

FOR LEASE

UNIVERSITY PARK CENTER

*Sacramento's Most Central
Class A Office Park*

455, 555, 575, 601, 655 AND 701
UNIVERSITY AVENUE, SACRAMENTO, CA



KIDDER.COM

UNIVERSITY
PARK
CENTER

km Kidder
Mathews

UNIVERSITY PARK CENTER



These one and two-story garden style office buildings offer a beautiful, unique, park-like setting with extensive, lush landscaping and immediate access to the American River bike trail.

Lush, mature landscaping in a campus like setting

Fitness center with shower facilities, lap pool and access to the American River bike trail

Twenty-four-hour key card access system

On-site security patrolling throughout

Ample parking (4 spaces/1,000 square feet)

On-site management office with engineers and day porters

Conference facility with audio/visual technology

Proximity to numerous popular restaurants, business services & CA State University Sacramento

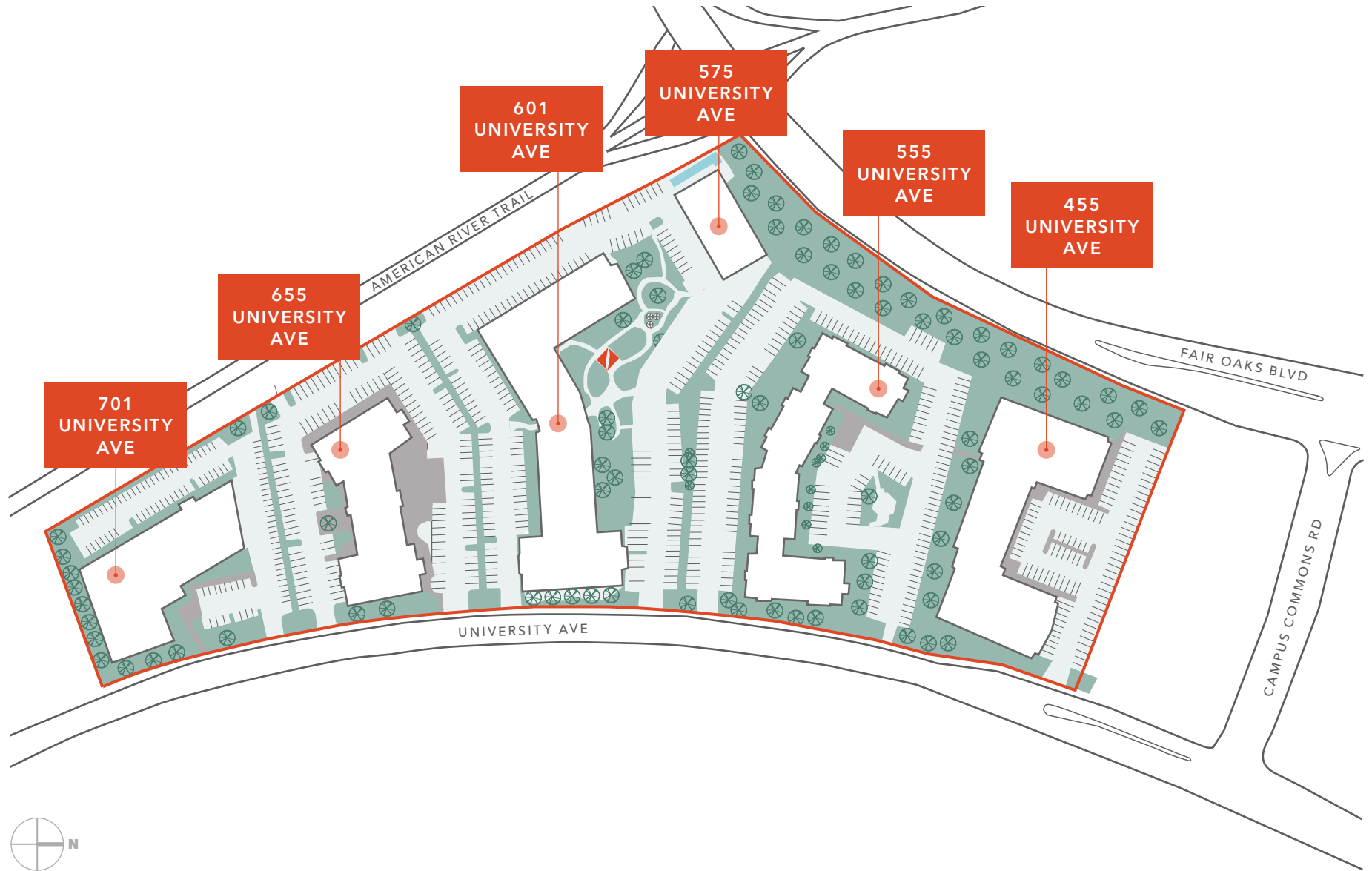
Please Inquire for Lease Rates

Suite sizes available from 350 SF to 7,000 SF

UNIVERSITY PARK CENTER



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COMMON AREA CONFERENCE ROOM



LAP SWIMMING POOL



RENOVATED FITNESS ROOM



COMMON AREA CAFÉ



WHERE YOU WANT TO BE

RESTAURANTS & BARS

- 01 Zocalo University Village
- 02 Buckhorn BBQ & Grill
- 03 Ruth's Chris Steak House
- 04 Wildwood Kitchen & Bar
- 05 Piatti
- 06 Twin Peaks
- 07 Mimosa House
- 08 Bacon & Butter
- 09 Cracker Barrel
- 10 Bennett's
- 11 Café Bernardo
- 12 Zinfandel Grill
- 13 Selland's

RECREATION & PARKS

- 01 American River Trail
- 02 American River
- 03 University Park
- 04 Granite Regional Park
- 05 Guy West Walking Bridge
- 06 Glenn Hall Park
- 07 Rio Del Oro Sports Club

RETAIL CENTERS

- 01 The UV
- 02 Pavillions Shopping Center
- 03 Loemann's Plaza
- 04 Lyon Village Shopping Center
- 05 Camelia Center
- 06 The Boulevard

SCHOOLS/HOSPITALS

- 01 CA State University Sacramento
- 02 Sacramento County Day School
- 03 St Mary Parish School
- 04 Phoebe A. Heart Elementary School
- 05 St Francis High School
- 06 Mercy General Hospital (39th & J St)
- 07 UC Davis Hospital
- 08 Shriner's Children's Hospital

Benefits & Features

LANDSCAPING	Beautiful & well-maintained landscaping throughout the park
PARKING	Free & abundant parking that surrounds each building
LOBBIES	Architecturally designed new lobbies with furnished with directory signs
COMMON AREAS	Accessible and beautiful common area gathering places to use & enjoy
FITNESS CENTER	Completely renovated fitness facilities with equipment, lockers, showers & swimming pool
CONFERENCE ROOMS	Large, medium and small common area conference rooms free to use by tenants with tables and seating along with updated A/V technology
PROPERTY MANAGEMENT ON-SITE	Property managers and engineers are located within the office park so they can quickly reply to any tenant needs
SECURITY ON-SITE	Full-time security on-site during all business hours
RESTAURANTS & SHOPPING	Dozens of top-rated restaurants and retailers within walking distance
SACRAMENTO STATE UNIVERSITY & AMERICAN RIVER	University Park Center backs up to the American River and Sacramento State University is walking distance away offering relaxing sitting areas and restaurants to visit
DAY PORTERS ON-SITE	Day porters circulate throughout the park daily, cleaning restrooms, parking areas, lobbies and assisting tenants
FLEXIBLE OFFICE SIZES	Spaces available from 350 SF to 7,000 SF. Tenants can grow or downsize within the project as needed so they do not need to relocate



TENANT PROFILES



Additional Tenants

Acrisure of California

Bass Underwriters

Curtis Legal Group

Dahl Law

Demmon Properties

Douglas + Liebig

Goodwin Consulting Group

Greenspan Adjusters

Grotewohl Law

Longyear & Lavra LLP

Selland's Family Restaurants

The HLA Group

Zanjero

ZFA Engineers

UNIVERSITY PARK CENTER



701 UNIVERSITY AVENUE



LOCATED ADJACENT TO THE AMERICAN RIVER & SACRAMENTO STATE UNIVERSITY



BEAUTIFUL LANDSCAPE ARCHITECTURE



SHADED OUTDOOR SEATING



601 UNIVERSITY AVENUE

CAMPUS COMMONS/ EAST SACRAMENTO DEMOGRAPHICS

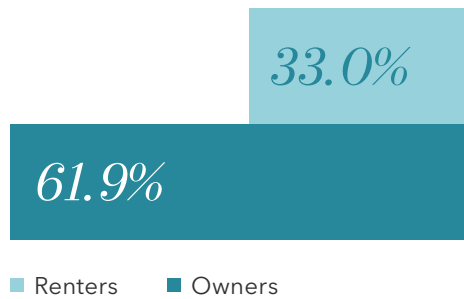
18,980
POPULATION

2.13
AVG HH SIZE

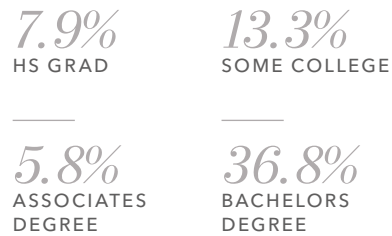
\$162,312
AVG HH INCOME

37.2
MEDIAN AGE

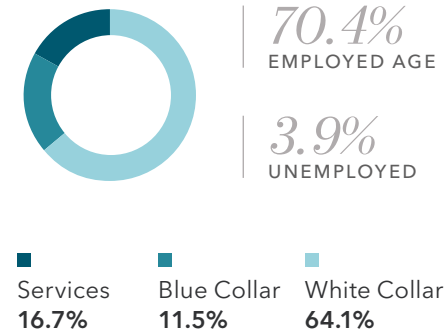
HOME OWNERSHIP



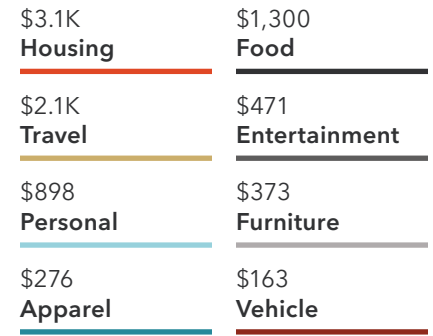
EDUCATION



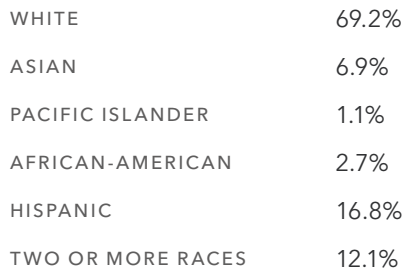
EMPLOYMENT



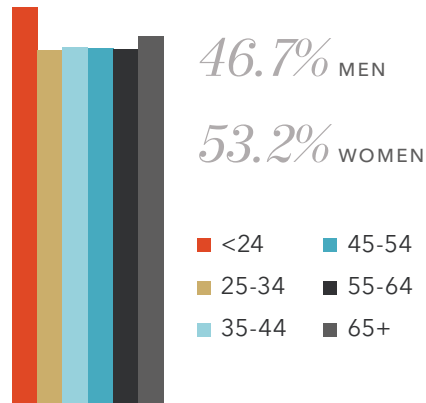
HOUSEHOLD SPENDING



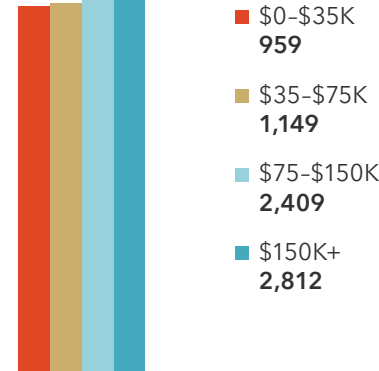
RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD



Source: ESRI

UNIVERSITY PARK CENTER



HIGHLY- ACCESSIBLE LOCATION

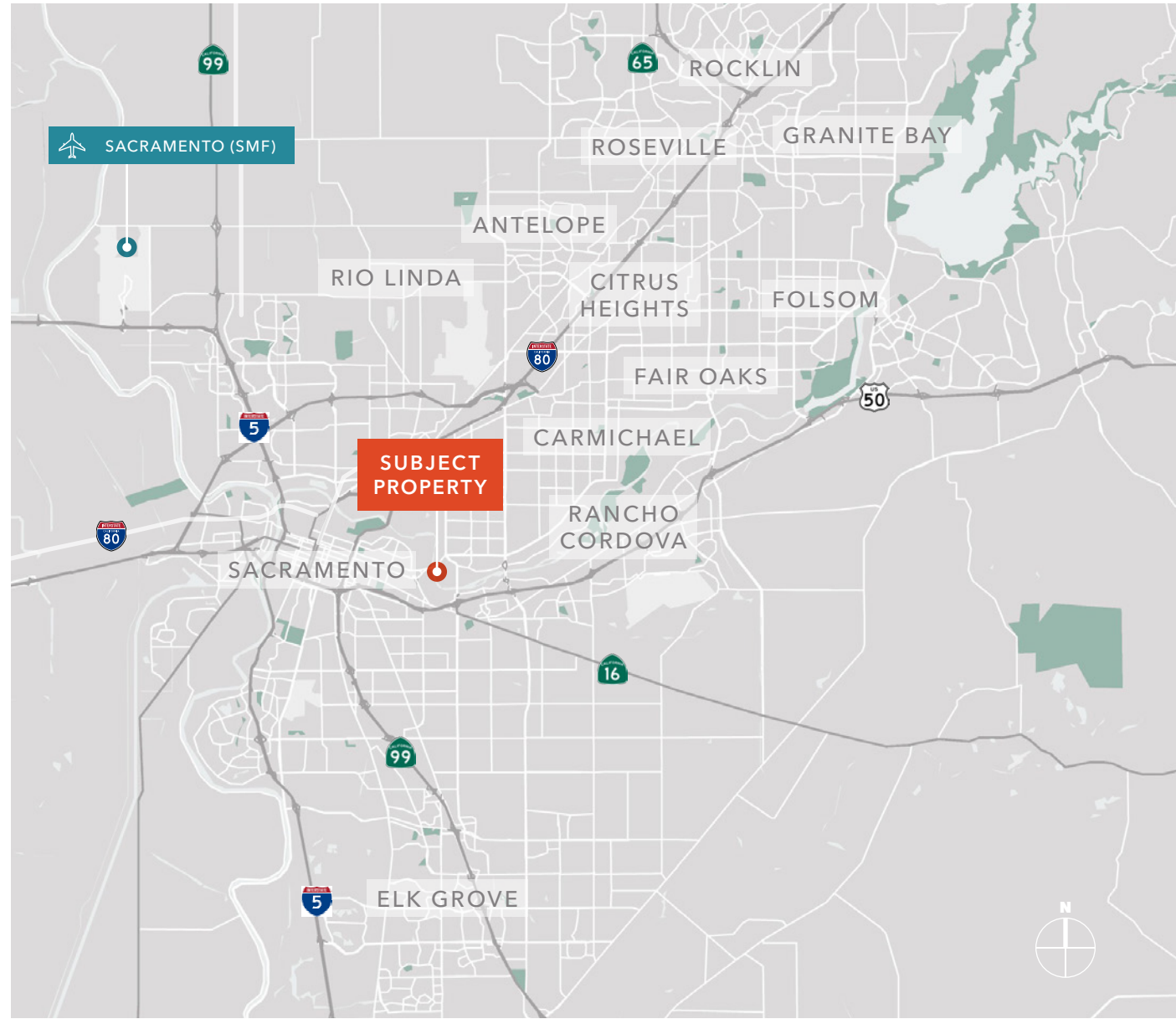
Close proximity to some of the region's finest shopping and eating establishments

Optimal location which provides easy access to downtown and Highways 50 & 80

Immediate access to the American River bike trail

5 MIN
HIGHWAY 50

10 MIN
BUSINESS 80



THE EDGE IN YOUR MARKET

We know the West Coast. In fact, we're its largest independent commercial real estate firm.

For over 50 years, our clients have gotten the best of both worlds – independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast. Today Kidder Mathews has over 900 real estate professionals and staff in 20 offices in Washington, Oregon, California, Nevada, and Arizona.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our



clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, asset services, consulting, project and construction management, and debt and equity finance services for all property types.

Commercial Brokerage

\$12B

ANNUAL TRANSACTION VOLUME

500+

NO. OF BROKERS

Asset Services

53M SF

MANAGEMENT PORTFOLIO SIZE

771+

ASSETS UNDER MANAGEMENT

Valuation Advisory

2,600

ASSIGNMENTS ANNUALLY

46/23

TOTAL NO. OF APPRAISERS/MAI'S

AWARD-WINNING SERVICES

Inc 5000 Fastest Growing	6X
Times Ranked as a Largest CRE Firm	170X
Awards for best places to work	85X
National Awards CRE Marketing	7X



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*For more information on
this property, please contact*

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UNIVERSITY
PARK
CENTER

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