

1755

CREEKSIDE OAKS DRIVE

SACRAMENTO | CALIFORNIA

PREMIUM CLASS A OFFICE SPACE FOR LEASE

NEWMARK



Pappas Investments

MATT HEACOX

t 916-569-2314

matt.heacox@nmrk.com

CA RE Lic# 01451720

TOM HEACOX

t 916-569-2315

tom.heacox@nmrk.com

CA RE Lic# 00913198

CHRIS LEMMON

t 916-367-6349

chris.lemmon@nmrk.com

CA RE Lic# 01506816

1755 CREEKSIDE OAKS DRIVE

DOWNTOWN
SACRAMENTO



GARDEN HWY

TRUXEL RD

1755
Creekside Oaks Dr.

MINUTES
TO DOWNTOWN SACRAMENTO

1755 CREEKSIDE OAKS DRIVE

PROPERTY HIGHLIGHTS

Suite 110: ±3,028 RSF

Suite 120: ±2,823 RSF

Suite 130: ±2,890 RSF

Suite 190: ±18,637 RSF (Divisible)

Suite 250: ±2,689 RSF

Suite 280: ±9,208 RSF

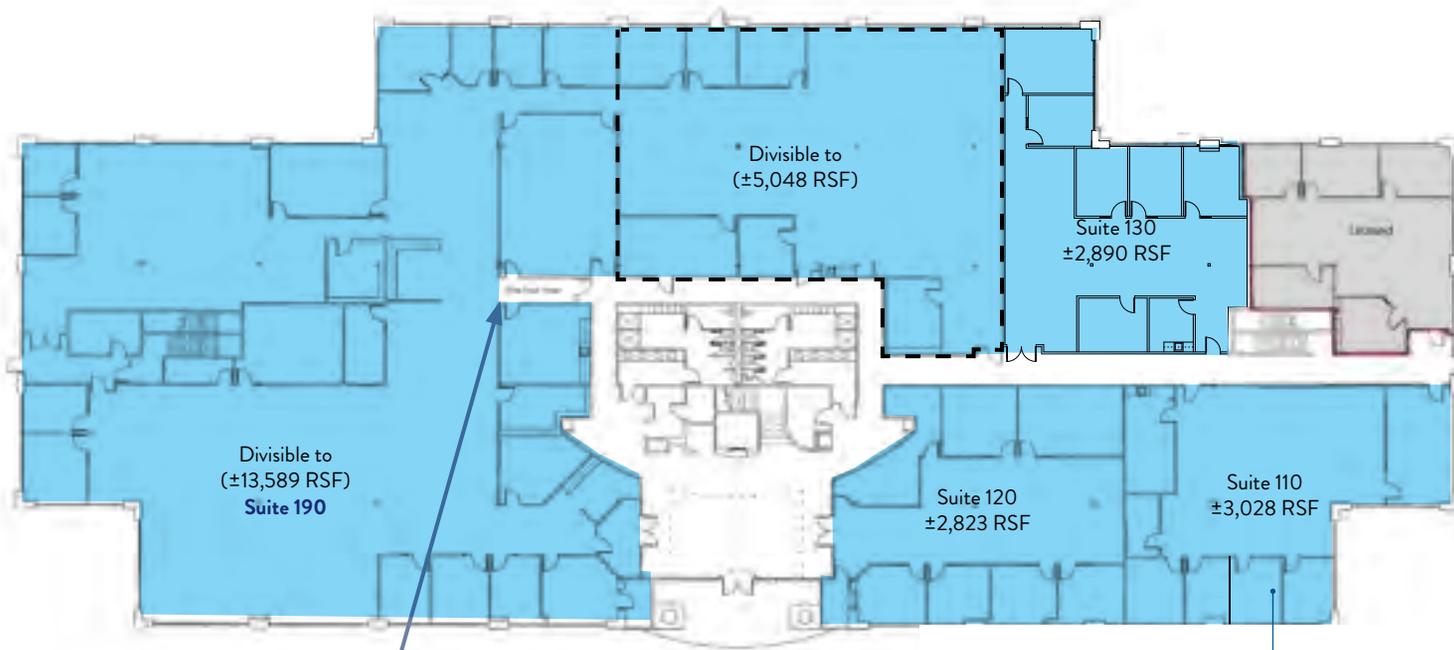
(Can be combined for a total of
±11,897 RSF)

- Planned shared conference facility
- Deli located in the project
- Building and monument signage options are available
- New LED lighting in all common areas & parking lot
- Secure bicycle lockers available on-site
- Shower facilities with lockers available in the building
- Convenient access to Interstates 5 and 80
- Located between Downtown Sacramento, the State Capitol and Sacramento International Airport
- RT bus stops on both sides of the center
- The building is equipped with an existing fiber-optic infrastructure
- Tranquil campus setting
- Access to the American River Bike Trail
- Strong locally based building ownership/excellent property management
- Attentive building engineers and daily porter services

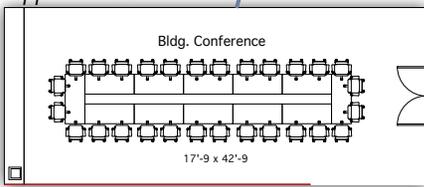


FLOORPLAN

FIRST FLOOR



Approximate Location



Planned Shared Conference Facility



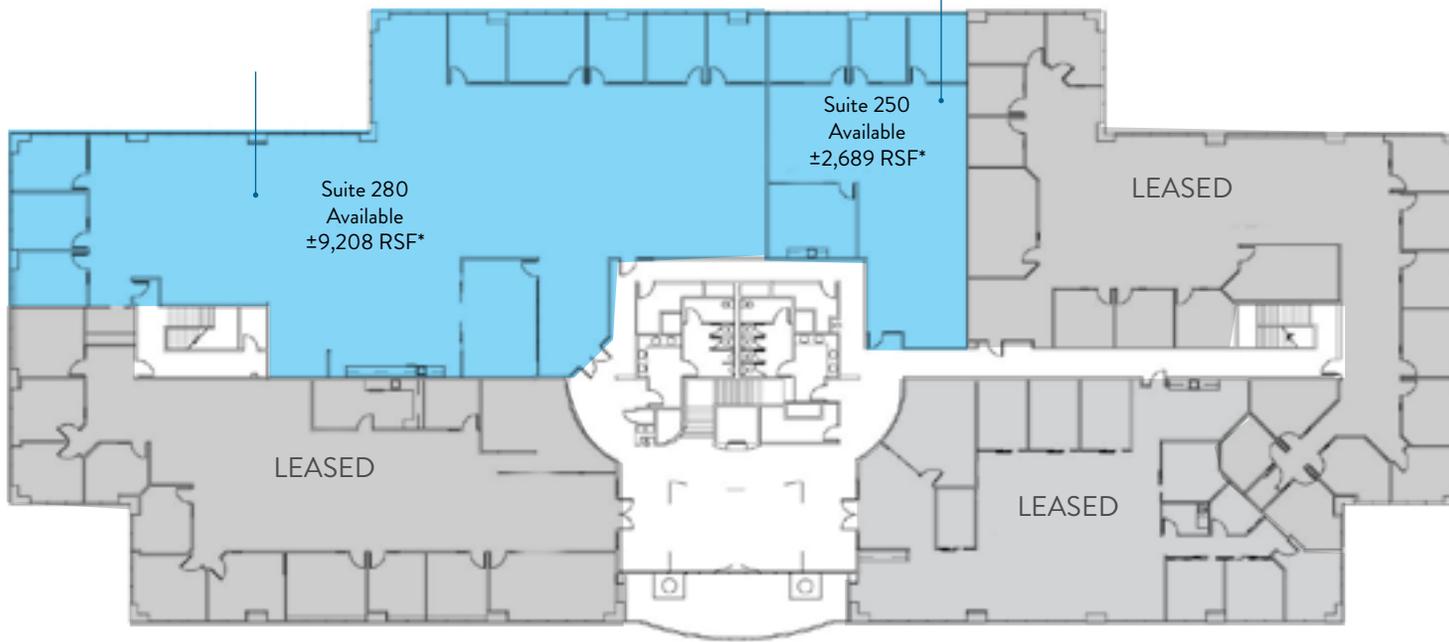
Click for Photos
of Suite 110



FLOORPLAN

SECOND FLOOR

Click for Photos
of Suite 250

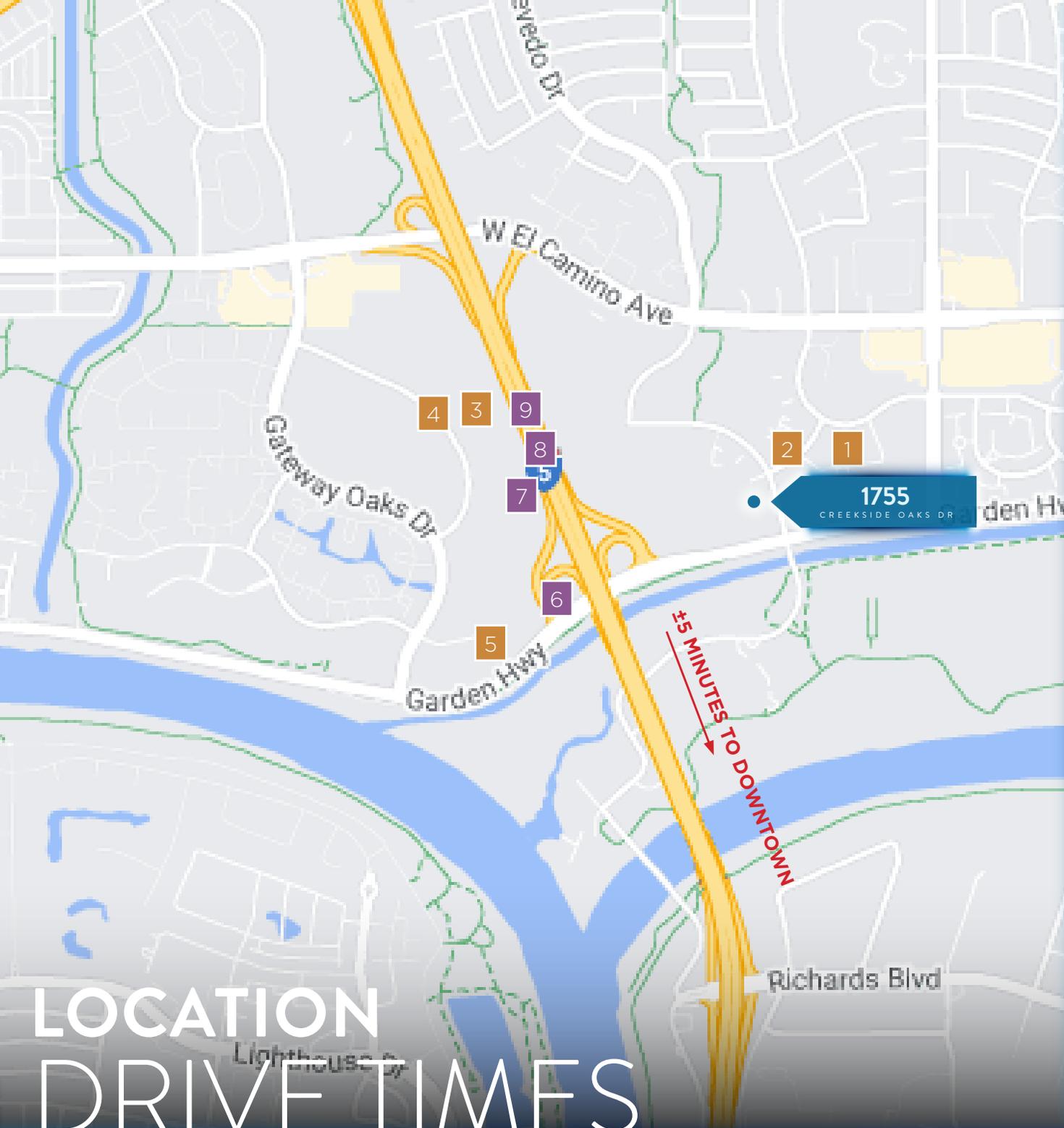


Suites 250 & 280 can be combined for a total of $\pm 11,897$ RSF



1755 CREEKSIDE OAKS DRIVE





- 1 Bel Air Market
Main Street Bagel Cafe'
Starbucks
Peet's Coffee
Subway
Ole' Mexican Foods
- 2 Bangkok City Thai Cuisine
Mezcal Grill
Cheers Sports Bar
Discount Cleaners
Pizza Guys
Grocery Outlet
- 3 Starbucks
Ruchi Indian Cuisine
Fogo de Minas Steakhouse
- 4 Golden 1 Credit Union
Subway
T&Z Chinese Restaurant
New York Pizza
Sushi King
- 5 Chevys Fresh Mex
Crawdads River Cantina
Pearl on the River
- 6 Courtyard by Marriott
- 7 Marriot Springhill Suites
- 8 Hilton Garden Inn
- 9 Residence Inn by Marriott

- **Downtown Sacramento**
±2.5 Miles | ±5 Minutes
- **Sacramento International Airport**
±8 Miles - ±10 Minutes
- **Downtown San Francisco**
±89 Miles - ±2 Hours

LOCATION DRIVE TIMES

1755

CREEKSIDE OAKS DRIVE

SACRAMENTO | CALIFORNIA



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-454 | 02/2026

NEWMARK



Pappas Investments

MATT HEACOX

t 916-569-2314
matt.heacox@nmrk.com
CA RE Lic# 01451720

TOM HEACOX

t 916-569-2315
tom.heacox@nmrk.com
CA RE Lic# 00913198

CHRIS LEMMON

t 916-367-6349
chris.lemmon@nmrk.com
CA RE Lic# 01506816