

CAPITOL OAKS

2535 CAPITOL OAKS DRIVE, SACRAMENTO, CA



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

NEWMARK



Exclusively Marketed By: _____

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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

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CONCIERGE SERVICES



- Concierge Services for personal and professional assistance
- Moving concierge for data cabling, and moving facilitation
- Construction management team
- Building Engineers with advanced experience in building systems
- Professional Property Management services with local representatives

- 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

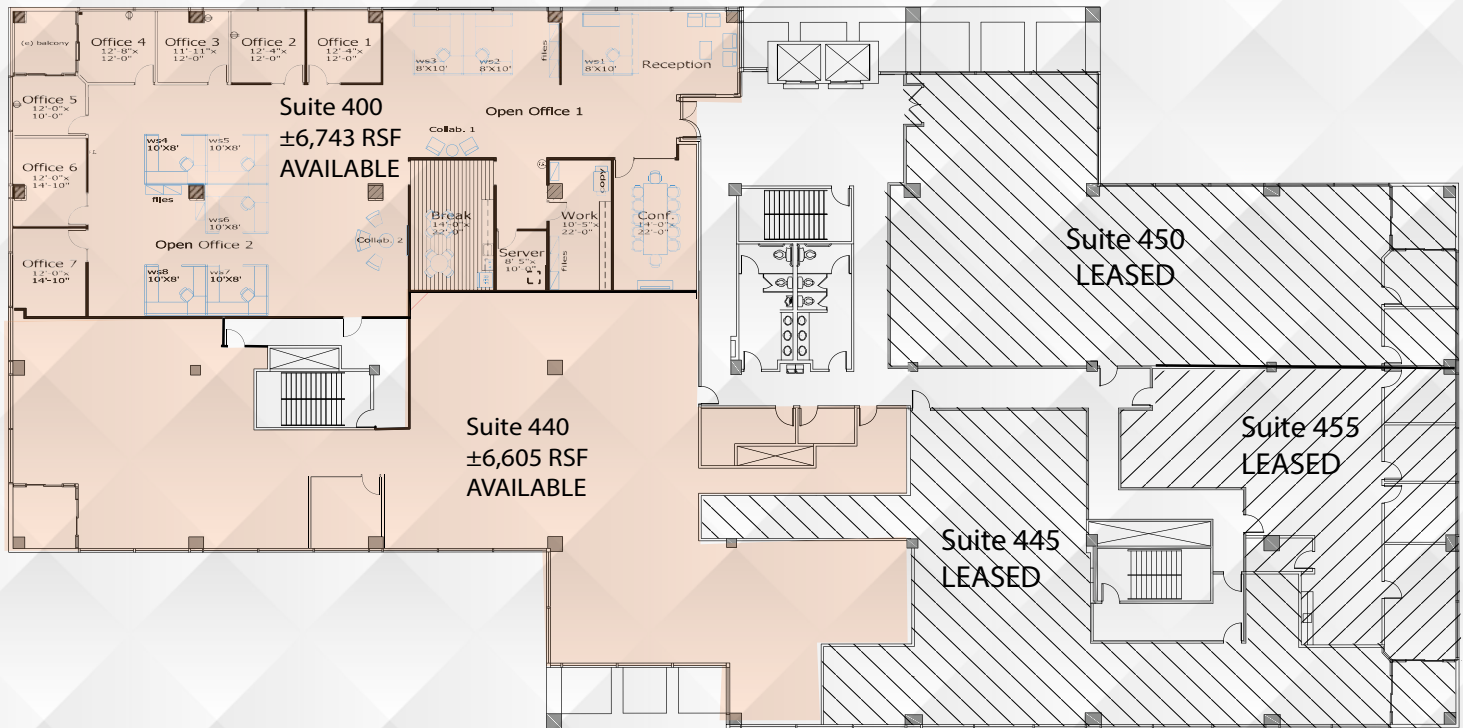


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SITE PLAN



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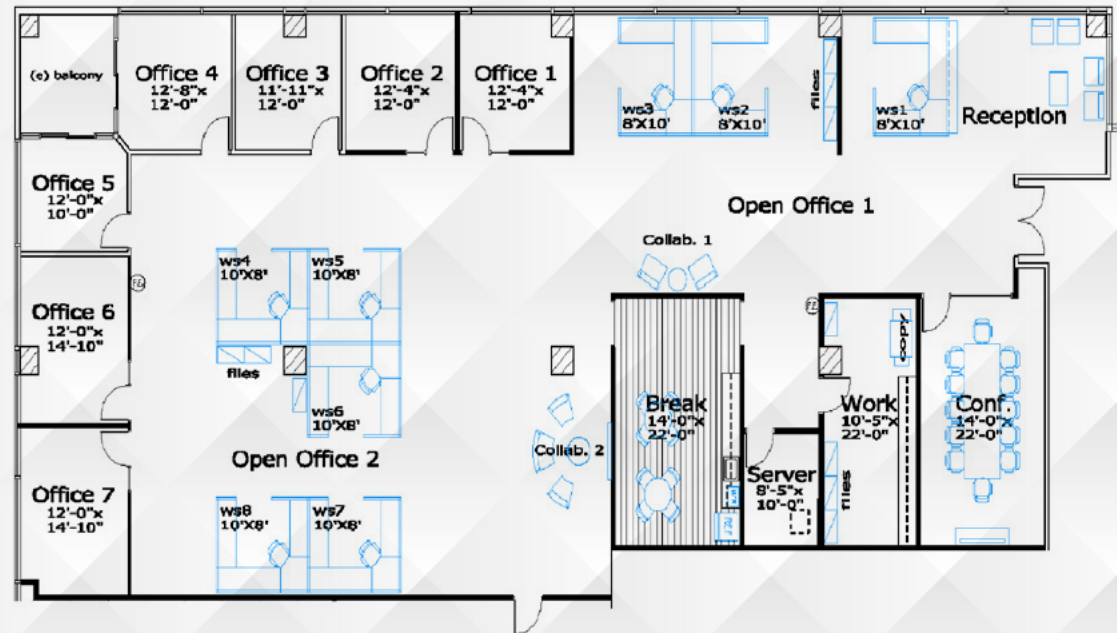
FLOOR PLANS

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



±6,743 RSF | SUITE 400

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AMENITIES MAP



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