Natomas Veterinary Hospital 4. Cost Plus World Market 5. BevMo 6. Best Buy 7. Target 8. FedEx	1. Peet's Coffee & Tea 2. Jack's Urban Eats 3. Jamba Juice 4. Freebirds World Burrito 5. Corner Bakery Cafe 6. Curry Corner 7. Bella Bru Cafe	8. Tuk Tuk Thai Cuisine 9. Panera Bread 10. Pete's Restaurant & Brewhouse 11. Tapioca Express 12. Beach Hut Deli 13. Buffalo Wild Wings
WELLNESS	PARKS	HOTELS	BANKS	GAS STATION	OTHER	FOOD	



SACRAMENTO
INTERNATIONAL
AIRPORT

**10 MINS.
6.9 MILES**

2450 Del Paso Rd
Sacramento, CA



NATOMAS



SACRAMENTO
MCCLELLAN AIRPORT

SACRAMENTO
CBD

**10 MINS.
6.6 MILES**



RANCHO
CORDOVA



MATHER
AIRPORT

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