

# 100 HOWE AVE

..... **Sublease** | Class A Office Space with Suburban Convenience .....

**BROKER BONUS OF \$1/SF FOR SIGNED SUBLEASE!**







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# THE PROPERTY

|                           |                          |                                |
|---------------------------|--------------------------|--------------------------------|
| 3,826                     | 15                       | 40 +                           |
| SF AVAILABLE FOR SUBLEASE | PARKING SPACES AVAILABLE | RESTAURANTS & RETAILERS NEARBY |

BEAUTIFUL CLASS A OFFICE SPACE WITH NEARBY SUBURBAN AMENITIES

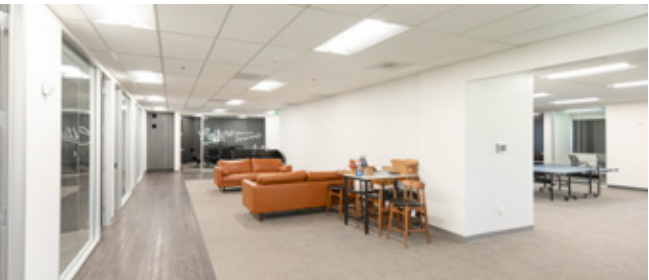
100 Howe Avenue, also known as University Park, is a premier Class A office building strategically located between the Campus Commons, Highway 50 and Sierra Oaks office submarkets. Totalling at just over 130,384 square feet across both buildings, the recently renovated buildings stand on their own in the enclave of office buildings in the aforementioned submarkets, and are

just minutes from Midtown Sacramento. Recently renovated with modern, professional finishes, featuring a highly functional layout of 8 private offices, a conference room, break area with sink, and open space for multiple workstations, Suite 230 stands as one of the best offerings of Class A space in the Campus Commons/ Highway 50/Sierra Oaks office submarkets.

Office users at 100 Howe Avenue benefit from short driving distance to the UV, Howe Avenue, and East Sacramento restaurant, and retail amenities. Suite 230 on the 2nd floor, offers 3,826 square feet of the most functional, professional move-in ready Class A office space available in the area.



100 HOWE AVENUE FEATURES GREAT SPACE IN A GREAT BUILDING, WITH EASE OF ACCESS TO NUMEROUS AMENITIES.







Section One: The Property

100 HOWE AVE

## BUILDING AMENITIES

3,826 SF Available  
15 free surface parking spaces available  
\$1.83 per SF Full Service  
Broker Bonus of \$1/SF for a lease signed  
\$150 tour bonus  
Full 5% fee to procuring broker for term lease of 3 or 5 year term





# BUILDING LOCATION

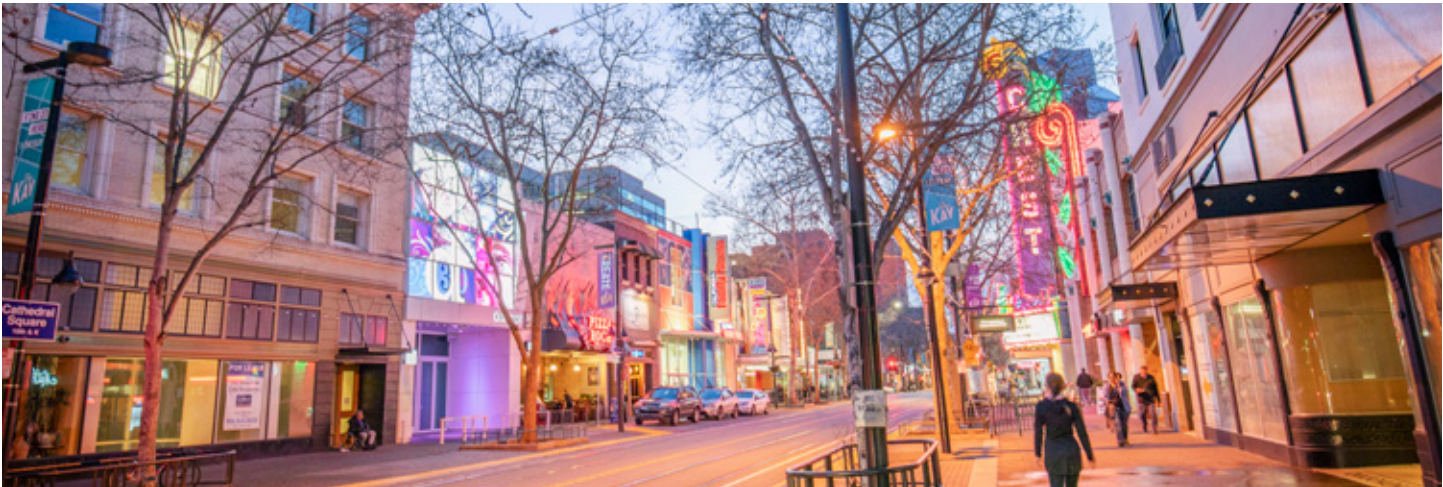
IN THE MIDDLE OF A HIGHLY-DESIRABLE NEIGHBORHOOD

The Property has a highly desirable location with access to multiple medical institutions, universities and shopping and dining destinations. Commute with easy access to freeways or via bike on the American River Bike Trail. The Property is the closest Highway 50 Corridor building to Downtown & Midtown Sacramento.

|                                    |                             |                                  |  |  |
|------------------------------------|-----------------------------|----------------------------------|--|--|
| 2                                  | 4                           | 6                                | 7  | 7  |
| MINS TO<br>HIGHWAY 50              | MINS TO<br>SACRAMENTO STATE | MINS TO GRANITE<br>REGIONAL PARK | MINS TO AMERICAN<br>RIVER BIKE TRAIL         | MINS TO 65TH & FOLSOM<br>AMENITIES & TRANSIT |
| 9                                  | 11                          | 11                               | 13   | 17   |
| MINS TO UC DAVIS<br>MEDICAL CENTER | MINS TO<br>INTERSTATE 80    | MINS TO<br>MIDTOWN               | MINS FROM GOLDEN 1 CEN-<br>TER/STATE CAPITOL | MINS TO FAIR OAKS<br>BLVD AMENITIES          |







# 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).

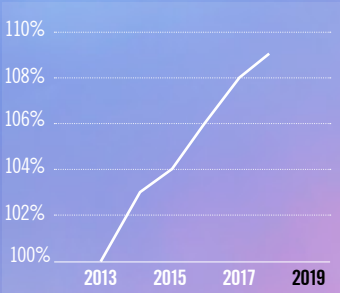




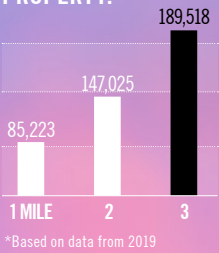
# SACRAMENTO DATA BITES

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.

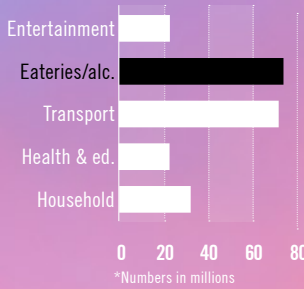
## FASTER GROWTH THAN AVG IN PROFESSIONALS WITH BACHELORS



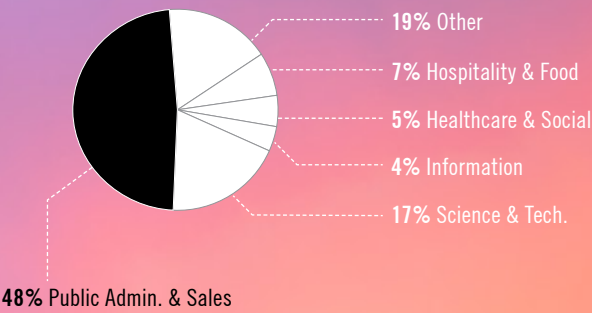
## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



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



## LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



WALK SCORE:  
**74**

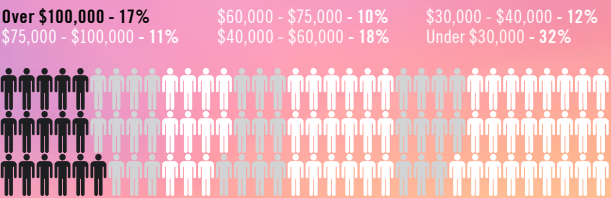
BIKE SCORE:  
**98**

TRANSIT SCORE:  
**44**

## 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

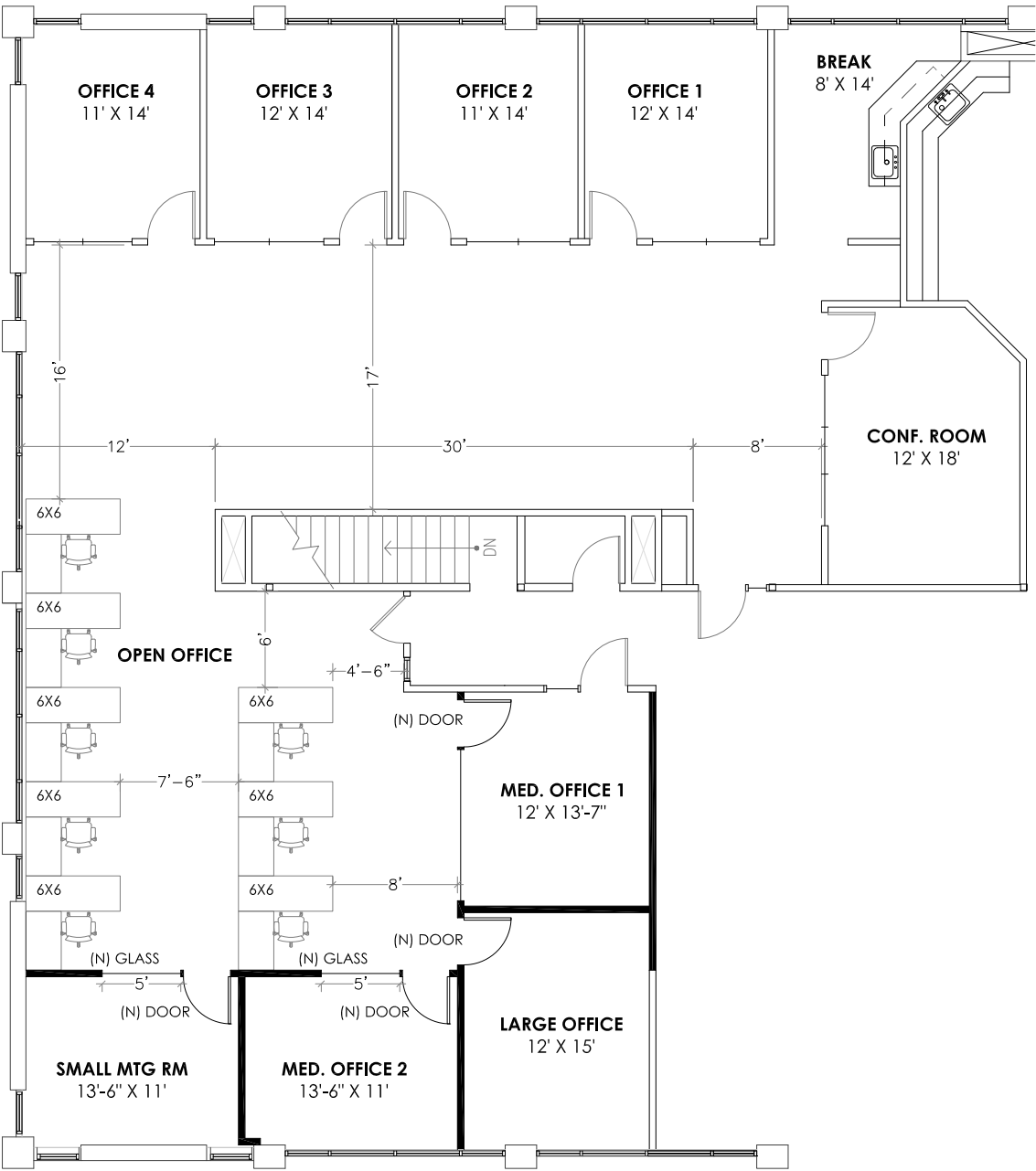
## SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:





# FLOOR PLAN

3,826 SF AVAILABLE FOR SUBLEASE







**TURTON**  
COMMERCIAL REAL ESTATE