

INNOVATION CENTER AT THE CROSSINGS

2910 Ramona Avenue
Sacramento

±11,242 SF Available for Lease
Divisible to 1,200 SF

L I F E S C I E N C E L A B O R A T O R Y O P P O R T U N I T Y

NEWMARK

DAVID BRANDENBURGER
Managing Director

916-569-2310
david.brandenburger@nmrk.com
CA RE License #01408572

MATT HEACOX
Director

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

// PROPERTY HIGHLIGHTS

- + Life Science/Laboratory spec plan available
- + In an Opportunity Zone
- + Zoned MRD - Accommodates innovative technology businesses & related support services
- + Expansive office glassline, high-end finishes with open floor plan
- + ±1,000 feet to California State University, Sacramento campus
- + Direct connection to Folsom Blvd., 65th Street Gold Line Light Rail Station and Sacramento State University via Ramona Avenue extension
- + Fiber ready through Consolidated Communications
- + Power: Building has 2,000A, 3-phase installed with a 200A house panel & six-400A future services
- + Could be suitable for cafe', co-worker space, makers space, biotech, life science, laboratory, green energy, STEM, etc.
- + On-site management, 24-hour security, abundant parking
- + Electric vehicle charging stations & LEED certified



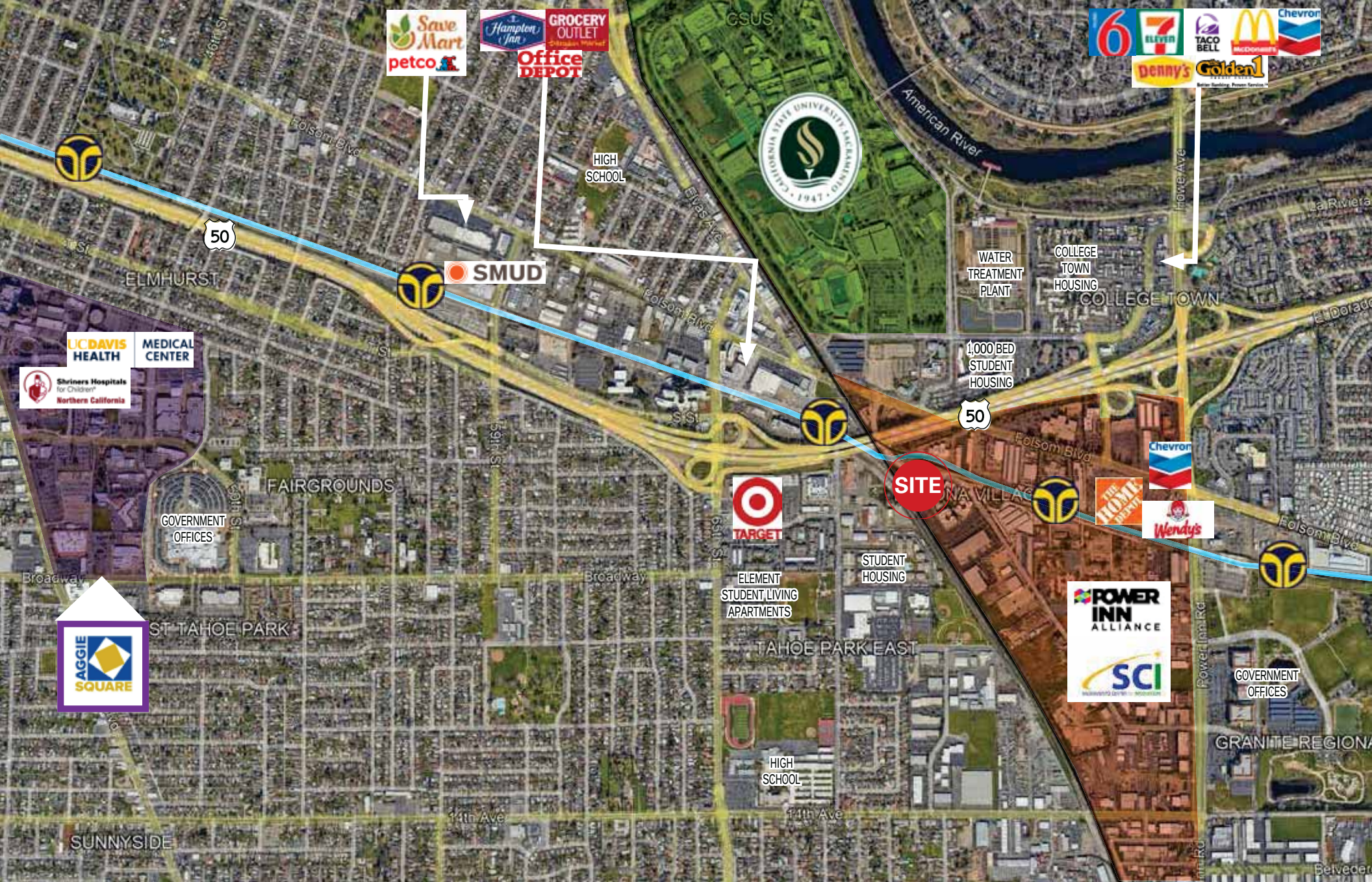
// GALLERY



CONCEPTUAL CONCEPT



CONCEPTUAL CONCEPT



// LOCATION AERIAL

NEWMARK

// NOTABLE SURROUNDING AREA NOTES



POWER INN ALLIANCE:

Power Inn Alliance creates and strengthens the physical, business and economic conditions of the Power Inn community. This is achieved through a collaborative approach to advocacy, beautification, civic partnership, security, transportation, marketing and communication.

Power Inn Alliance is the property-based business improvement district (PBID), created in 2006 to "Advocate for business, transportation and community". The district is located in the southeastern quadrant of the city of Sacramento and is home to over 10,000 businesses which creates over 29,000 direct jobs and produces over \$3.2 billion in annual economic output. It serves as the city's manufacturing core with over 62% of the city's manufacturing base taking place in the 6.2 mile area*. It is also home to the future Sacramento Center for Innovation.



SACRAMENTO CENTER FOR INNOVATION:

Over two years ago, the City of Sacramento adopted a specific plan for the 240 acre industrial area south of the Sac State Campus entitled the Sacramento Center for Innovation (SCI) of which Sac State owns 25 acres in the middle of the plan area.

In partnership with the City, Sac State can create a research park that will not only be a leading showcase for our City, but an asset to our community, and workforce and the State. It will retain and grow the level of talent we need in Sacramento to attract investment and business. For comparison, Googleplex, Google's original Headquarters site in Mountain View, is currently 26 acres. The Sacramento Center for Innovation is located in the middle of the Power Inn Alliance Business Improvement District which is home to 62% of the existing manufacturing jobs in the City of Sacramento



SACRAMENTO STATE UNIVERSITY:

Sacramento State University is a 300-acre campus with over 31,500 students; 29,000 undergraduates and 1,800 administrative staff.

- Sac State is one of only 27 universities accepted into the Inclusive STEM Teaching Project by the National Science Foundation
- Civil Engineering is ranked 8th in the nation among non-doctorate engineering programs
- Sac State is the first and only California State University to offer a paramedic program
- A team of researchers demonstrated that therapeutic agents that appear to block the transmission of HIV might also work against the coronavirus and other deadly infections



AGGIE SQUARE:

Aggie Square is a \$1.1 billion project mostly on property owned by UC Davis. It would expand the university's Sacramento campus, creating a state-of-the-art hub for research, innovation and education. The project includes the construction of four large buildings – approximately 1 million square feet – that would be used for classrooms, public and privately funded research labs, commercial office space and student housing. Aggie Square also would feature public plazas and other outdoor areas that would connect the campus to the community.



UC DAVIS HEALTH & MEDICAL CENTER:

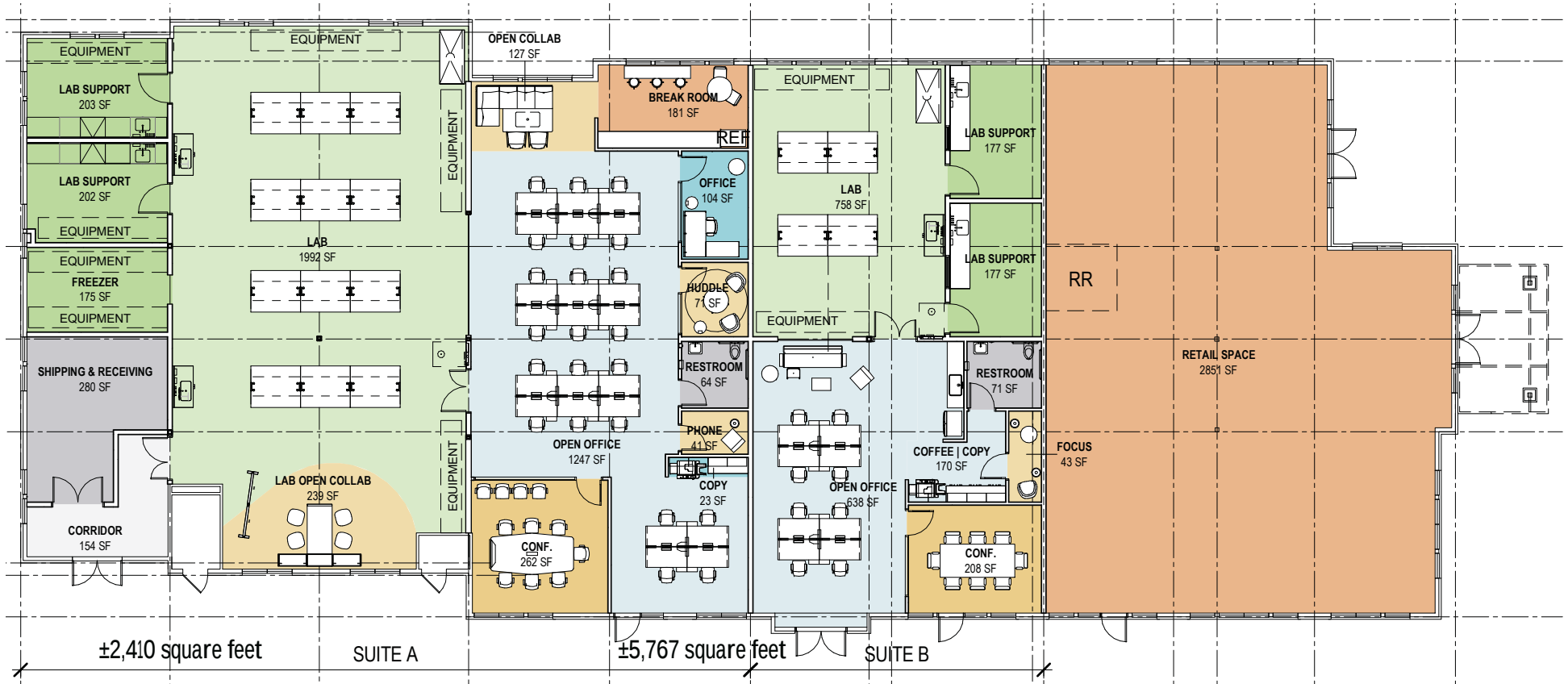
The 646-bed acute-care teaching hospital maintains an annual budget of roughly \$1.7 billion. UC Davis typically admits approximately 30,000 patients per year and handles more than 800,000 visits. The medical center's emergency room sees close to 200 patients per day on average. In its 2022-23 survey, U.S. News & World Report ranked UC Davis Medical Center as one of the nation's best hospitals in nine adult medical specialties, including cancer; cardiology & heart surgery; diabetes & endocrinology; ear, nose and throat; geriatrics; neurology & neurosurgery; obstetrics & gynecology; orthopedics; and pulmonology & lung surgery. They also ranked as high-performing in gastroenterology & GI surgery and in urology. They are consistently recognized as the number 1 hospital in the Sacramento area and among the top 10 in California.

// SITE PLAN

Student Housing



// LAB/FLOOR PLAN



CONCEPTUAL FLOOR PLAN - ±11,242 SQUARE FEET AVAILABLE - DIVISIBLE TO 1,200 SQUARE FEET



INNOVATION CENTER AT THE CROSSINGS

L I F E S C I E N C E L A B O R A T O R Y O P P O R T U N I T Y

NEWMARK

DAVID BRANDENBURGER
Managing Director

916-569-2310
david.brandenburger@nmrk.com
CA RE License #01408572

MATT HEACOX
Director

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