

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

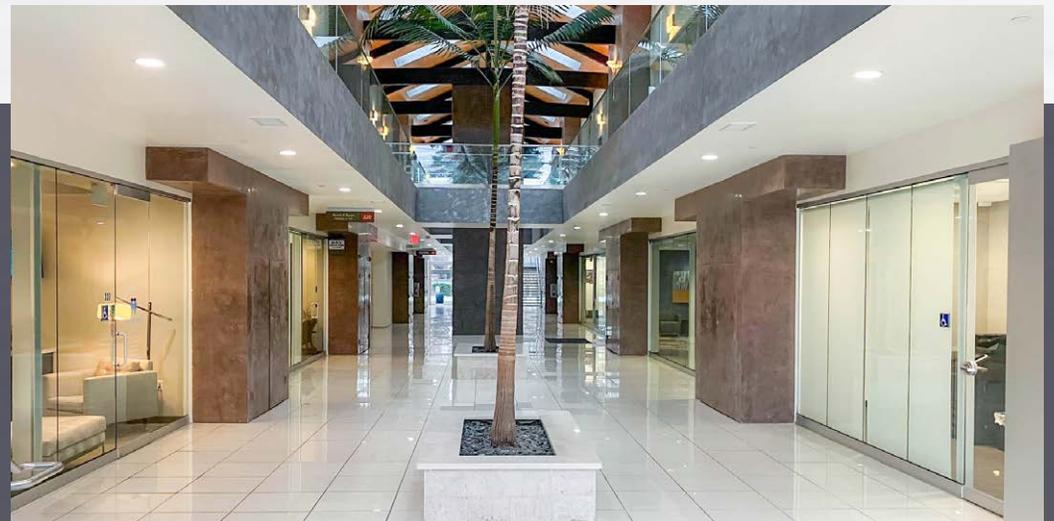


PROPERTY *Highlights*



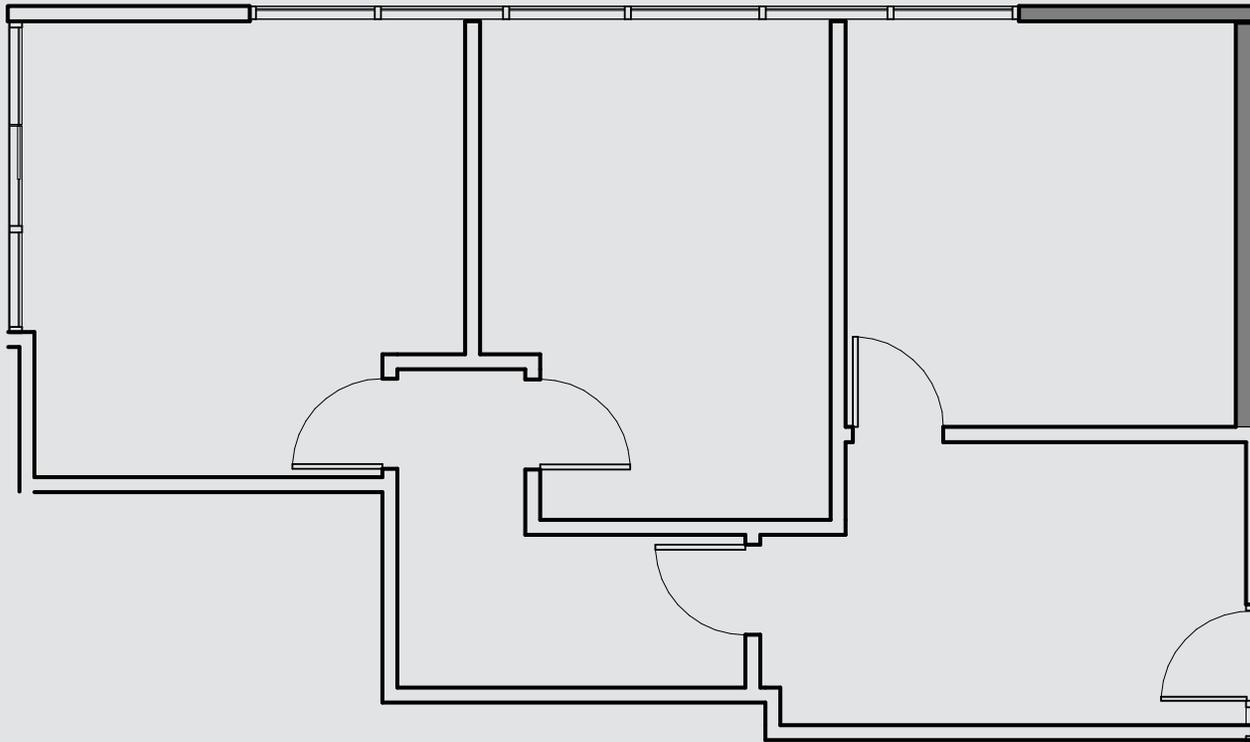
-  Two Buildings with a Variety of Available Suite Sizes
-  Ample Amount of Free Parking
-  Private Balconies on Select Suites
-  Monument & Building Signage
-  On-Site Engineer
-  Updated Common Areas
-  Floor to Ceiling Glass

-  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

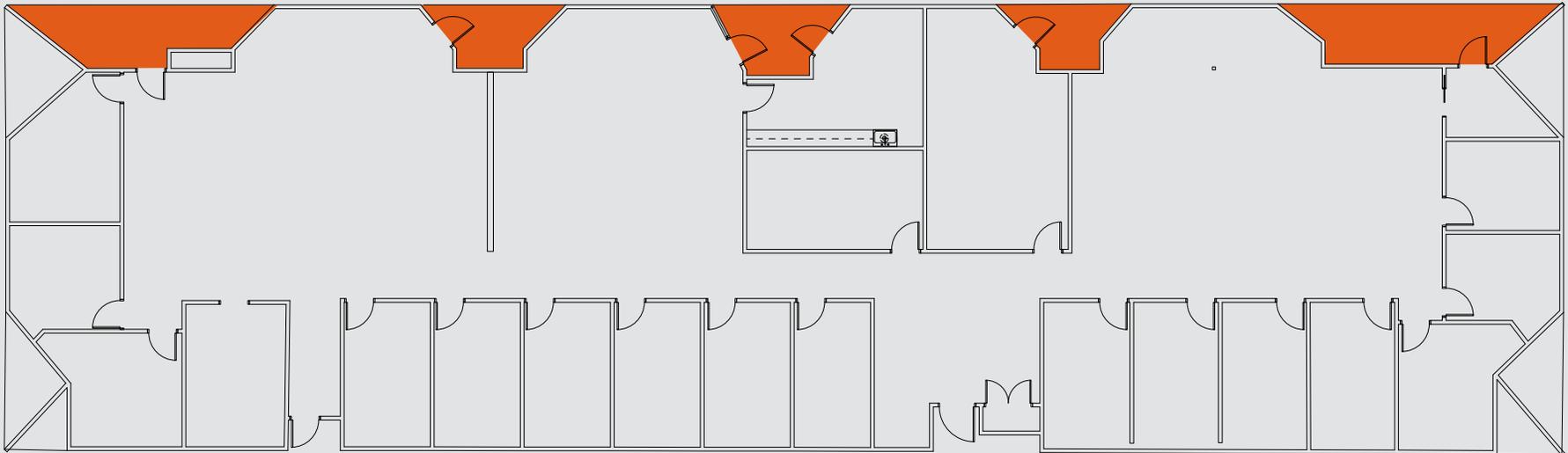


SUITE 190
1,025 SF

FLOOR *Plans*

SUITE 250
8,403 SF
DIVISIBLE

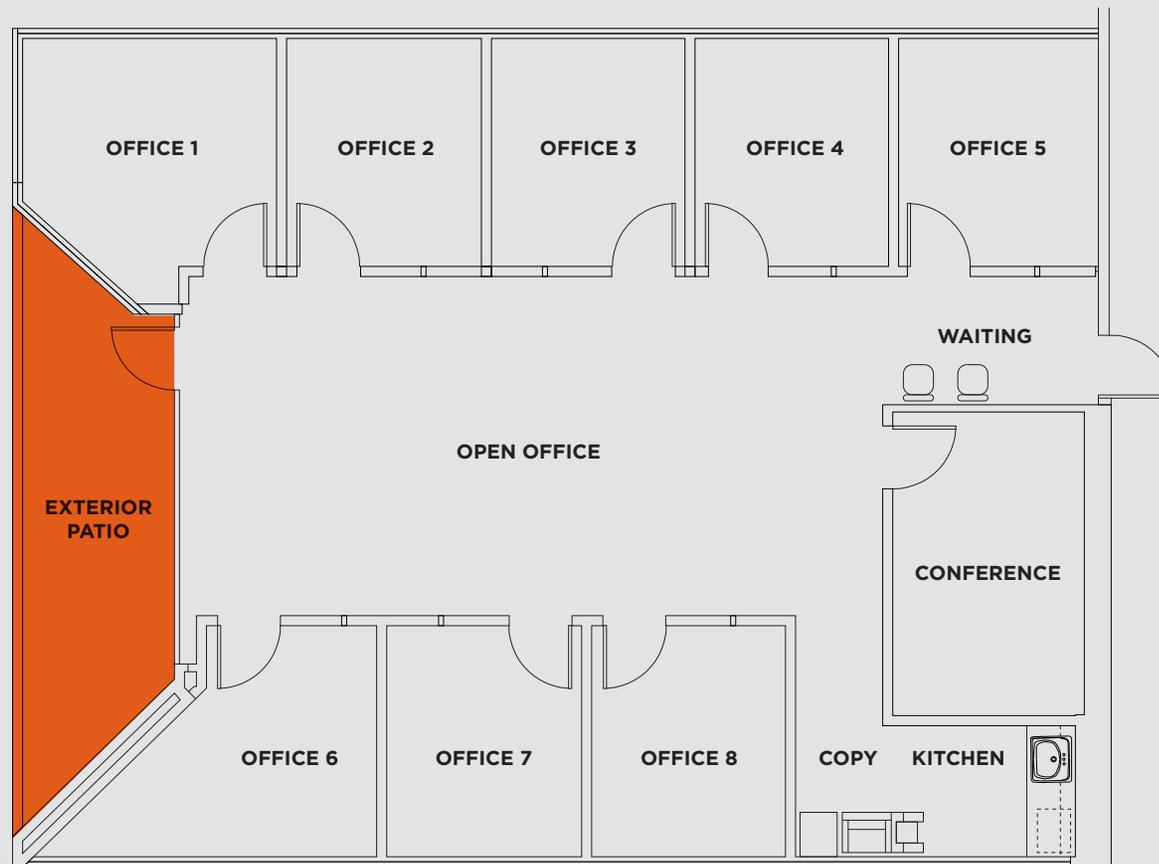
■ PRIVATE BALCONY



FLOOR

Plans

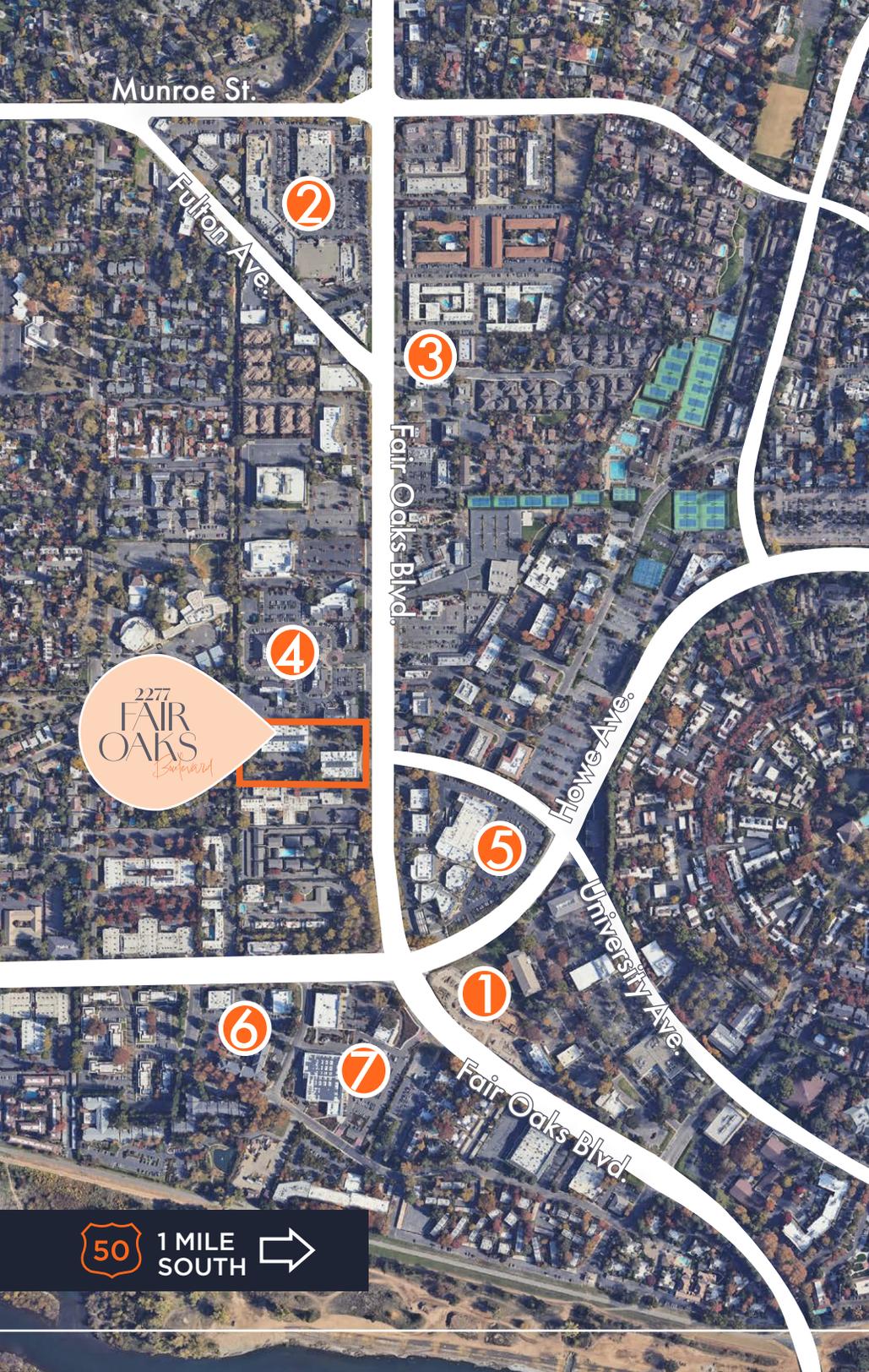
■ PRIVATE BALCONY



SUITE 310
1,810 SF

PROPERTY *Photos*





AMENITY

Map

- 1
 - Urban Plates
 - Tasty Dumpling
 - Chip
 - Sharetea
 - Cold Stone
 - The Melt
- 2
 - 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
- 3
 - Zinfandel Grille
 - Ettore's Bakery & Café
 - Makisu Sushi
 - McDonald's
- 4
 - Ruth's Chris Steak House
 - Piatti Ristorante & Bar
 - Café Bernardo
 - Wildwood Kitchen & Bar
 - Williams-Sonoma
 - Mendocino Farms
 - Mikuni's
 - Title Boxing
- 5
 - 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
 - Pearl's Boba
 - Citibank
 - Great Clips
- 6
 - Mel's Diner
 - Bruchi's Cheese Steak
 - Twin Peaks
- 7
 - CVS Pharmacy
 - Starbucks
 - Raley's
 - Orangetheory Fitness
 - KB Nails

50 1 MILE SOUTH →

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