FOR **SALE** & **LEASE** WITH TURN-KEY IMPROVEMENTS

2101 Arena Blvd., Sacramento, CA 95834

REDUCED PRICE!

EXCLUSIVE LISTING AGENTS:

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GRACEADA PARTNERS

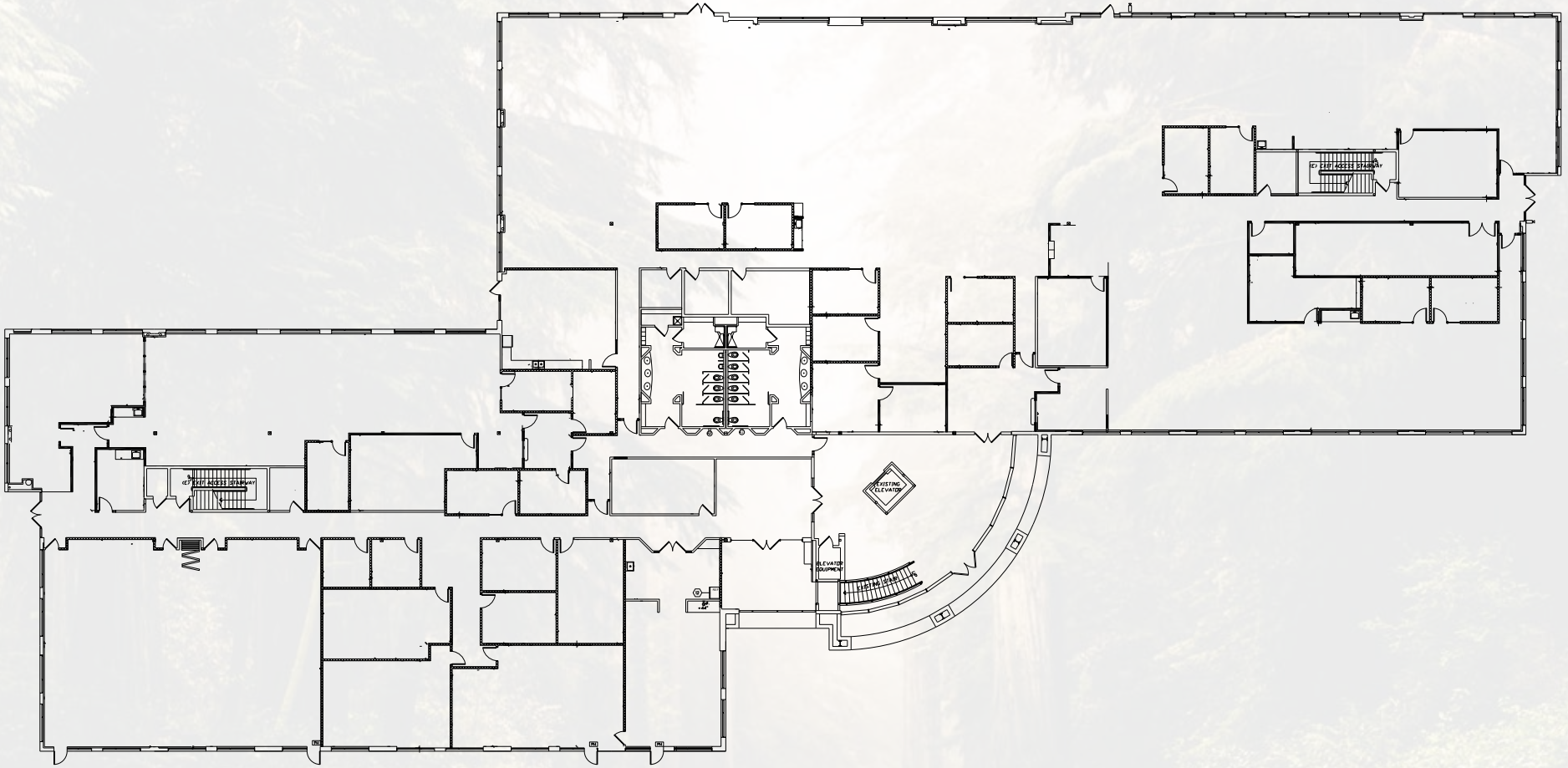
- Available detailed floor plans with layouts
- $3M spent on interior improvements, offering turn-key spaces ready for occupancy.
- Building top signage available/Upscale monument signage.
- Excellent freeway access to the I-5 and I-80 interchanges.
- Designed with artistry and craftsmanship in mind.
- Elegant glass and stainless-steel entrance.
- Impressive 30-foot lobby with a winding staircase to second-floor suites.
- Enhancements include aesthetically pleasing colors and upgraded common areas.
- Separate men's and women's showers.
- Advanced communication systems and Sonitrol pre-wiring.
- Generous parking ratio of four stalls per 1,000 square feet.
- Located in the vibrant North Natomas submarket, Sacramento city limits.
- Only 10 minutes from the central business district and Sacramento International Airport.
- Surrounded by restaurants, retail shopping, banking, and support services.
- Close to high-density and upscale residential neighborhoods.

Property Summary

Offering Sale Price:	~~$12,152,000~~ ~~($155/RSF)~~ $9,800,000 ($125/RSF)
Offering Lease Price:	$1.75/SF, Full Service
Land Area:	±5.33 Acres
APN#:	225-0070-093
Zoning:	EC-40-PUD
Year Built:	2000
Building Sq. Ft.:	±78,400 SF
First Floor:	±37,218 SF
Second Floor:	±19,835 to 41,182 SF
Stories:	2
Parking:	312 Spaces

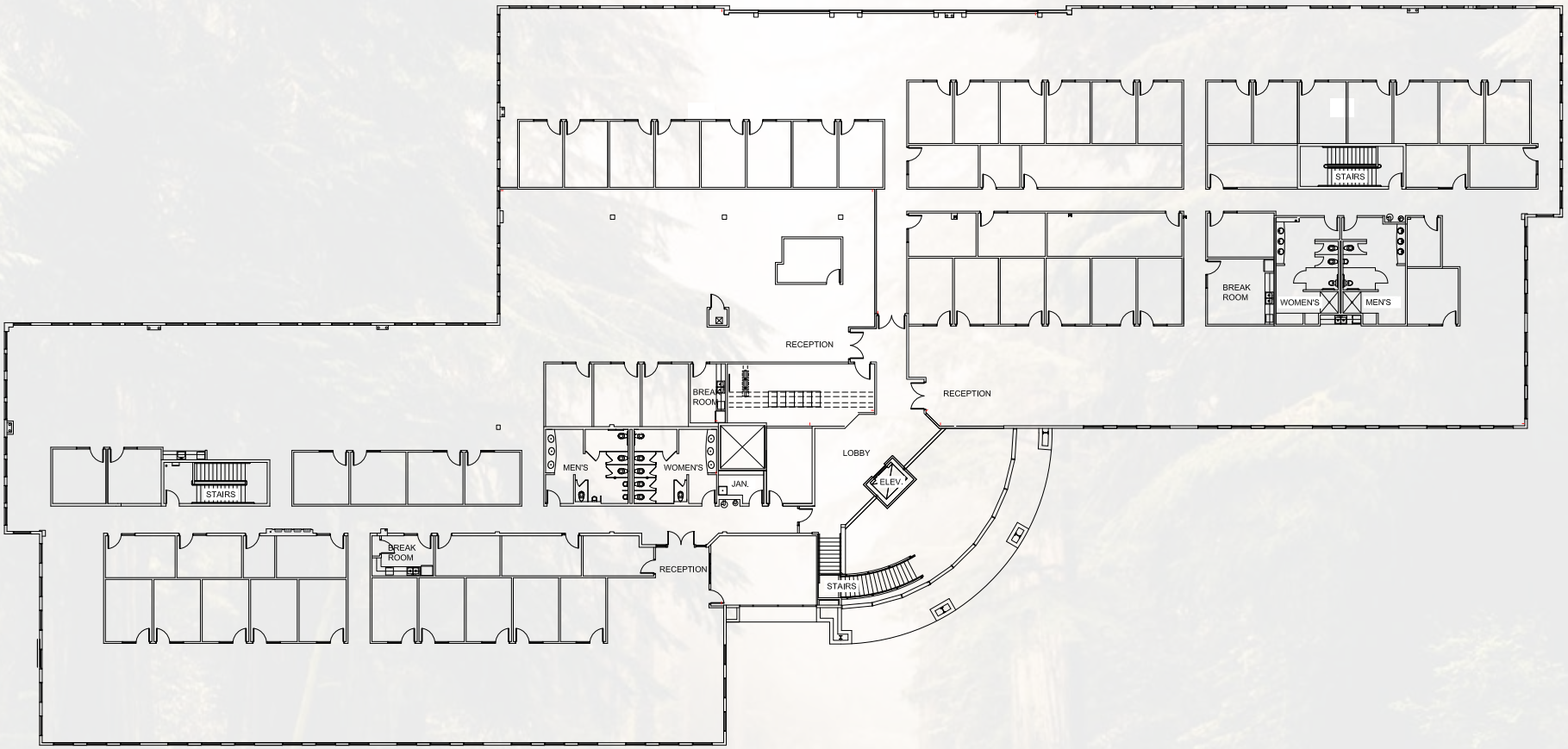
FIRST FLOOR **PLAN**

- ±37,218 SF
- 14 Private Offices
- 5 Conference Rooms
- 2 Training Rooms



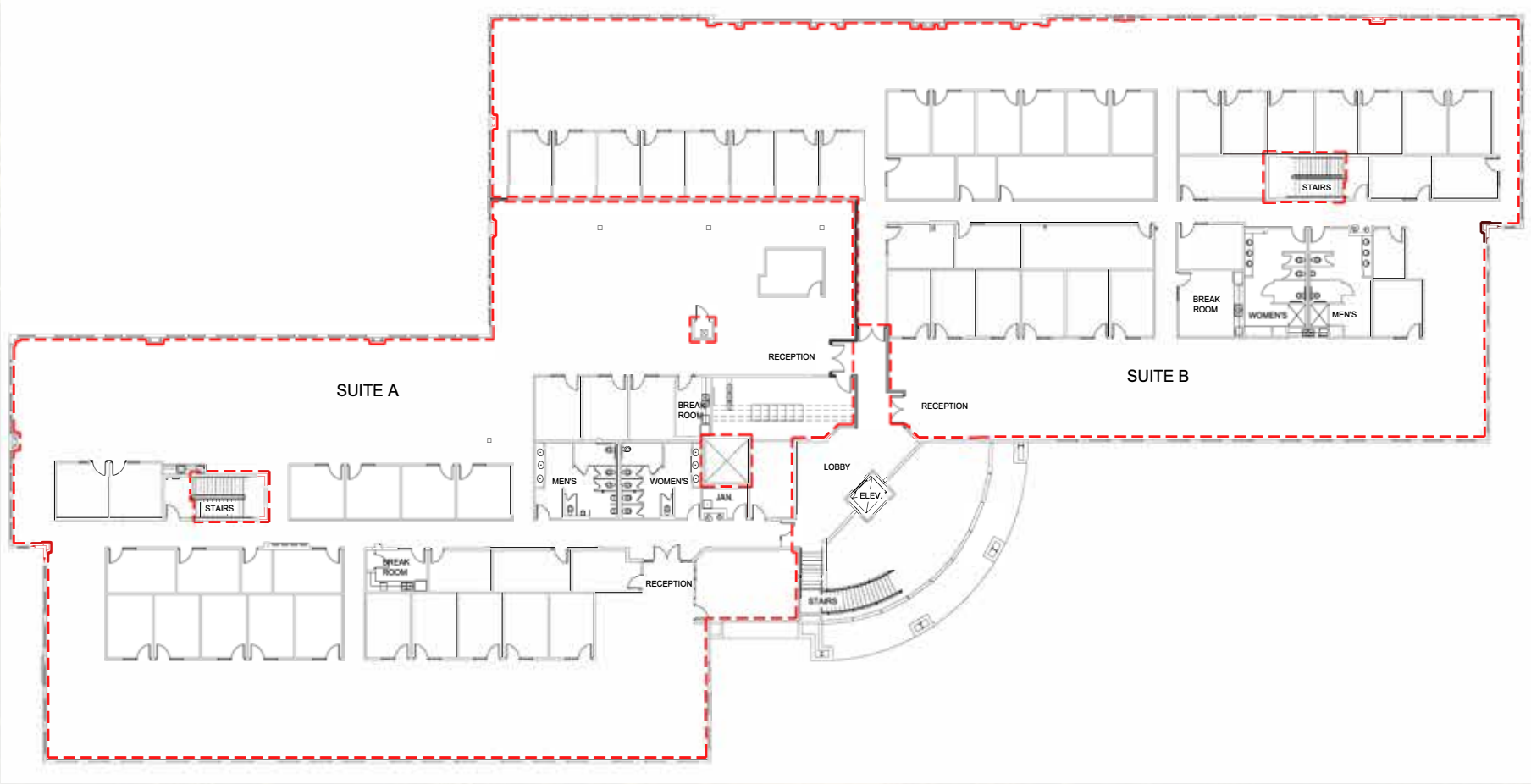
SECOND FLOOR **PLAN**

- ±41,182 SF
- 47 Private Offices
- 1 Conference Room

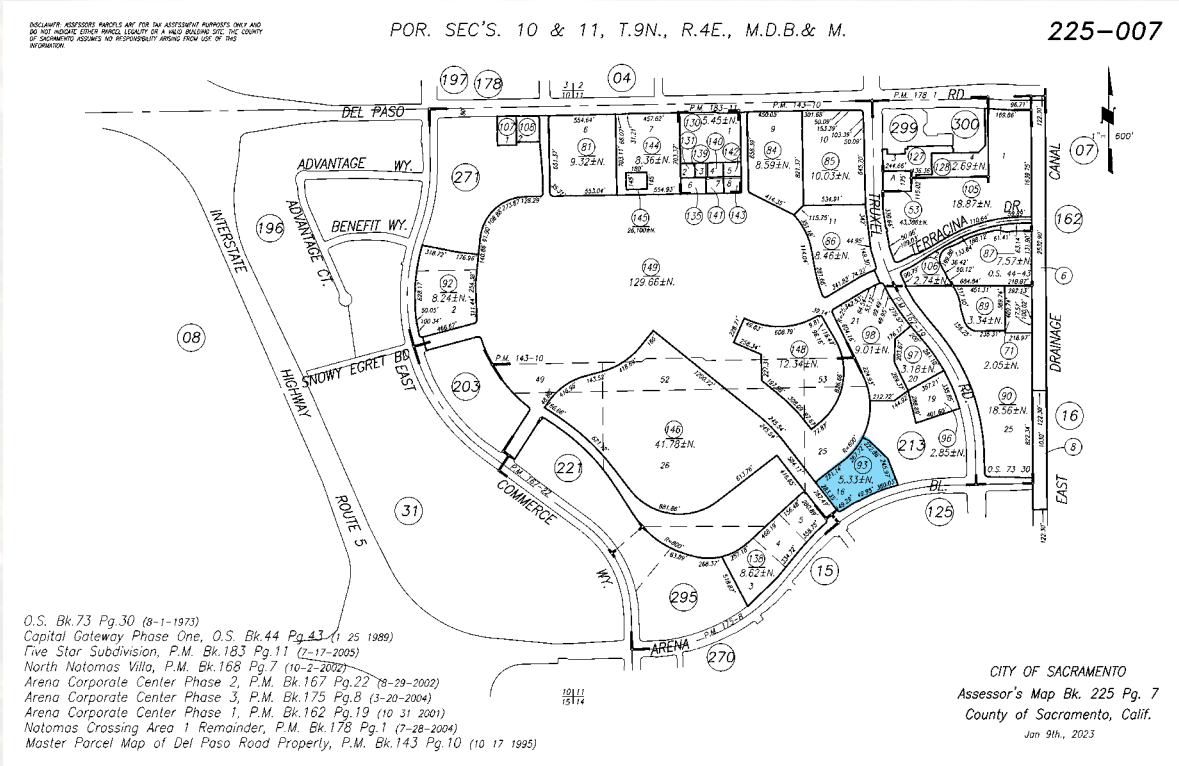


SECOND FLOOR **DEMISING PLAN**

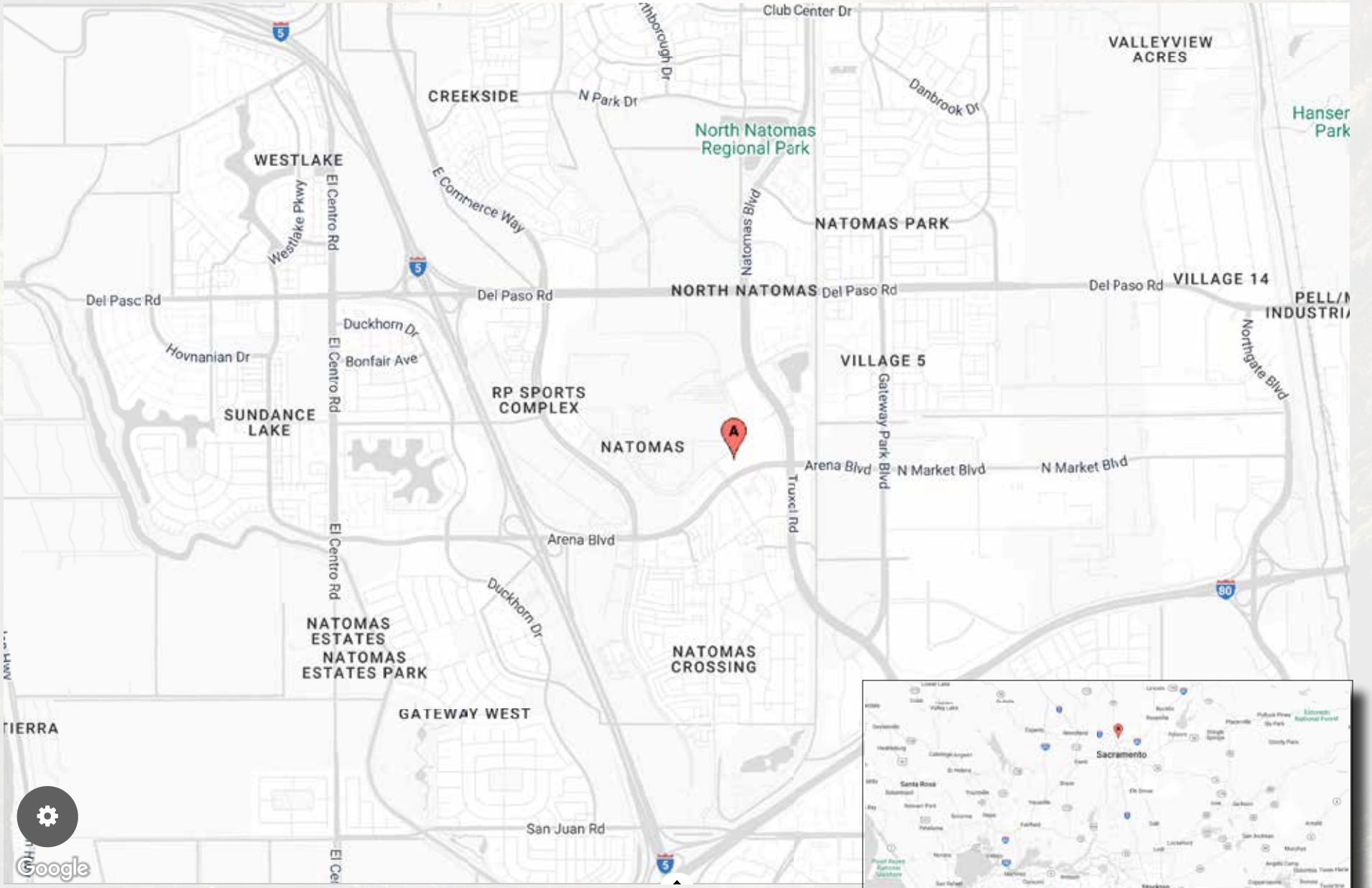
- A - ±21,661 SQUARE FEET
- B - ±19,835 SQUARE FEET



PARCEL **MAP/AERIAL**



LOCATION **MAP**



NEARBY **AMENITIES**

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