

1545

RIVER PARK DR

CLASS A OFFICE SPACE WITH
SUBURBAN CONVENIENCE



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THE PROPERTY

2,319	4.41/1,000	40 +	7
SF AVAILABLE FOR SUBLEASE	PARKING AVAILABLE	RESTAURANTS & RETAILERS NEARBY	MINUTES TO MIDTOWN

BEAUTIFUL CLASS A OFFICE SPACE WITH WALKABLE SUBURBAN AMENITIES

1545 River Park Drive, also known as the Point West Commerce Center, is the premier Class A office building strategically located in the heart of the Point West office submarket. Totalling at just under 122,000 square feet, the distinctive building stands tall in a market of professional office buildings, and is just minutes from Midtown Sacramento.

Recently renovated with modern, professional finishes, featuring a highly functional layout, with 5 offices, a conference room to seat 10 individuals, full breakroom, reception area and an outdoor balcony for the corner office, Suite 525 stands as one of the best offerings for Class A office space in the Point West office submarket. Office users at 1545 River Park Drive benefit

from easy walking access to the Arden Fair Mall, the Doubletree by Hilton, and nearby access to dense retail and restaurant amenities along Howe Avenue, Arden Way, and Ethan Way. Suite 525 on the 5th floor, offers 2,319 square feet of some of the most beautiful, functional, move-in ready Class A office available in the Point West submarket.



1545 RIVER PARK FEATURES GREAT SPACE IN A GREAT BUILDING, WITH EASE OF ACCESS TO NUMEROUS AMENITIES.





BUILDING AMENITIES

2,319 SF available
4.41/1,000 free surface parking available
\$2.05 per SF Full Service
Walking distance from the Arden Fair Mall and minutes from Midtown



Section One: The Property

1545
RIVER PARK DR



1545
RIVER PARK DR



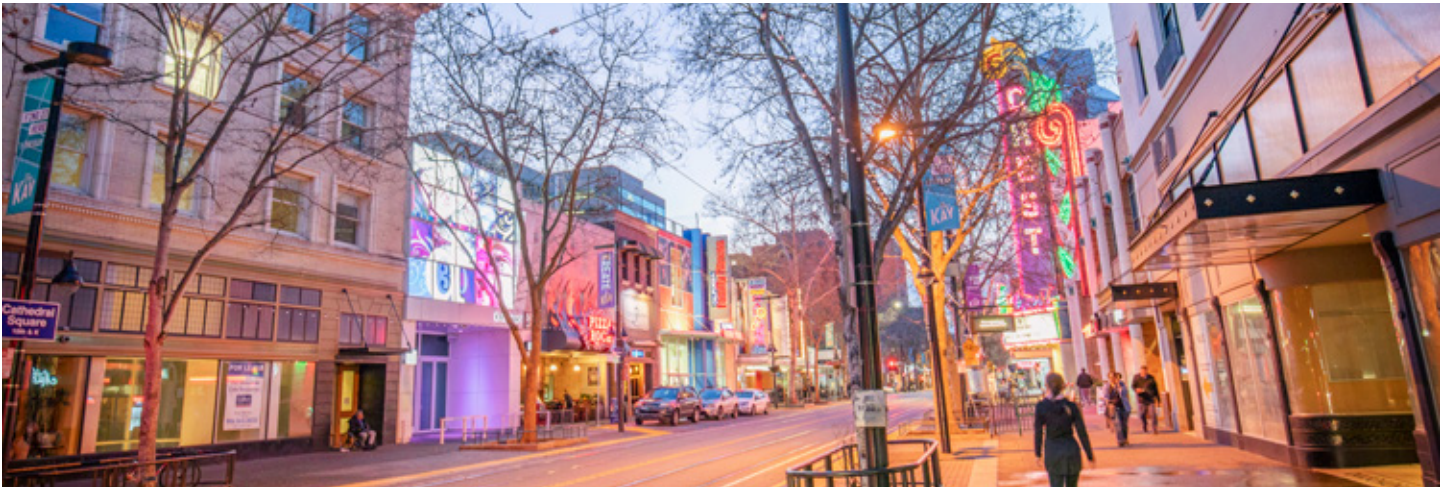
BUILDING LOCATION

WALKING DISTANCE FROM THE ARDEN FAIR MALL

The property has a highly desirable location with access to multiple medical institutions, shopping and dining destinations. Commute with easy access to Business 80, and Arden Way. The property is just minutes from Midtown.

1	2	3	7	8
MIN TO ARDEN FAIR MALL	MINS TO CAL EXPO	MINS TO HWY BUSINESS 80	MINS TO MIDTOWN	MINS TO HOWE COMMUNITY PARK
8	9	10	11	12
MINS TO SUTTER'S LANDING REGIONAL PARK	MINS TO THE PAVILIONS	MINS TO SACRAMENTO STATE	MINS TO EAST SACRAMENTO	MINS TO DISCOVERY PARK





SACRAMENTO

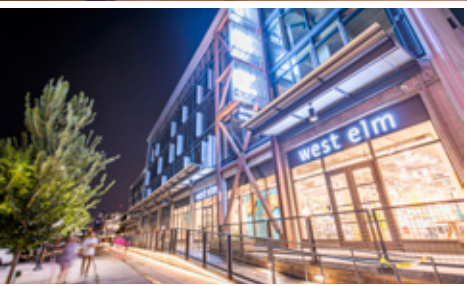
15.3 MILLION	71,335	215+
ANNUAL REGIONAL VISITORS	DAYTIME EMPLOYEES	BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably

central location to Lake Tahoe, the Sierra's, Yosemite and the Coast. In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United

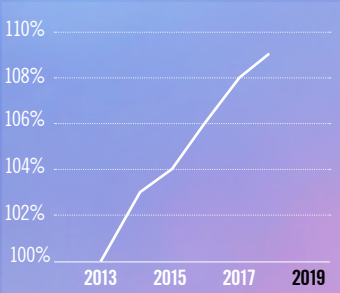
States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (only 20 blocks from the Subject Property).



SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

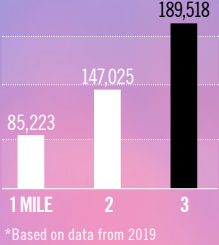
FASTER GROWTH THAN AVG IN PROFESSIONALS WITH BACHELORS



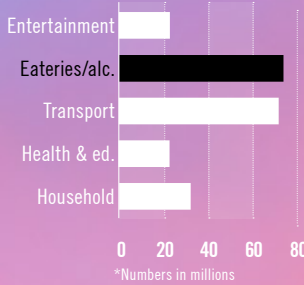
SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #4 U.S metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

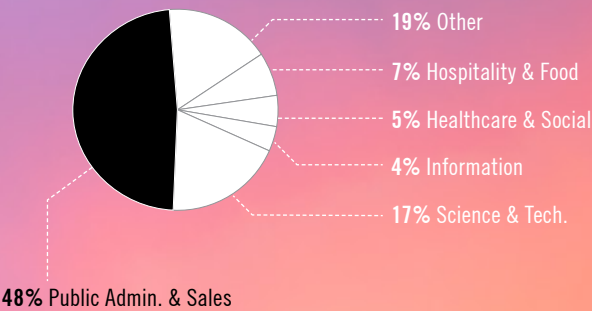
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



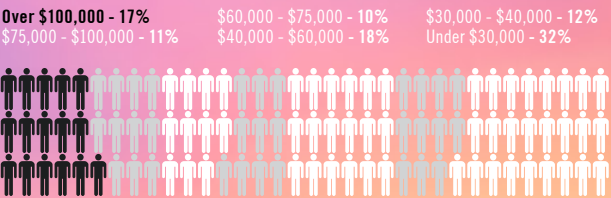
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



WALK
SCORE:
74

BIKE
SCORE:
98

TRANSIT
SCORE:
44

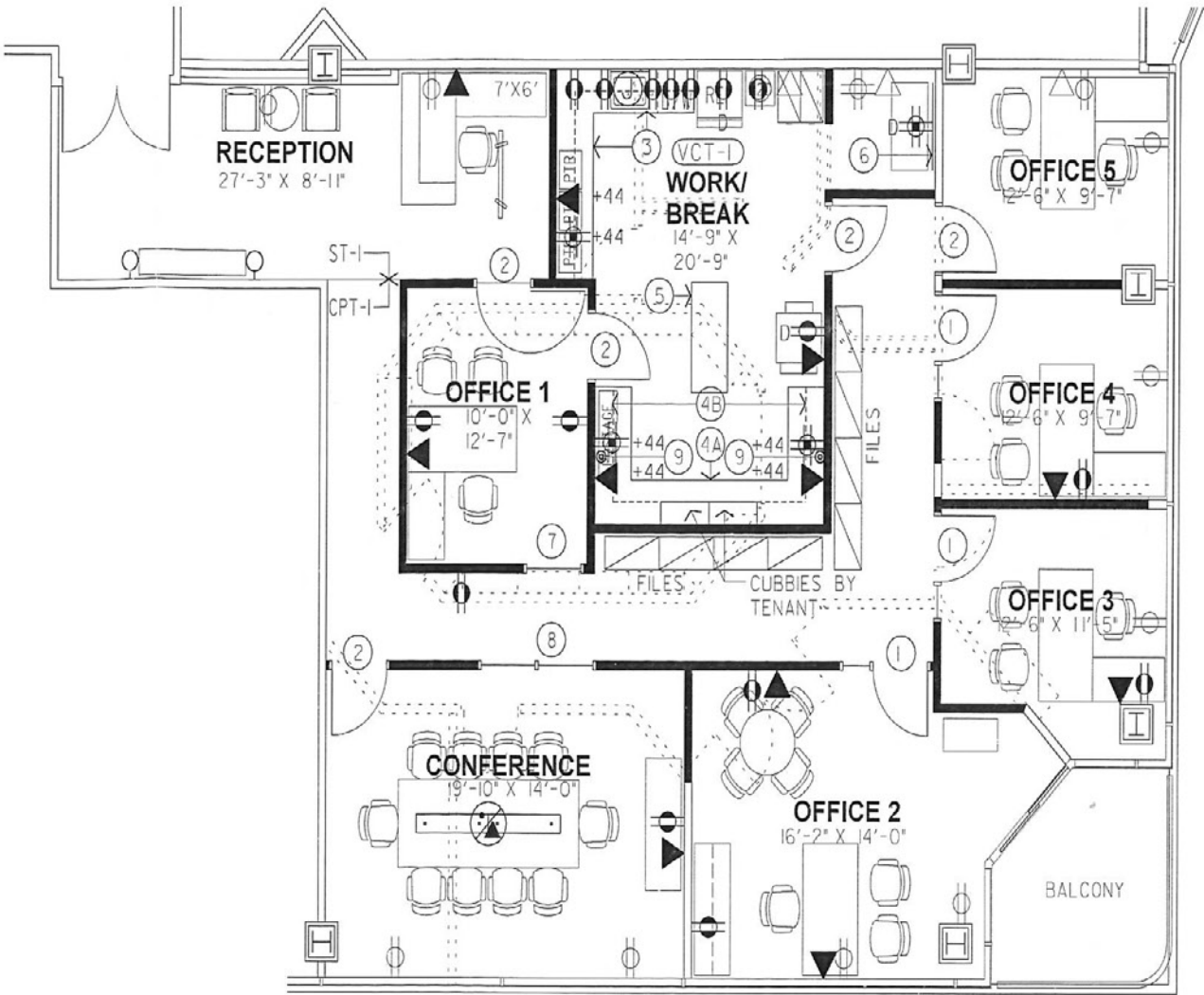
COST SAVINGS

THE SAVINGS OF GOING SUBURBAN WITH 1545 RIVER PARK DRIVE

	Square Feet	Base Rent Per SF	Parking Rent/SF	Total Monthly Rent	Total Annual Rent	Total Cost Over 10 Yrs	\$ Savings
Class A Downtown	2,319	\$3.10	\$0.20	\$7,188.90	\$86,266.80	\$1,000,253.39	
1545 River Park Dr	2,319	\$2.05	\$0.00	\$4,753.95	\$57,047.40	\$624,653.11	\$375,600.28

	Square Feet	Base Rent Per SF	Parking Rent/SF	Total Monthly Rent	Total Annual Rent	Total Cost Over 10 Yrs	\$ Savings
Class B Downtown	2,319	\$2.75	\$0.20	\$6,377.25	\$76,527.00	\$893,605.30	
1545 River Park Dr	2,319	\$2.05	\$0.00	\$4,753.95	\$57,047.40	\$624,653.11	\$268,952.19

FLOOR PLANS





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