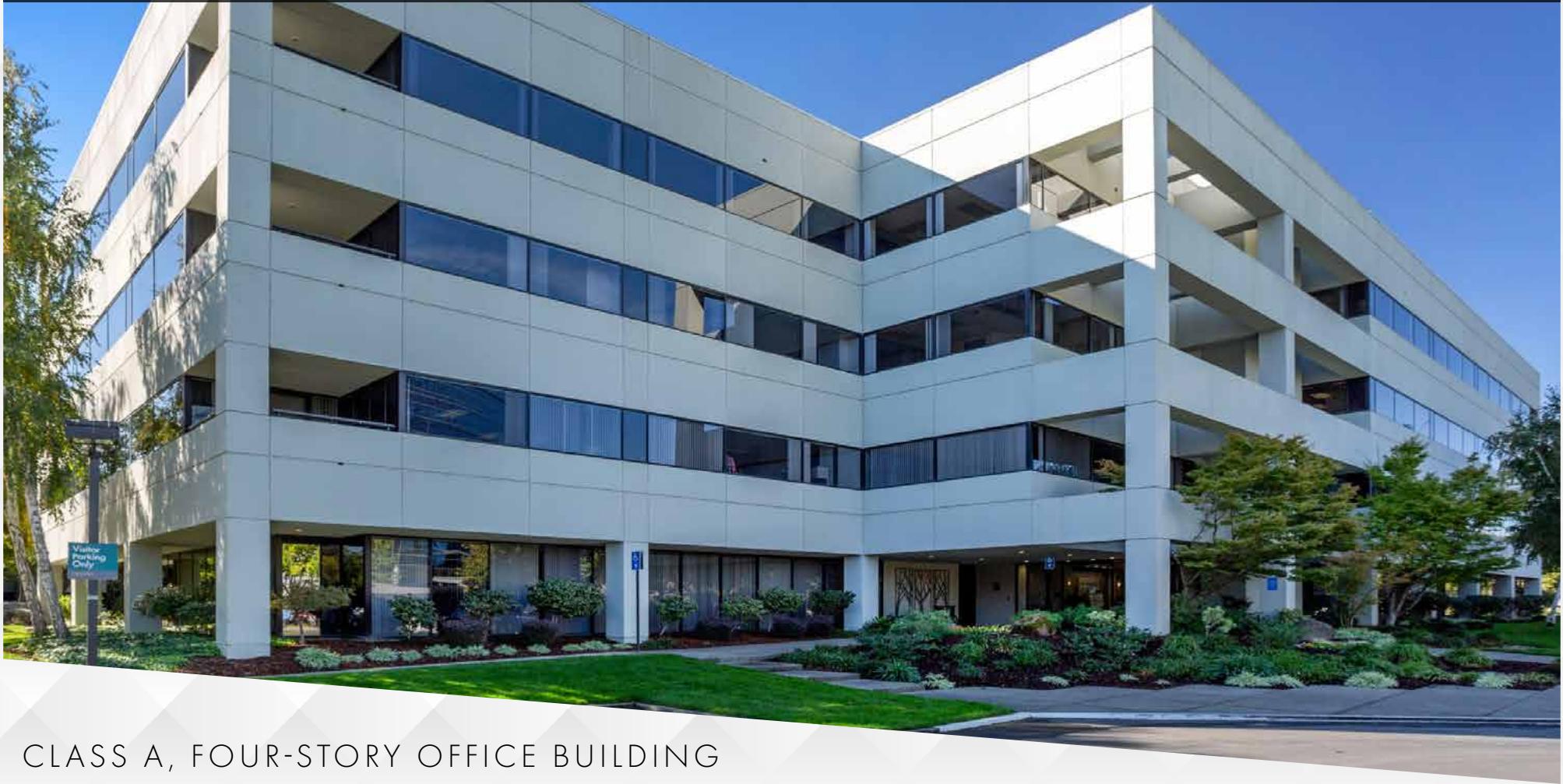


CAPITOL OAKS

2535 CAPITOL OAKS DRIVE, SACRAMENTO, CA



CLASS A, FOUR-STORY OFFICE BUILDING
NEW PROPERTY RENOVATIONS,
AMENITIES & SPEC SUITE IMPROVEMENTS

NEWMARK


**BASIN STREET
PROPERTIES**

Exclusively Marketed By: _____

Jack Blackmon
916.494.2349
jack.blackmon@nmrk.com
CA RE License #01999561

Jodie Robinson
916.569.2318
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CA RE License #022143577

CAPITOL OAKS

2535 CAPITOL OAKS DR
SACRAMENTO, CA

PROPERTY HIGHLIGHTS



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 Discovery Park

CAPITOL OAKS

2535 CAPITOL OAKS DR
SACRAMENTO, CA

CONCIERGE SERVICES



Basin Street Properties is proud to announce our newest tenant amenity – Concierge Services. Tenants have access to family entertainment, travel arrangements, and a host of other business services.



Personal Services

- Housekeeping / sitting
- Pet sitting / grooming
- Auto detailing / maintenance
- Dry cleaning / laundry
- Fitness trainer / massage services
- Customized personal shopping



Entertainment Services

- Tickets for concerts, theater and sporting events
- Restaurant reservations
- Visiting client and guest arrangements



Event and Meeting Services

- Site selection
- Catering, food and beverage arrangements
- Multi-media / A.V. arrangements

CAPITOL OAKS

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SACRAMENTO, CA

NEW PROPERTY IMPROVEMENTS

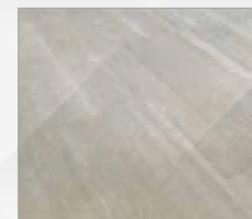
- New Entry Monument Signage
- Updated Landscaping
- Move-in Ready Suites
- Ground Floor Restroom Refinishing
- 1st Floor Lobby Refresh
- Expanded outdoor seating and patio area

FINISHES

Mohawk Carpet Tile
Blended Twist color Dusk
Installation: Ashlar



Mohawk LVT
Living Local Chromascope
Color 120 Alabaster



Pittsburg Paint color
Swiss Coffee

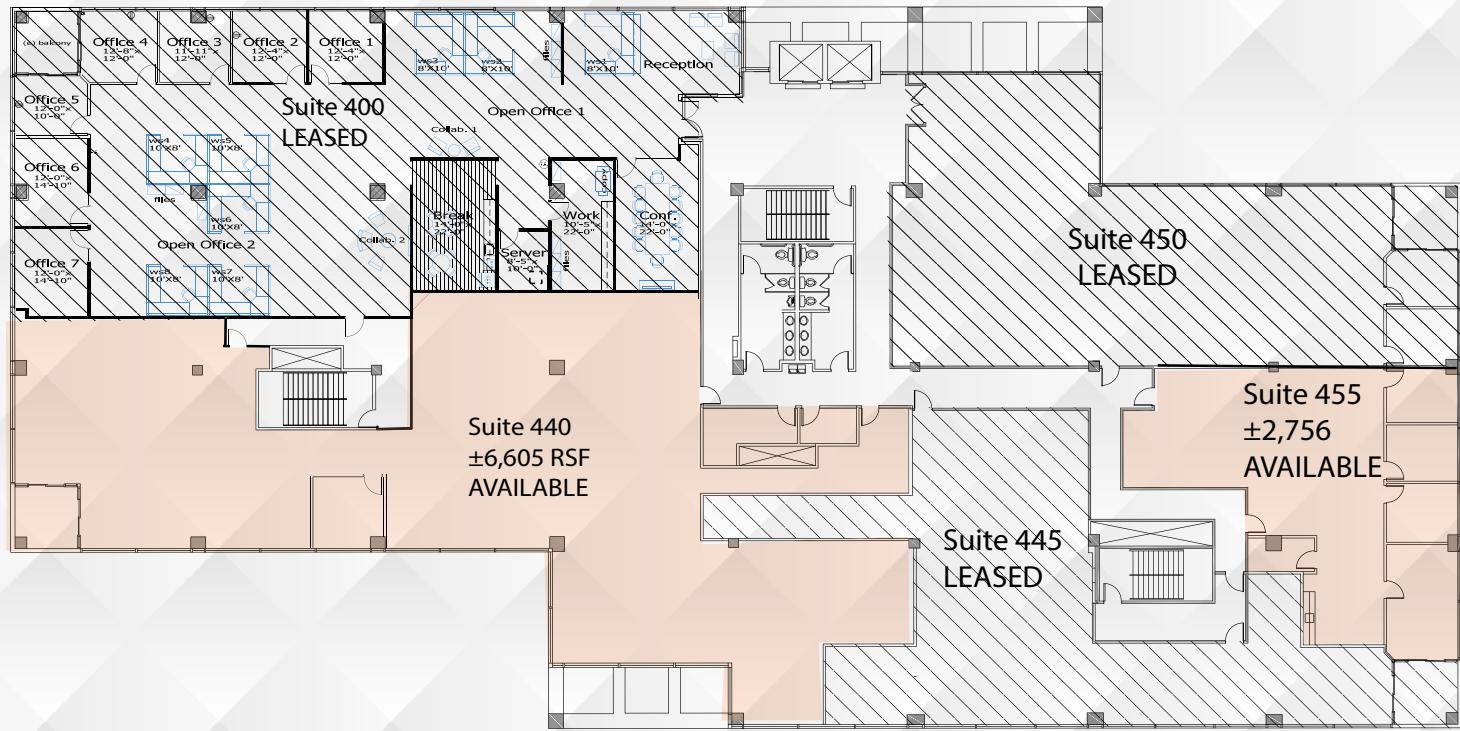


CAPITOL OAKS

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SITE PLAN



CAPITOL OAKS

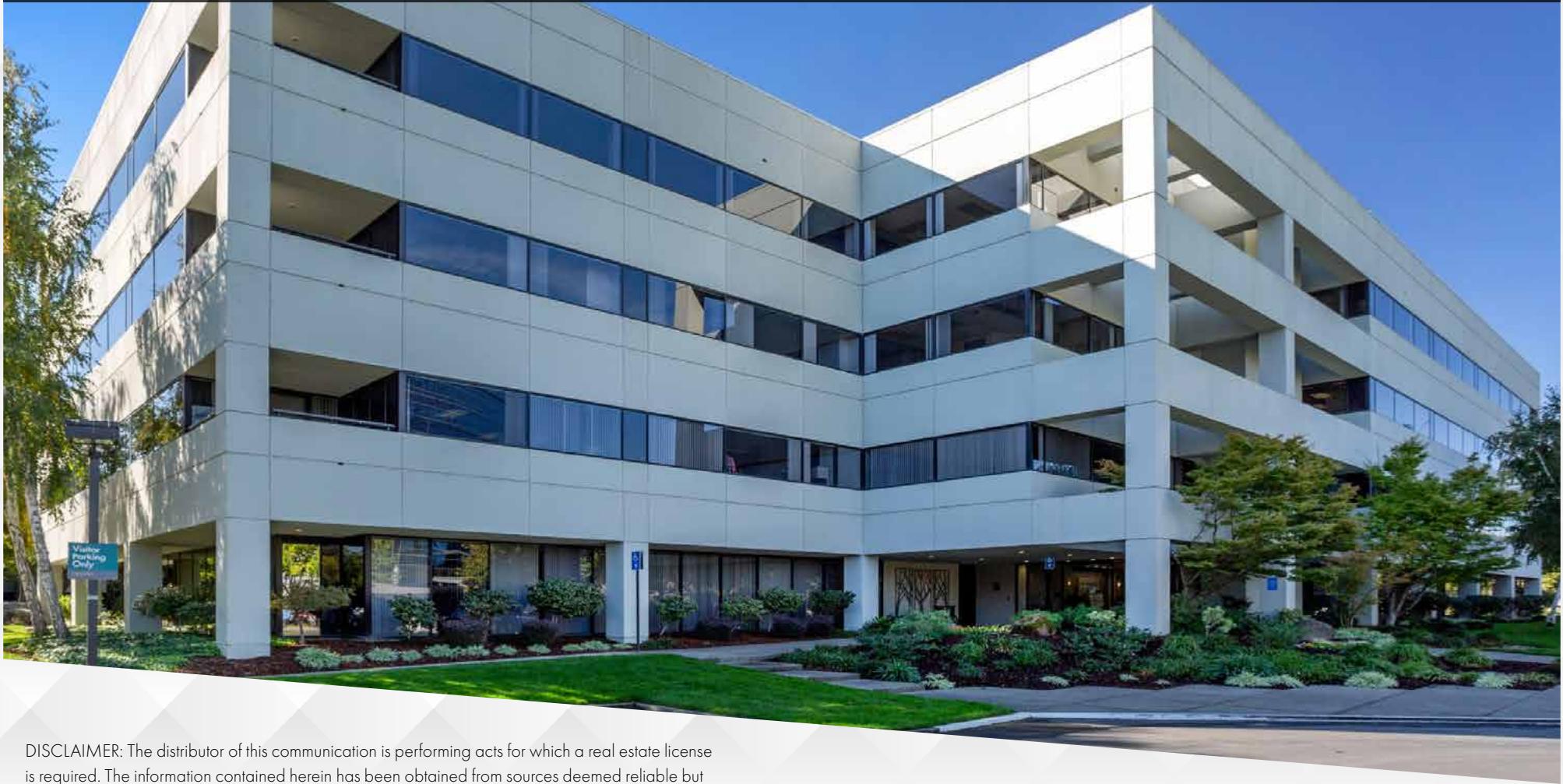
2535 CAPITOL OAKS DR
SACRAMENTO, CA

AMENITIES MAP



CAPITOL OAKS

2535 CAPITOL OAKS DRIVE, SACRAMENTO, CA



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