

**Class A, Four-Story Office Building**

# Capitol Oaks

**2535 Capitol Oaks Drive**

Immediately Adjacent I-5 with Freeway Visible Signage Available



**New Property Renovations, Amenities & Spec Suite Improvements**

**NEWMARK**

EXCLUSIVELY MARKETING BY:

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**BASIN STREET**  
PROPERTIES



## Class A, Four Story Office Building



### Available Space: ±4,920 - ±14,115 RSF

- Capitol Oaks is a Class A, four-story office building
- Immediately adjacent to Interstate 5 with freeway visible signage available
- Free, convenient, abundant parking
- New capital improvements including HVAC, lobby corridor and signage upgrades
- Updated common areas and restrooms
- Showers and lockers on site
- Outdoor seating areas with bbq
- Energy Star rated
- Pedestrian friendly environment with close proximity to hotels, walking trails and the river walk

“You’ve got a great team here, and it really is a pleasure to work at this excellent and ever-improving site. I’ve been the boss of a few places around the state, and I’ve certainly dealt with my share of landlords over the years, but I’d say that dealing with Basin Street has definitely been my best experience so far.”

- Phil Bonnet, Executive Director  
Alta California Regional Center

“Thank you for the communication. I oversee multiple offices and this is, by far, the best communication we have received regarding property protocol. I appreciate it.”

- Nick Cecchetti, Regional Director  
Cornerstone Staffing Solutions

## New Property Improvements

- New Entry Monument Signage
- Updated Landscaping
- Move-in Ready Suites
- Tenant Lounge with Micro Market
- Common Area Conference Room
- Ground Floor Restroom Refinishing
- 1st Floor Lobby Refresh
- Expanded outdoor seating and patio area

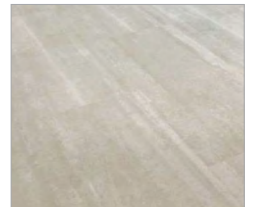


## Finishes

Mohawk Carpet Tile  
Blended Twist color Dusk  
Installation: Ashlar



Mohawk LVT  
Living Local Chromascope  
Color 120 Alabaster

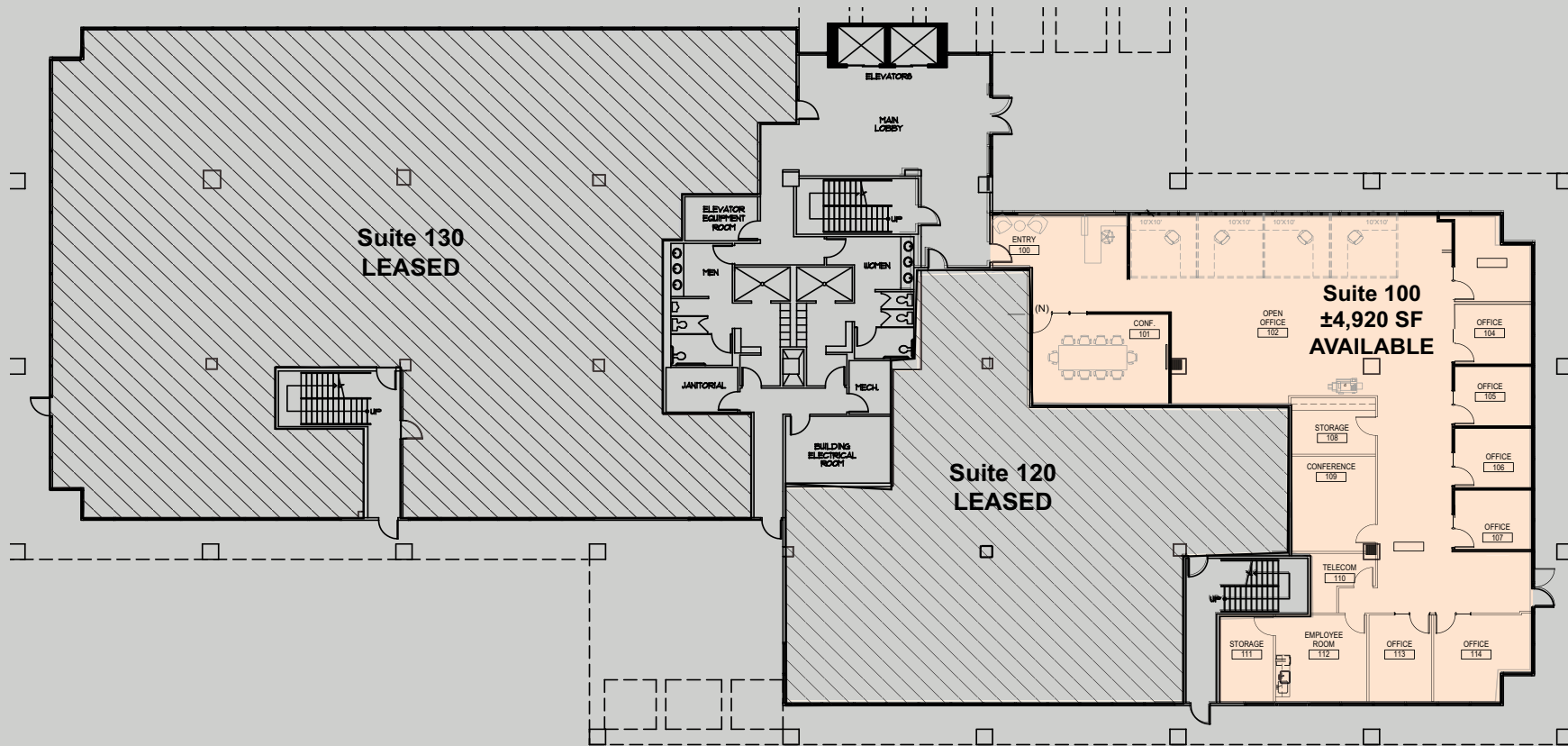


Pittsburg Paint color  
Swiss Coffee



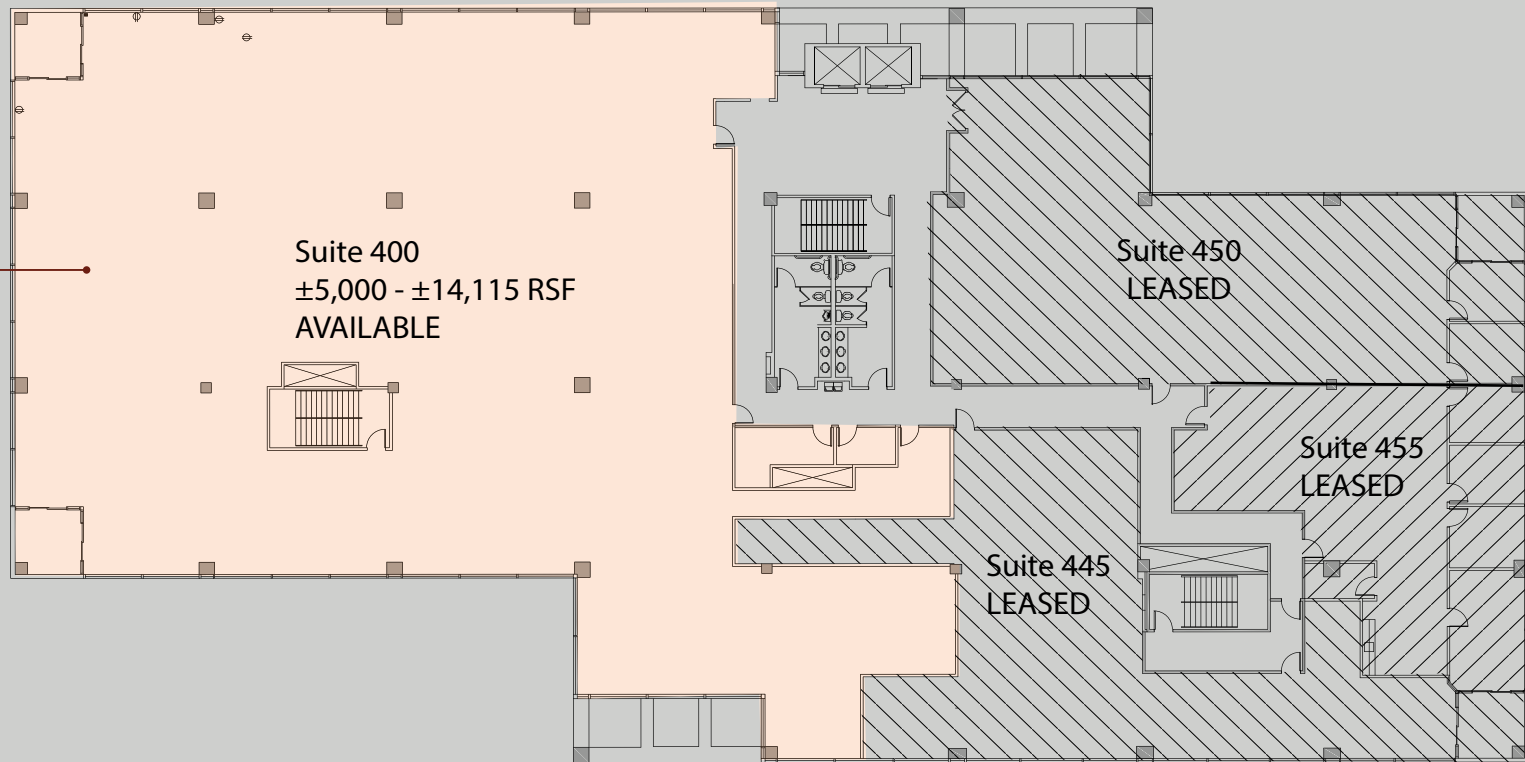


2535 Capitol Oaks Drive, Sacramento, CA  
Capitol Oaks



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## Capitol Oaks

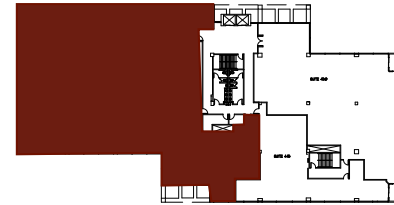
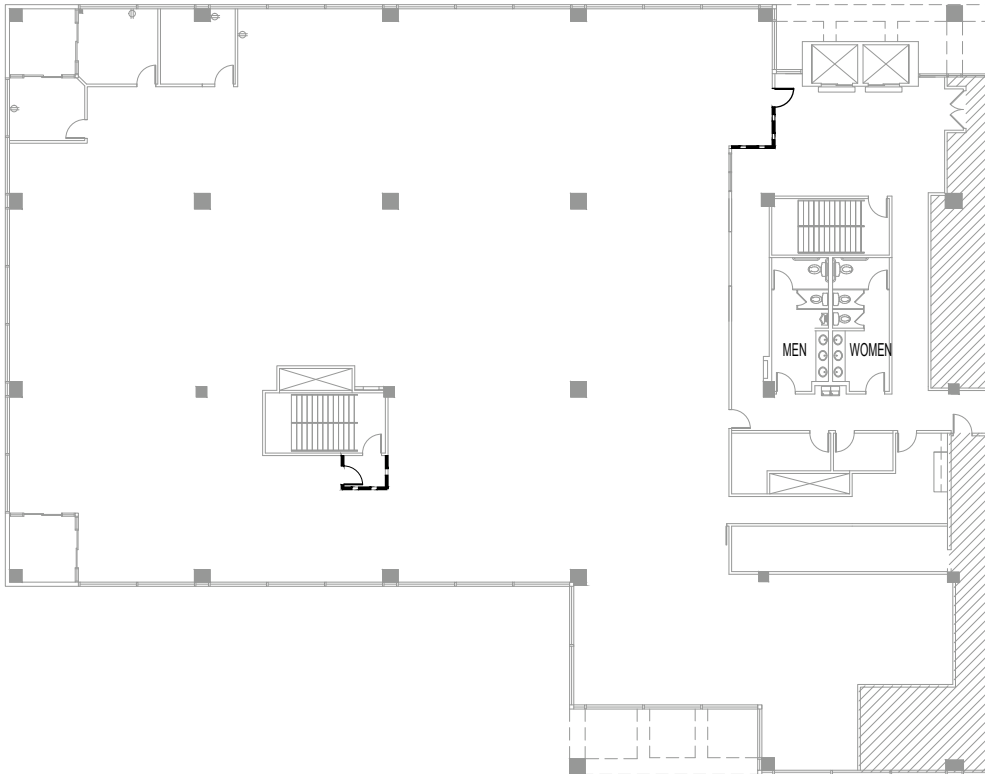


# 2535 Capitol Oaks Drive, Sacramento, CA

## Capitol Oaks



Suite 400:  $\pm 5,000$  -  $\pm 14,115$  RSF



### Suite Improvements:

- Double Doors with Full Lite Glass Sidelights
- New LED Cree Lighting Fixtures
- New Carpet
- Demo Interior Offices

### Finishes

Mohawk Carpet Tile  
Blended Twist 7948 Mist  
Ashlar Installation



**CLICK HERE**  
**VIRTUAL TOUR**

Suite 400

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## Amenities Aerial



15-0129 7/23



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## Capitol Oaks

## Location Map

