



LS LAGUNA SPRINGS
CORPORATE CENTER

For Lease // 8200 & 8220 Longleaf Drive, Elk Grove, CA

NEWMARK

*Pictured Building is Building at 8220 Longleaf Drive
8200 Longleaf Drive is permit ready*



Project Highlights

8200 Longleaf Drive

PERMIT READY

110,000 SF, 4-Story Class "A" Office Building

Can be delivered within 12 months of mutual lease execution and space plan approval.

8220 Longleaf Drive

3rd Floor Available: ±7,156 RSF

4th Floor Available: ±11,205 RSF

Project summary

Laguna Springs Corporate Center includes over 686,000 square feet of professional office buildings including, most recently, a 272,000 square foot build-to-suit for California Correctional Health Services as the anchor tenant. The last building to be constructed in Laguna Springs Corporate Center is situated at 8200 Longleaf Drive.

Adjacent amenities with a walking path from Laguna Springs Corporate Center to the Laguna Gateway retail center include over 655,000 square feet of retail shopping developed with tenants including Best Buy, Bed Bath & Beyond, Old Navy, Home Depot, TJ Maxx, Sprouts, Ulta and a variety of fast food and fine dining restaurants.

Elk Grove is an affluent suburban city that has been one of the fastest-growing cities in the Sacramento Metro area, and a favorite of Bay Area residents searching for affordability. Home to one of the best school systems in the Sacramento area, the submarket is a desirable place for families and young couples getting ready to start families and plant roots.



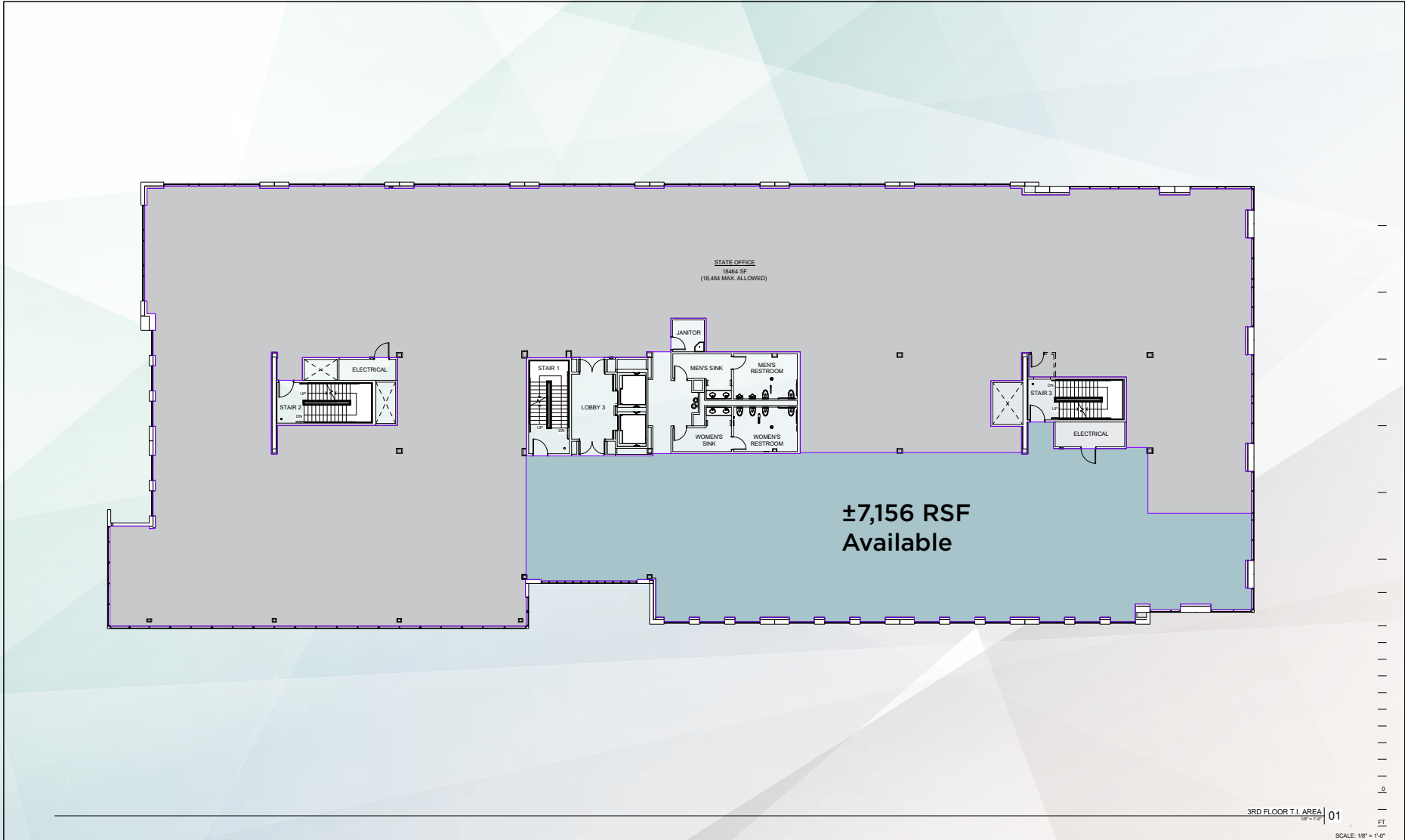
8200 & 8220 Longleaf Drive. Elk Grove. CA

NEW MARK



8220 LONGLEAF DRIVE 3rd floor

8200 & 8220 Longleaf Drive, Elk Grove, CA



3RD FLOOR T.I. AREA | 01
SCALE: 1/8" = 1'-0"

Laguna Springs Corporate Center
Building "B" T.I.

8220 Longleaf Drive, Elk Grove, CA 95758

3RD FLOOR SQUARE
FOOTAGE STUDY

DATE: 06/08/2016
PROJECT NO: 1146-0004
SCALE: 1/8" = 1'-0"
SHEET: ASK-1

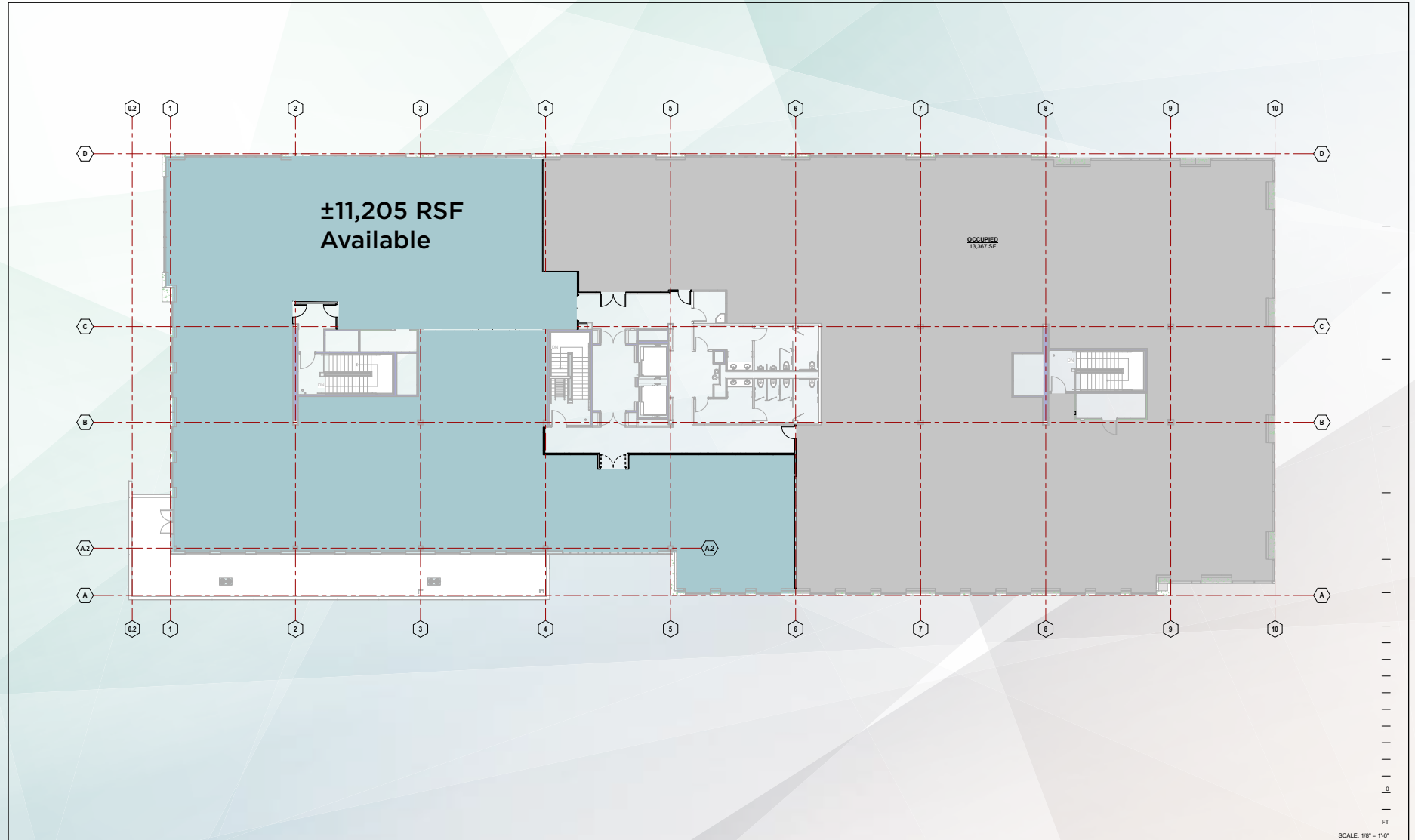


NEW MARK



8220 LONGLEAF DRIVE 4th floor

8200 & 8220 Longleaf Drive, Elk Grove, CA



SCALE: 1/8" = 1'-0"

Laguna Springs Corporate Center
Building "B" 4TH FLOOR

8220 Longleaf Drive, Elk Grove, CA 95758

OPTION 1

DATE: 04/11/19
PROJECT NO: 1146-0004
SCALE: 1/8" = 1'-0"
SHEET: A1

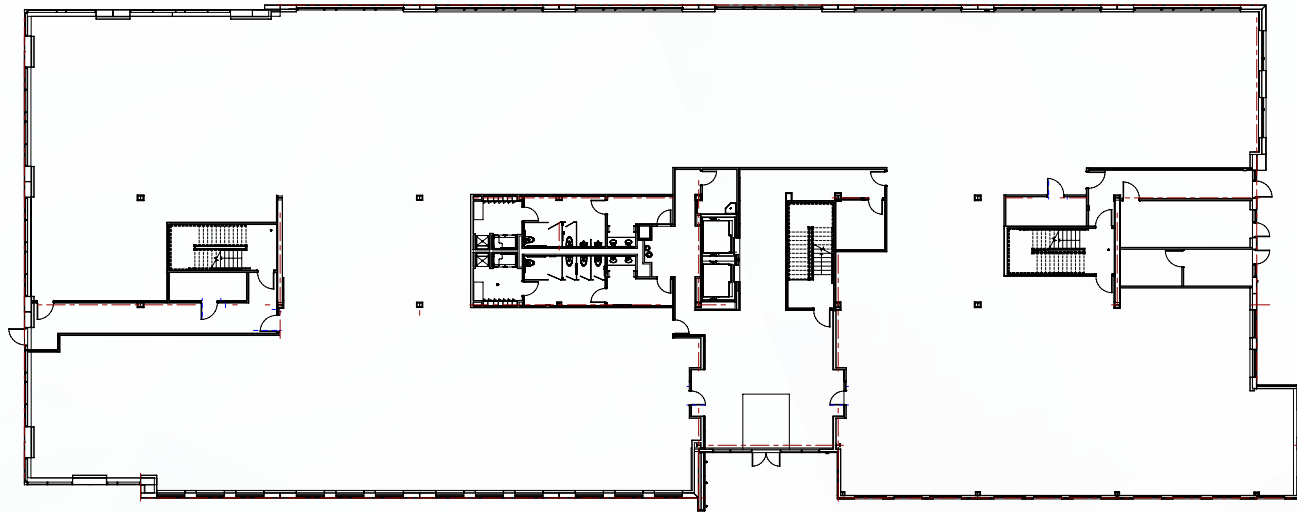


NEW MARK

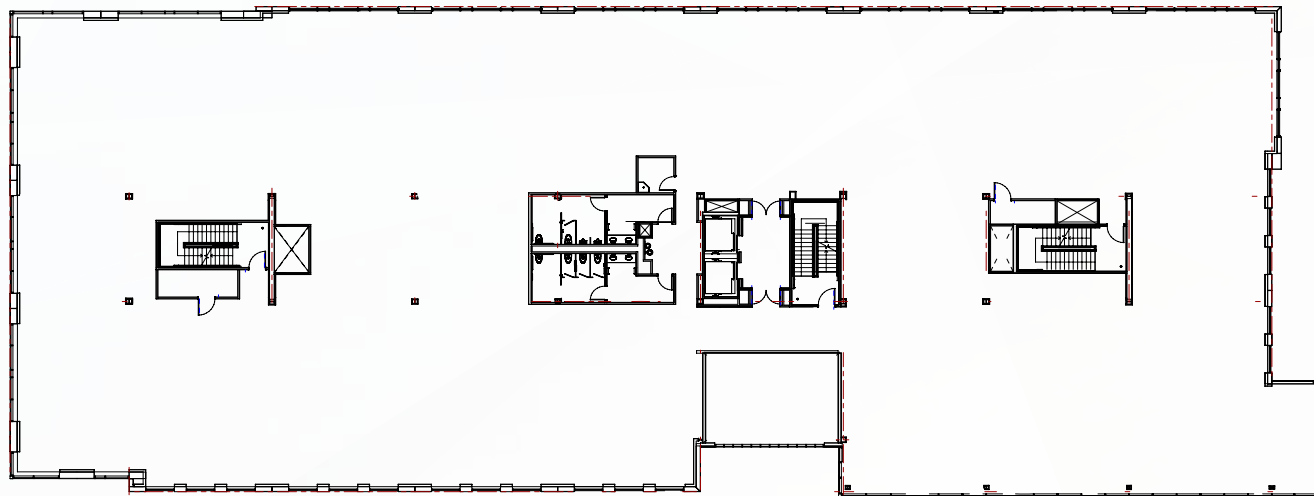


8200 LONGLEAF DRIVE

Building A \ 1st Floor



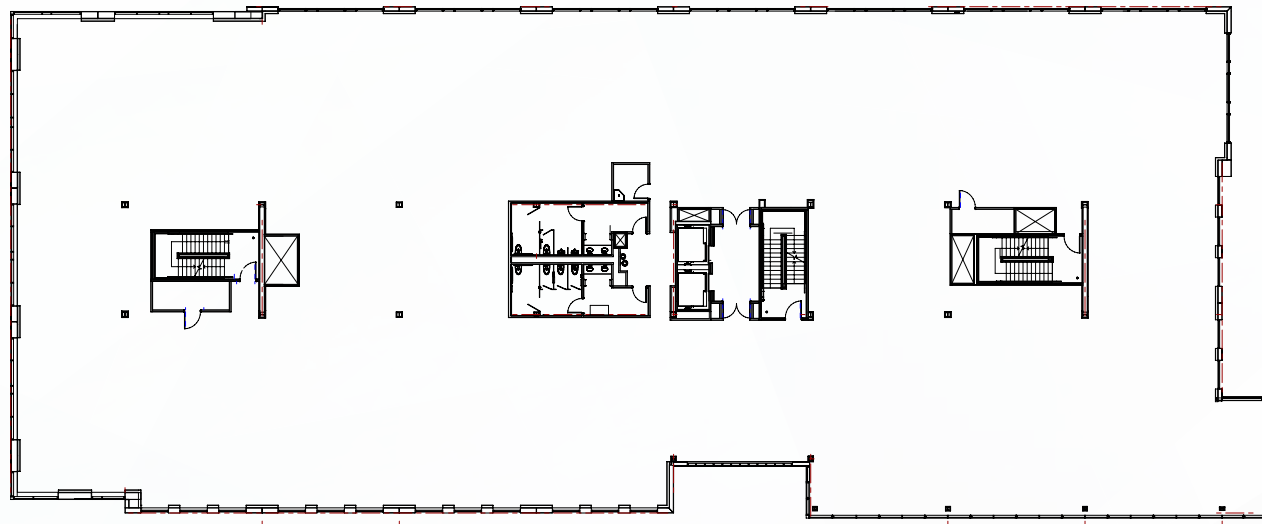
Building A \ 2nd Floor



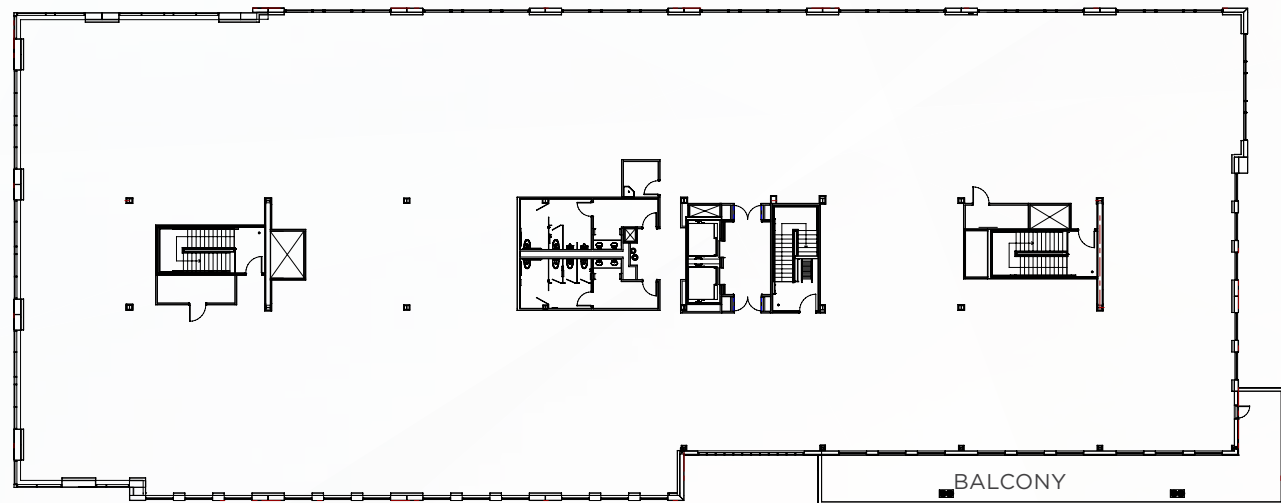


8200 LONGLEAF DRIVE

Building A \ 3rd Floor



Building A \ 4th Floor





AMENITIES AERIAL

8200 & 8220 Longleaf Drive, Elk Grove, CA



NEW MARK



LS LAGUNA SPRINGS CORPORATE CENTER

**8200 & 8220 Longleaf Drive
Elk Grove, CA**

Tom Heacox
Executive Managing Director
t 916-569-2315
tom.heacox@nmrk.com
CA RE License # 00913198

David Brandenburger
Managing Director
t 916-569-2310
david.brandenburger@nmrk.com
CA RE License # 01408572

980 Ninth Street, Suite 2500 Sacramento, CA 95814

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. 17-1123.1/22

NEWMARK