

# 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](mailto:matt.heacox@nmrk.com)

CA RE Lic# 01451720

**TOM HEACOX**

t 916-569-2315

[tom.heacox@nmrk.com](mailto:tom.heacox@nmrk.com)

CA RE Lic# 00913198

**CHRIS LEMMON**

t 916-367-6349

[chris.lemmmon@nmrk.com](mailto:chris.lemmmon@nmrk.com)

CA RE Lic# 01506816

1755 CREEKSIDE OAKS DRIVE

DOWNTOWN  
SACRAMENTO



MINUTES  
TO DOWNTOWN SACRAMENTO

## 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**

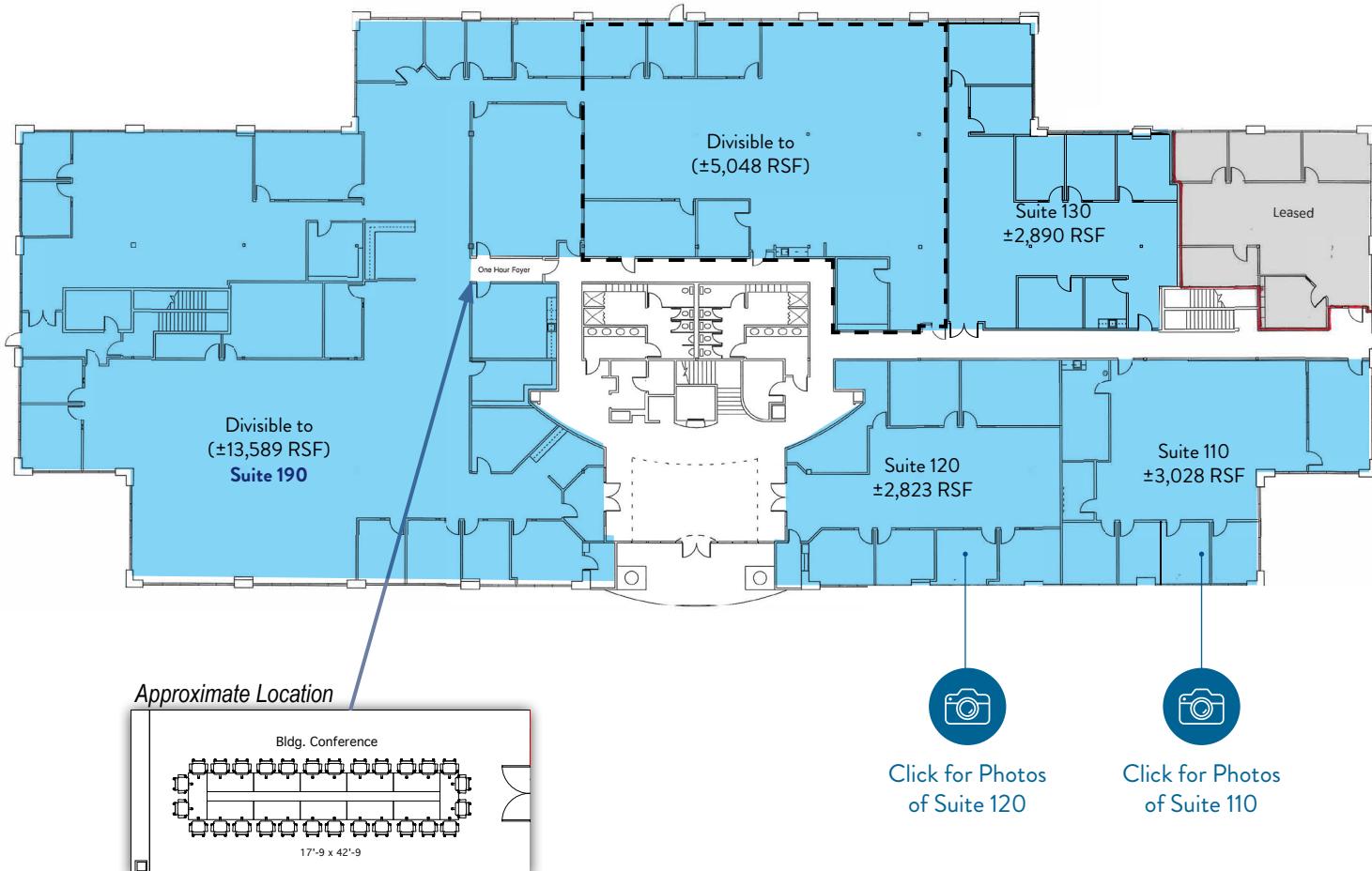
(Can be combined for a total of  
±11,897 RSF)

- 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

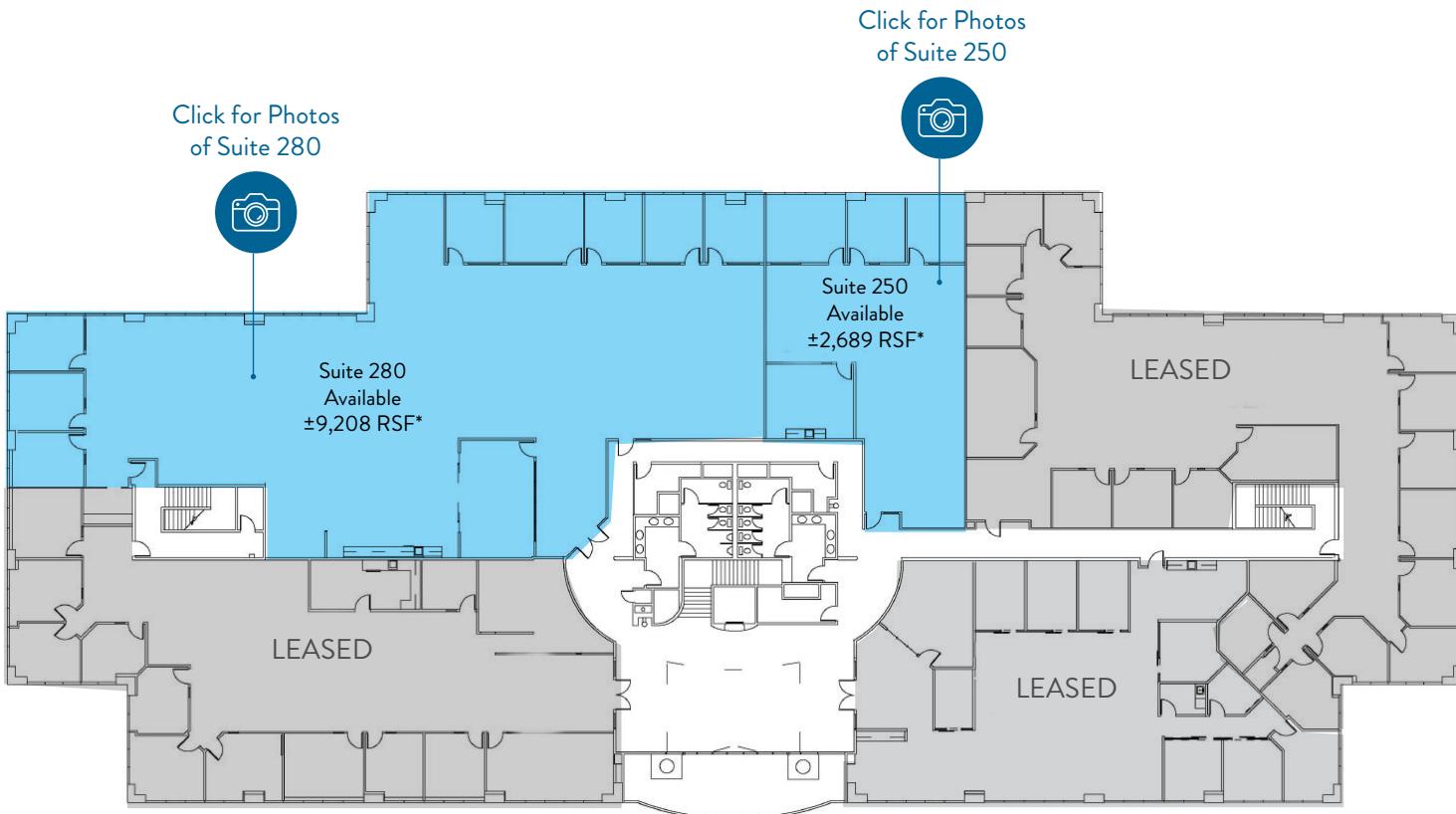
### FIRST FLOOR



**Shared Conference Facility**  
Launching in Q2 2025



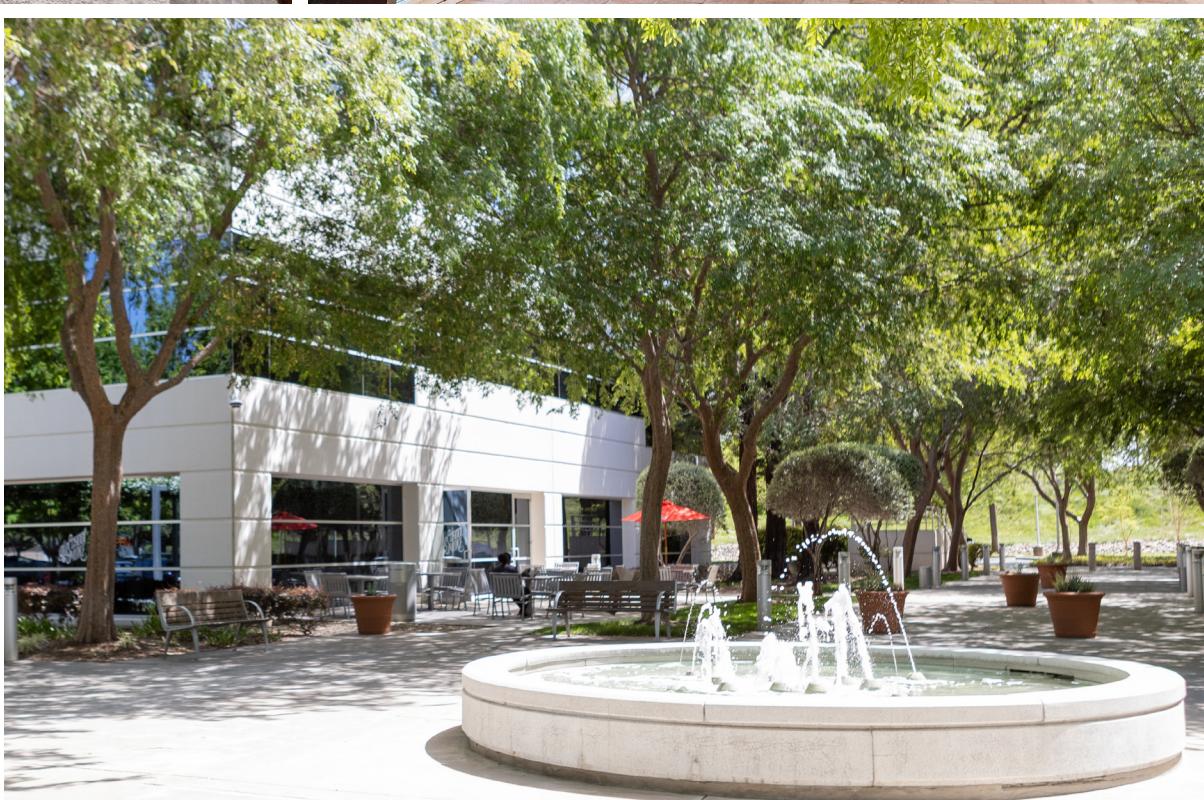
## FLOORPLAN SECOND FLOOR

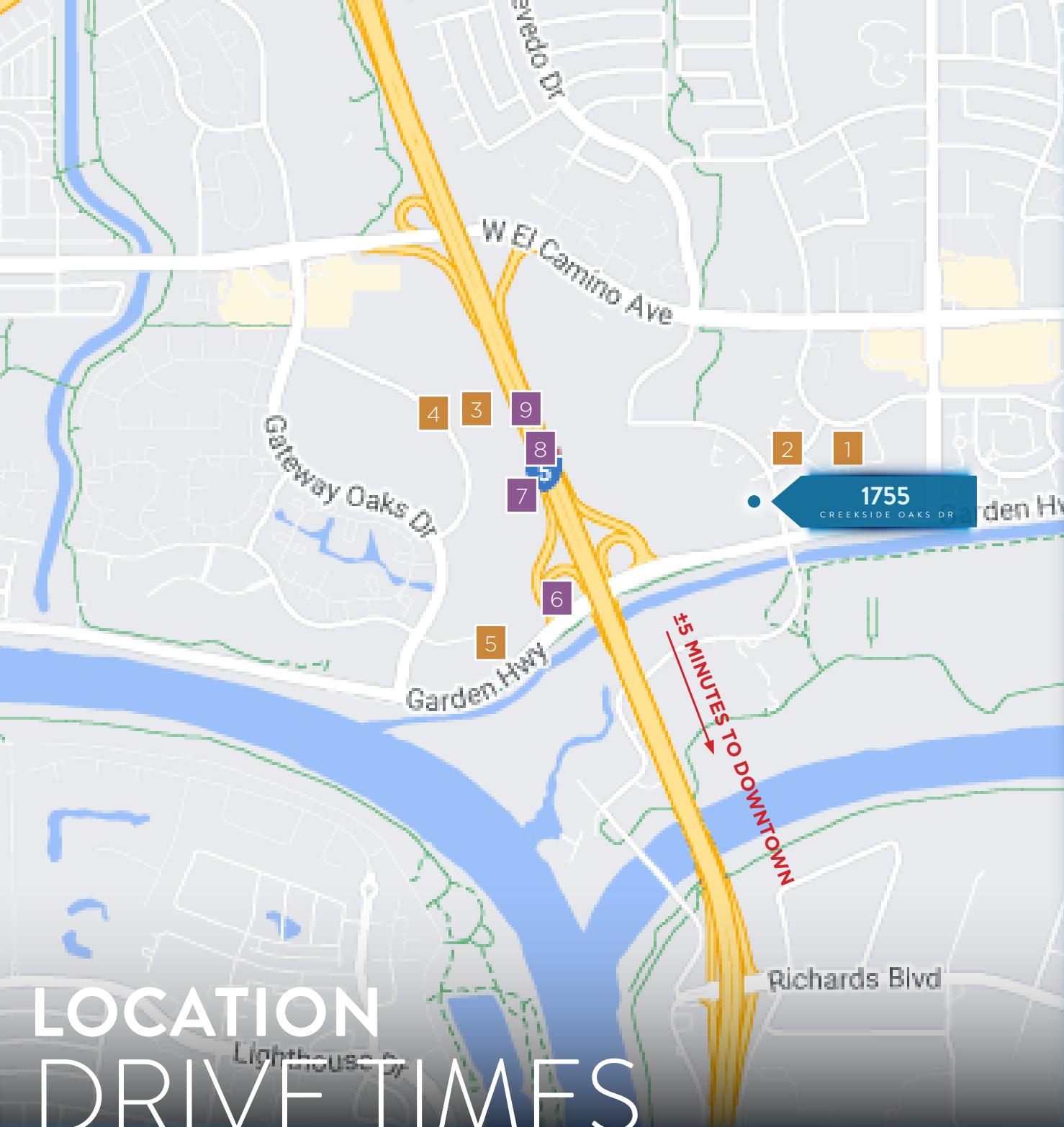


Suites 250 & 280 can be combined for a total of ±11,897 RSF



# 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**  
 $\pm 2.5$  Miles |  $\pm 5$  Minutes
- **Sacramento International Airport**  
 $\pm 8$  Miles -  $\pm 10$  Minutes
- **Downtown San Francisco**  
 $\pm 89$  Miles -  $\pm 2$  Hours

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