

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

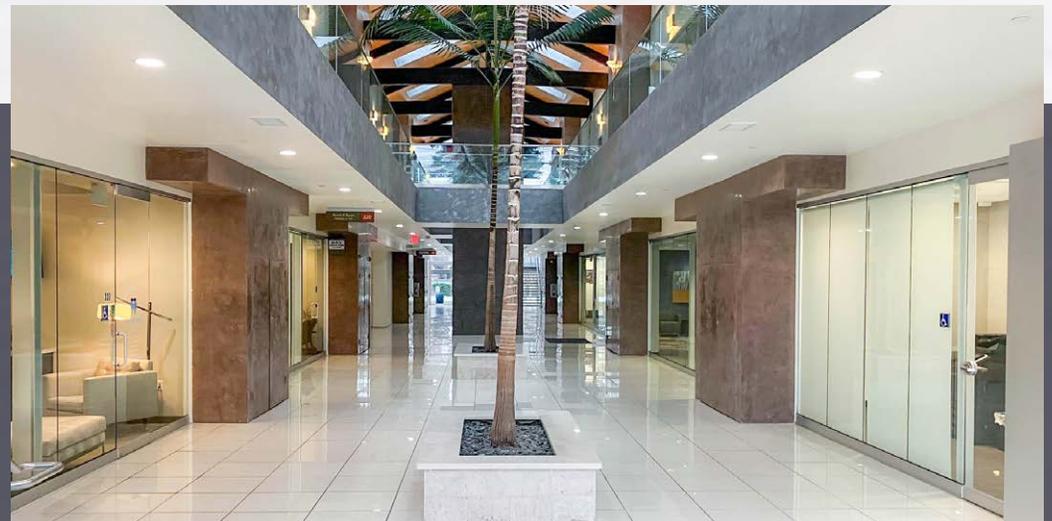
*DIVISIBLE



PROPERTY *Highlights*

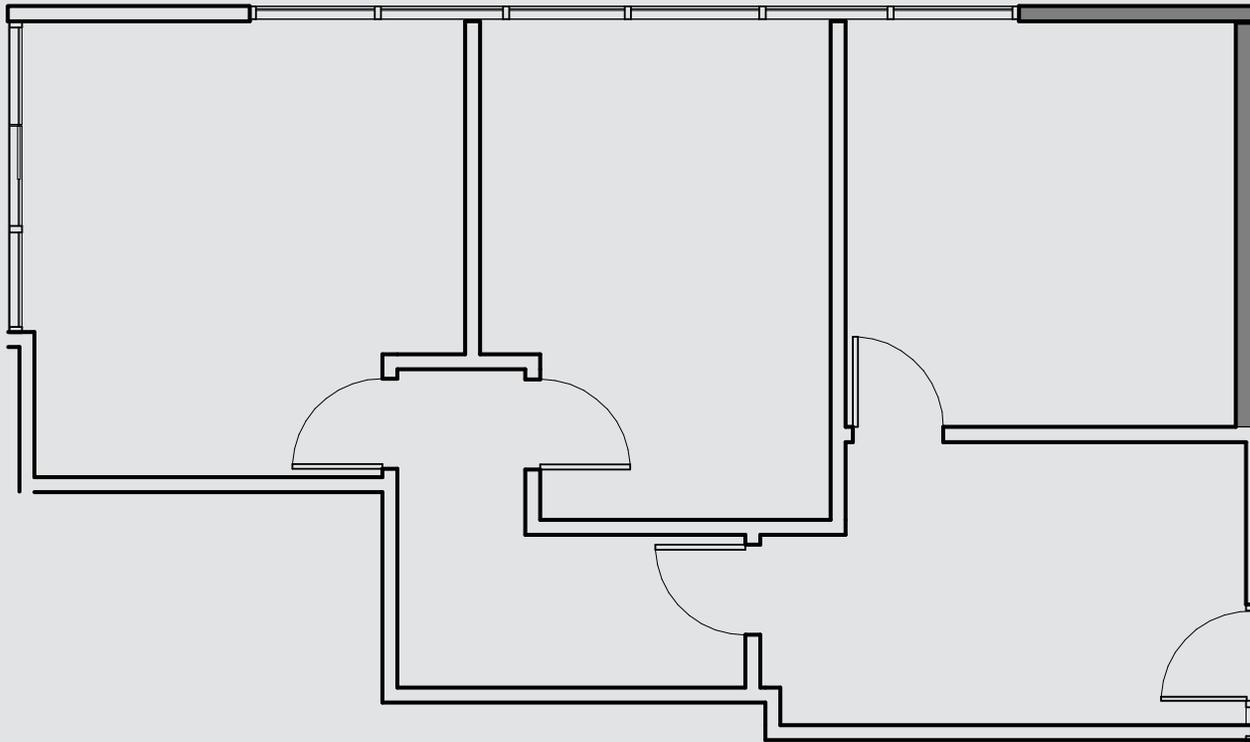
-  Two Buildings with a Variety of Available Suite Sizes
-  Ample Amount of Free Parking
-  Private Balconies on Select Suites
-  Monument & Building Signage
-  On-Site Engineer
-  Updated Common Areas
-  Floor to Ceiling Glass

-  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

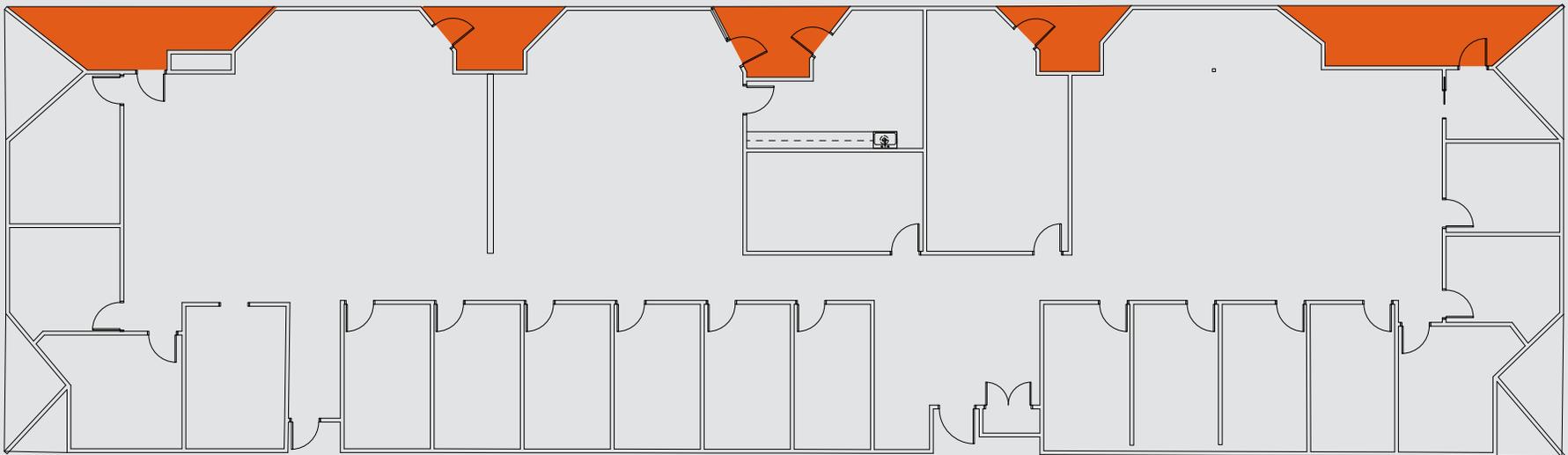


SUITE 190
1,025 SF

FLOOR *Plans*

SUITE 250
8,403 SF
DIVISIBLE

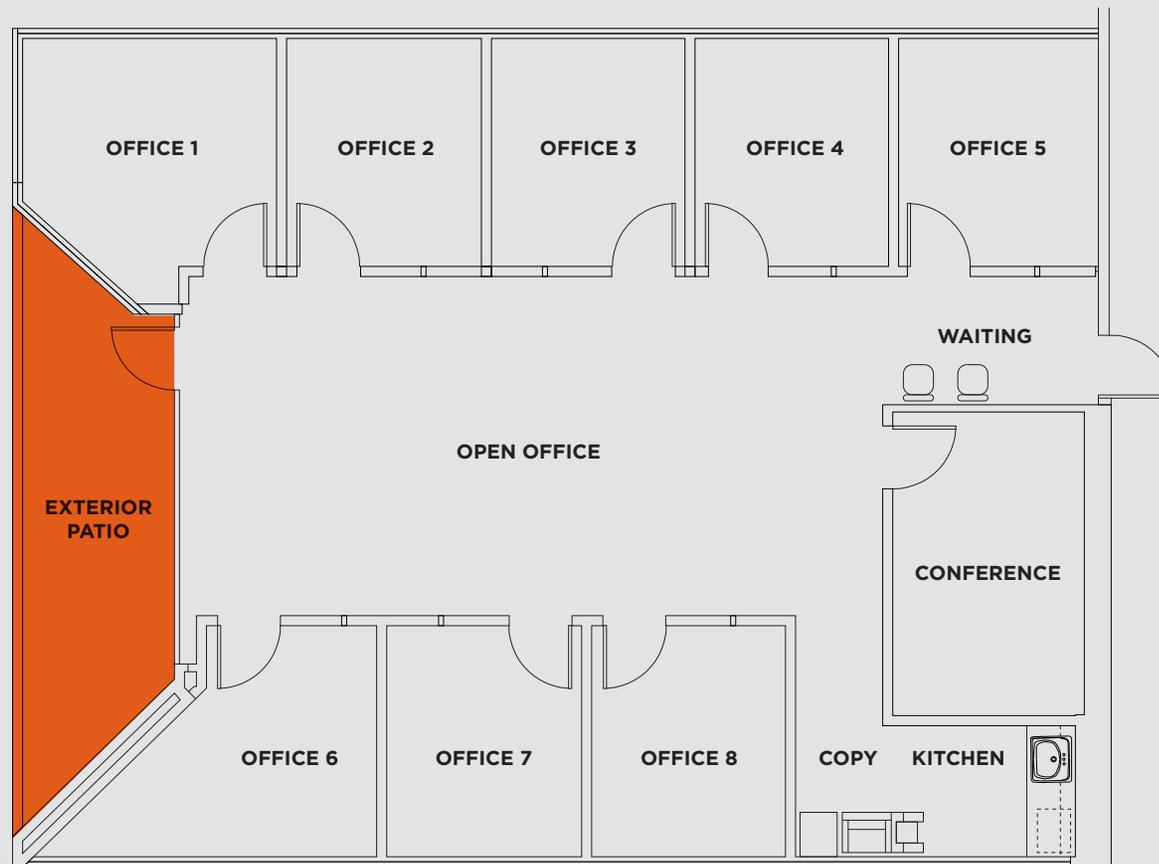
■ PRIVATE BALCONY



FLOOR

Plans

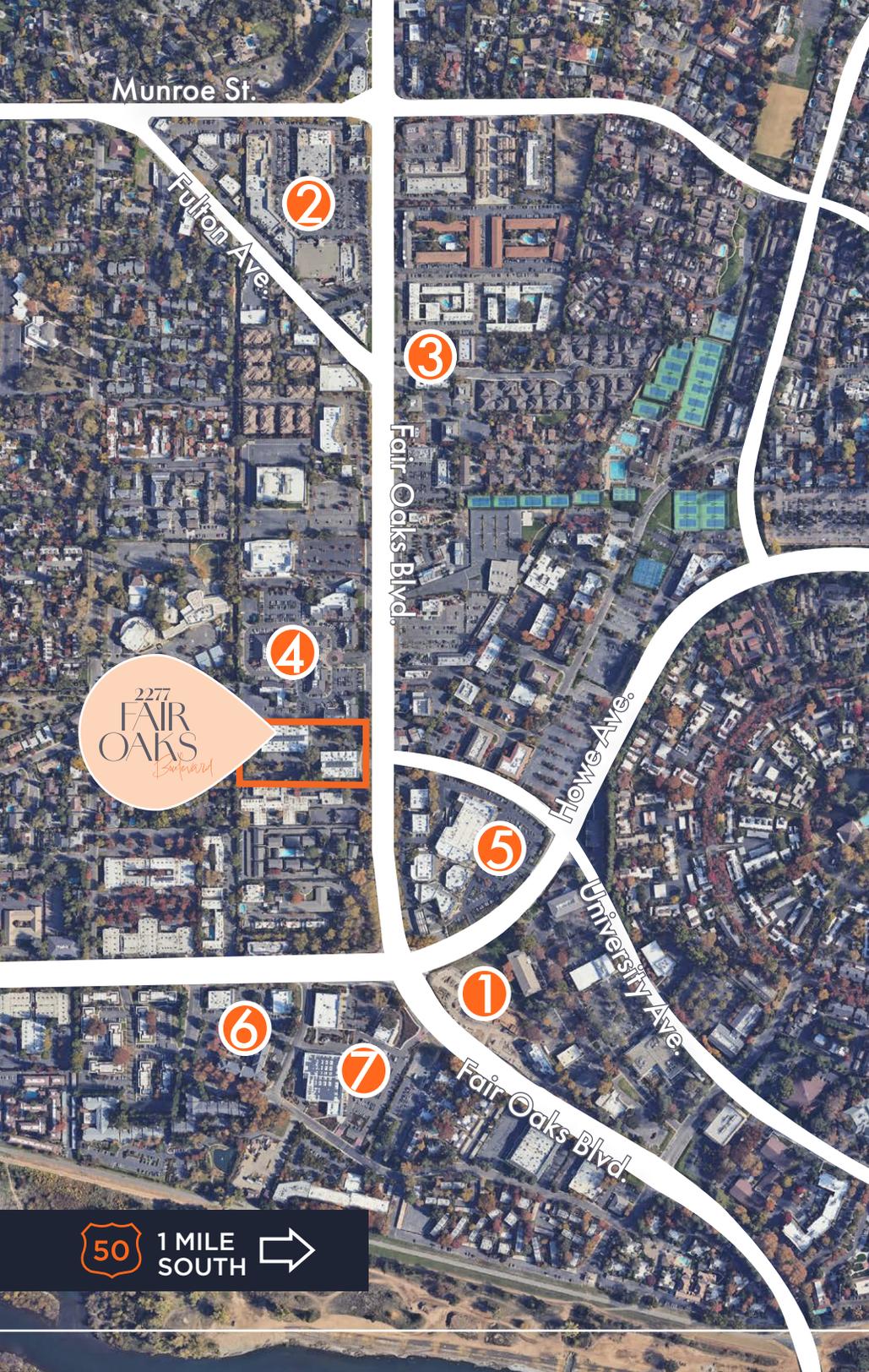
■ PRIVATE BALCONY



SUITE 310
1,810 SF

PROPERTY *Photos*





AMENITY

Map

- | | |
|---|---|
| <p>1</p> <ul style="list-style-type: none"> Urban Plates Tasty Dumpling Chip Sharetea Cold Stone The Melt | <p>4</p> <ul style="list-style-type: none"> Ruth's Chris Steak House Piatti Ristorante & Bar Café Bernardo Wildwood Kitchen & Bar Williams-Sonoma Mendocino Farms Mikuni's Title Boxing |
| <p>2</p> <ul style="list-style-type: none"> 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 | <p>5</p> <ul style="list-style-type: none"> 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 |
| <p>3</p> <ul style="list-style-type: none"> Zinfandel Grille Ettore's Bakery & Café Makisu Sushi McDonald's | <p>6</p> <ul style="list-style-type: none"> Mel's Diner Bruchi's Cheese Steak Twin Peaks <p>7</p> <ul style="list-style-type: none"> CVS Pharmacy Starbucks Raley's Orangetheory Fitness KB Nails |



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