



HARVARD PARK

2201, 2241 & 2251 HARVARD
STREET, SACRAMENTO

TWO PLANNED BUILDINGS
250,000 SF

THREE EXISTING BUILDINGS
300,000 SF

**UNIQUE CAMPUS
SETTING**

www.harvardparkoffice.com



NEWMARK



**BASIN STREET
PROPERTIES**



The ±23.6 acre Harvard Park corporate campus is in a prime location just outside of downtown Sacramento. It features two Class A, LEED Gold Certified mid-rise office buildings totaling 280,000 square feet, two planned, fully entitled buildings totaling 250,000 square feet, a 15,000 square foot, single-story office building, a 1,034-stall parking structure and a 10,000 square foot fitness center. It is a likely target for public and private sector tenants seeking the efficiency of larger floorplates and build-to-suit opportunities. The campus is easily accessible via Business I-80 and Highway 160 as well as the regional light rail system and is close to some of the region's most desirable retail centers and restaurants.



HIGHLIGHTS

- > 117,000 SF available for lease in existing buildings
- > Two buildings, 250,000 SF, available in Phase II
- > Unique campus setting just minutes from Downtown
- > Immediate access to Business I-80 and Highway 160
- > Adjacent to Light Rail stop with link to Downtown Sacramento and outlying areas
- > LEED Gold Certification
- > On-site La Bou Café
- > 10,000 SF fitness center with showers, lockers, steam and sauna rooms
- > Bocce ball court, horse shoe pits and outdoor picnic pavilion
- > Dedicated property management, maintenance and engineering
- > Covered 1,000 stall parking garage
- > Adjacent to Arden Fair Regional Mall (Macy's, BJ's, California Pizza Kitchen, Starbucks, Cheesecake Factory and Hilton Hotel)
- > Planned solar panel shade structure
- > Minutes from MLS Railyards District & Stadium, opening 2023



HARVARD PARK

HARVARD PARK CAMPUS



Phase II

**Existing
Buildings**

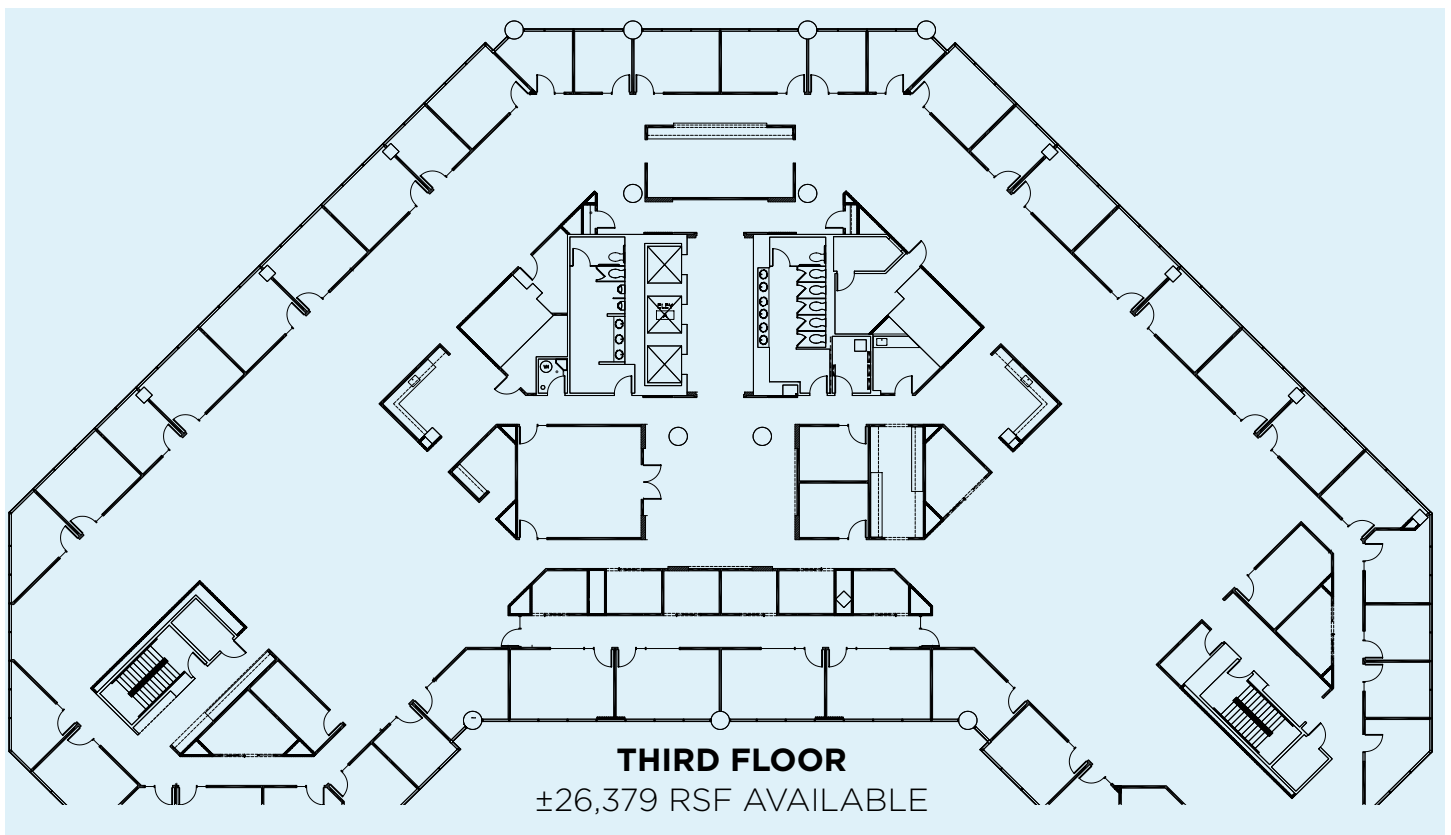
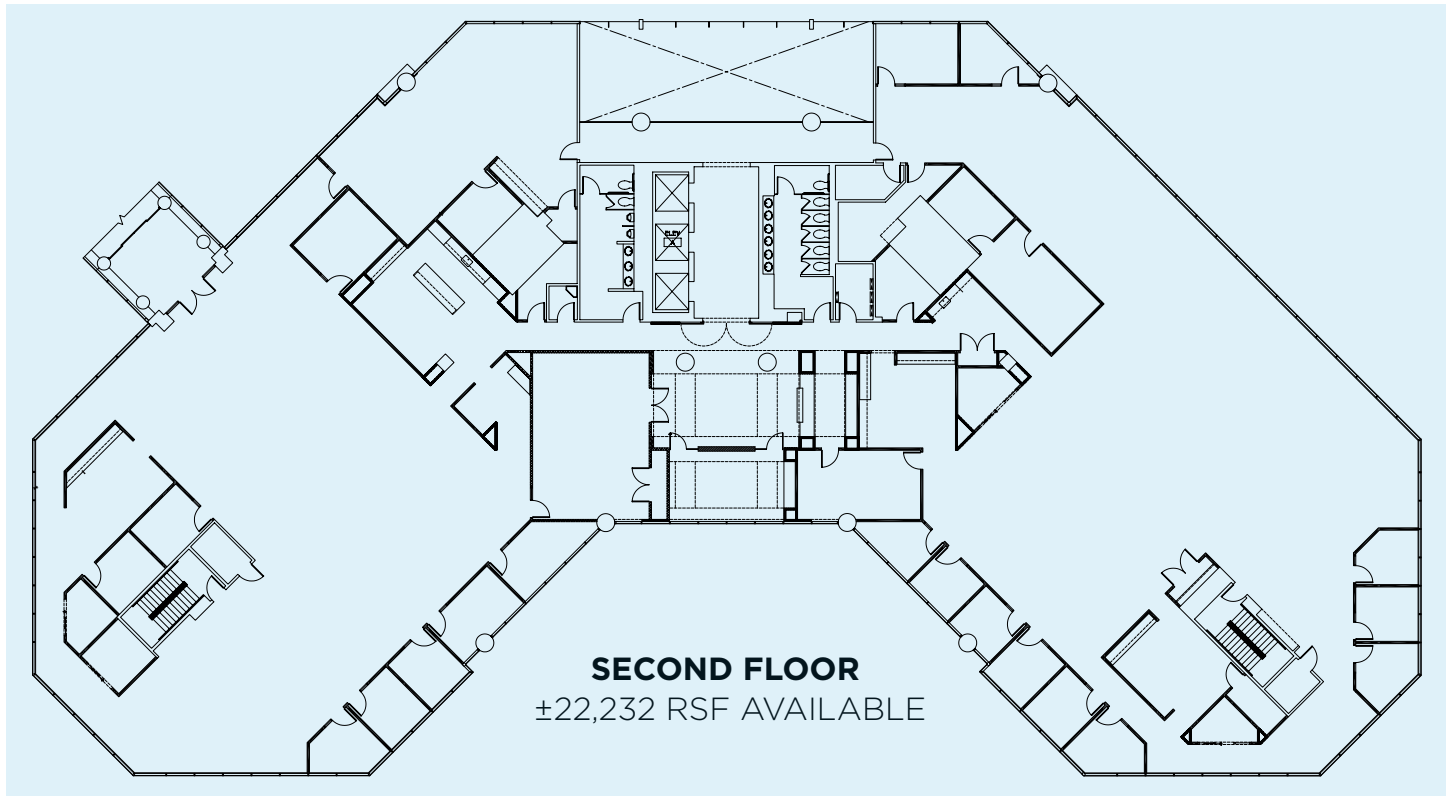
**1,000 Stall
Parking
Garage**

**Solar Panel
Shade
Structure**
(conceptual
locations)

**Courtyard &
Amenities
Pavilion**



**HARVARD
PARK**
2241 HARVARD STREET **FLOOR PLANS**





HARVARD PARK

HARVARD PARK CAMPUS



Phase II

Existing
Buildings

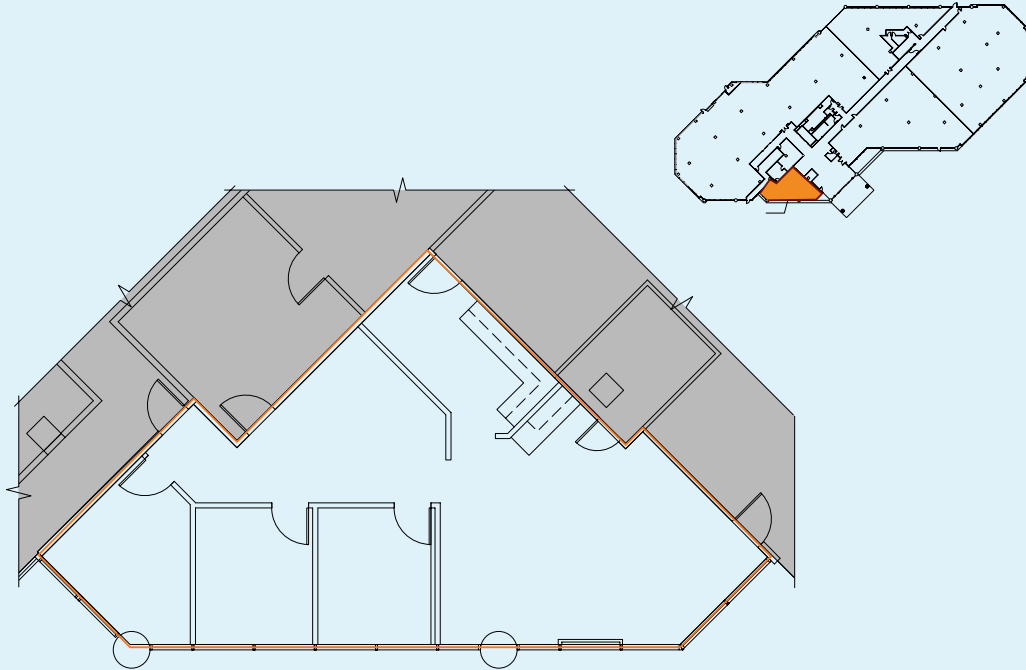
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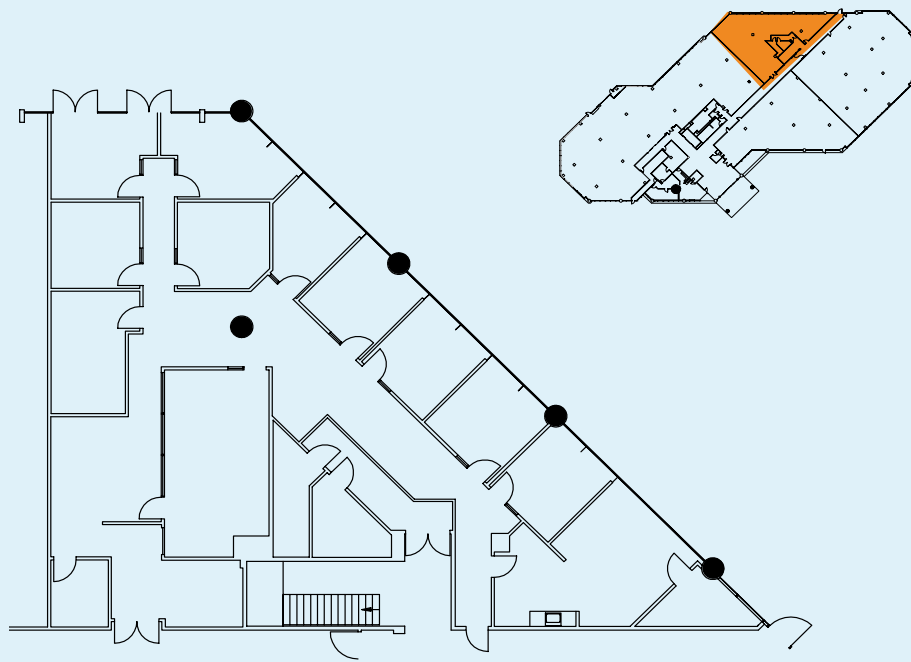
Courtyard &
Amenities
Pavilion



**HARVARD
PARK**
2251 HARVARD STREET **FLOOR PLANS**



FIRST FLOOR
SUITE 102: ±1,309 RSF AVAILABLE

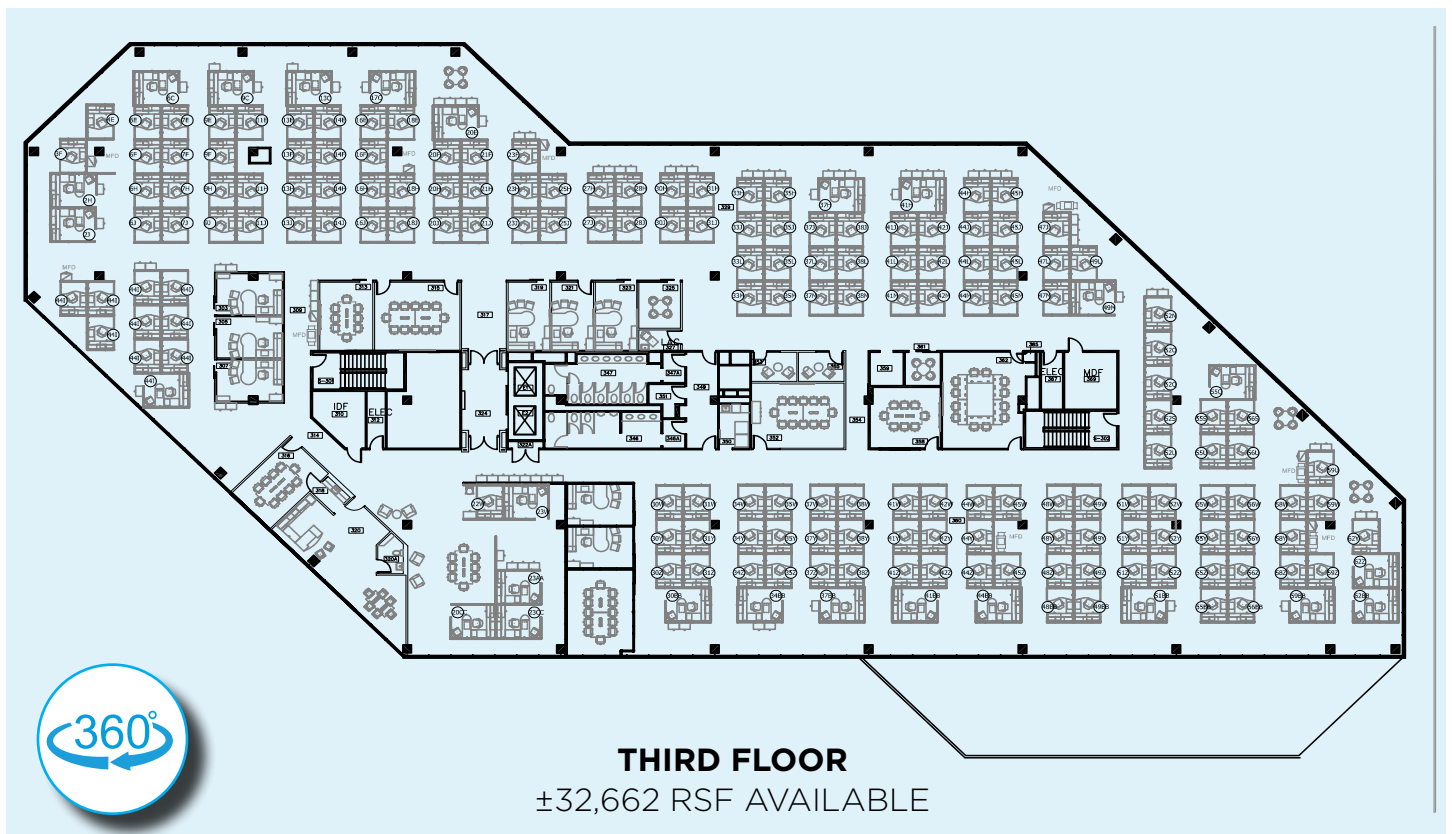
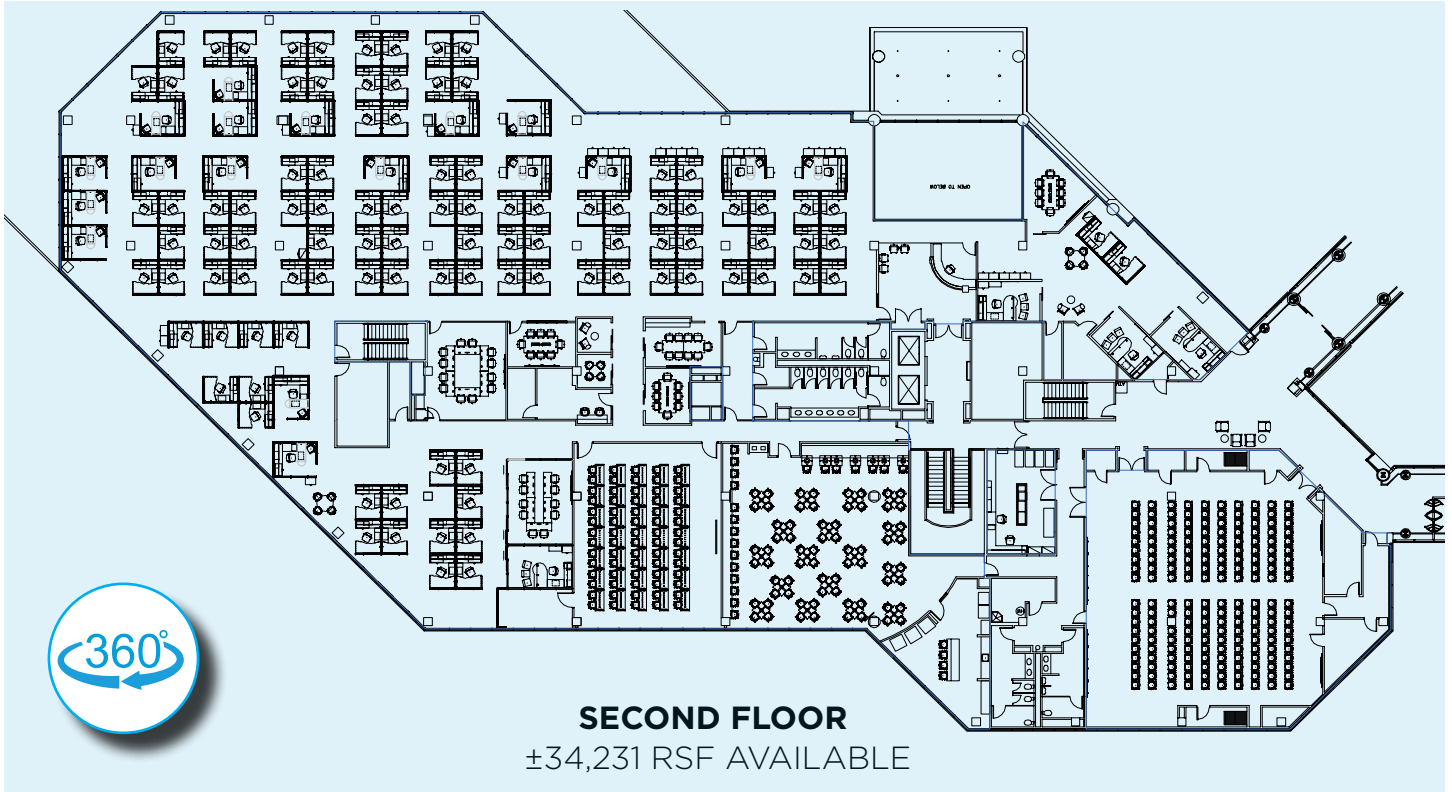


FIRST FLOOR
SUITE 134: ±4,430 RSF AVAILABLE



HARVARD PARK

2251 HARVARD STREET FLOOR PLANS





HARVARD PARK PHASE II



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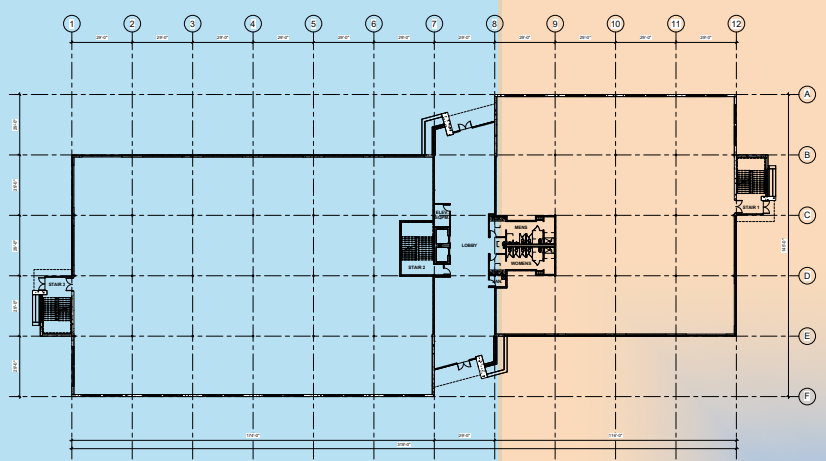
NEW CONSTRUCTION

TWO NEW BUILDINGS

250,000 SQUARE FEET

FULLY ENTITLED

Typical Floor Plan | 35,000 Square Feet



**ENDLESS
POSSIBILITIES**

**CREATE
YOUR SPACE**

**BUILD
YOUR CULTURE**

NEWMARK



**BASIN STREET
PROPERTIES**



**ENDLESS
POSSIBILITIES**



**HARVARD
PARK
PHASE II**

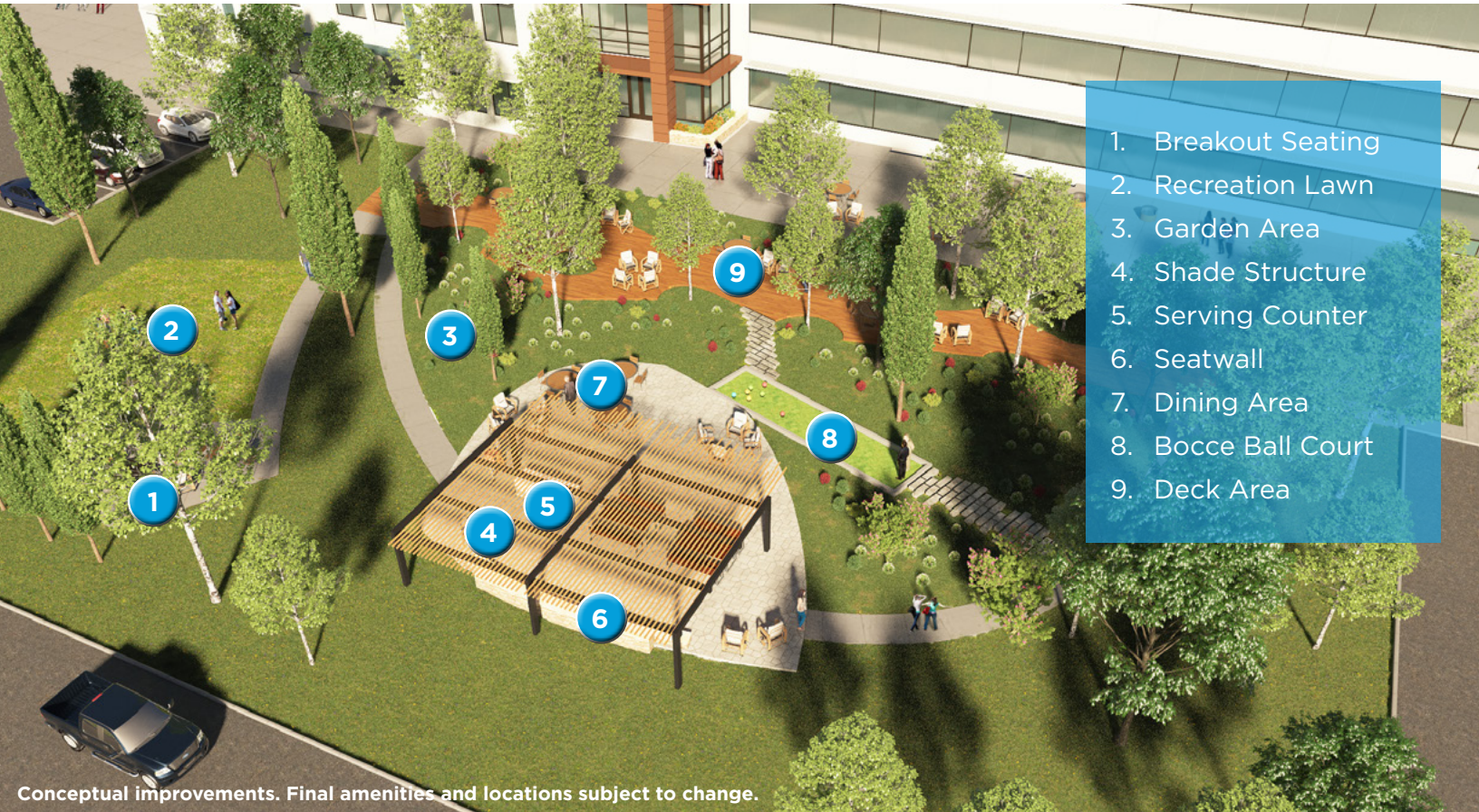
**CREATE
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**BUILD
YOUR CULTURE**



HARVARD PARK

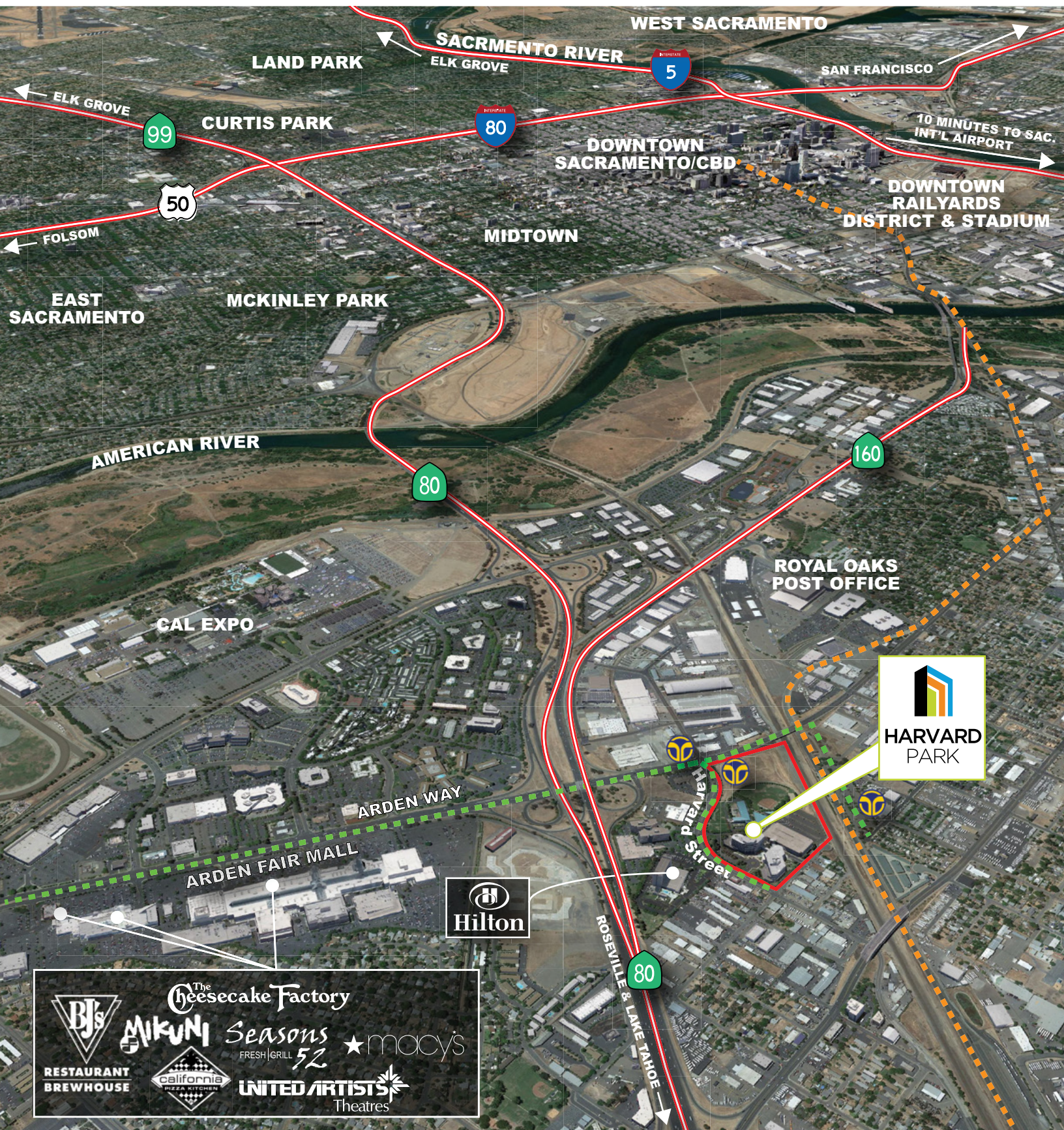
PHASE II FEATURED AMENITIES





HARVARD
PARK

TRANSPORTATION MAP



BJ's
RESTAURANT
BREWHOUSE

The Cheesecake Factory

Mikuni Seasons
FRESH GRILL 52

california
PIZZA KITCHEN

★ macy's

UNITED ARTISTS
Theatres



Light Rail



Shuttle Bus



Regional Transit & Light Rail Stops



HARVARD PARK

GREEN INITIATIVES



LEED Certification

LEED
certification



Waste Diversion/ Recycling

On-site recycling
program for increased
waste diversion
and reduction



Earth Day

Earth Day events with
local vendor education
and participation



Energy Management

Gridium controls
to maximize
energy efficiency



Lighting

LED lighting



Ride Sharing

Working with
tenants on
education and
incentives



Zero Emissions Shuttle

Shuttle service
to Arden Fair Mall
and neighboring
Light Rail Station



EV Charging Stations

Conveniently
located adjacent
to buildings



Water Usage Reduction

Software controls
to ensure
minimum usage



Solar

Solar panel with
shade structure

SACRAMENTO REGION

The Sacramento region is well located in the California Central Valley at the foothills of the Sierra Nevada Mountains. Residents enjoy seismic stability and convenient access to various popular attractions such as Napa County's Wine Country, California's historic gold country, Yosemite, Lake Tahoe and San Francisco. Sacramento is also strategically located for business as air travel times to Los Angeles, Orange County, San Diego, Portland, Las Vegas, and Phoenix are all less than 90 minutes.

The 66,000,000 square foot Sacramento office market benefits from an influx and expansion of technology-related companies and financial services firms seeking:

- > An affordable alternative for major corporations in Northern California
- > Seismic stability
- > Affordable housing and lifestyle choices for employees
- > Proximity to the State Capitol
- > Close to Lake Tahoe, the San Francisco Bay Area and the Napa Wine Country

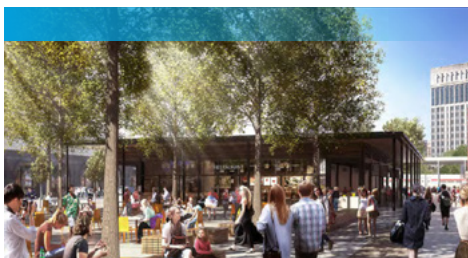
These unique advantages are the reason that firms including NEC, Oracle Corporation, Franklin Templeton Fund, Vision Service Plan, Apple, Hewlett Packard, Intel, Wells Fargo, Pacific Bell and Bank of America have been motivated to relocate or expand in the Sacramento metropolitan area over the last 20 years.

SACRAMENTO REVITALIZATION PROJECTS

GOLDEN 1 CENTER ►



- > Golden 1 Center sits in the heart of downtown Sacramento encompassing four city blocks.
- > The arena is an indoor multi-use facility that accommodates sporting and top entertainment events, such as professional and collegiate sports, concerts, ice shows, indoor rodeo, indoor motocross, trade shows, large graduations, family shows, and other indoor entertainment.



▲ SACRAMENTO RAILYARDS

- > The 244-acre site will transform the historic Union Pacific site into a dynamic, urban environment featuring a state-of-the-art mass transit hub that will serve residents, workers and visitors.
- > The Railyards will be a mixed-use hub for entertainment, retail, housing, office, theaters, parks, hotels, and museums.



▲ DOWNTOWN COMMONS

- > Downtown Commons is a mixed-use development surrounding the Golden 1 Center that includes up to 1.5 million square feet of development, including 475,000 square feet of office space, 350,000 square feet of retail, a 250 room, 16-story Kimpton Hotel Tower and up to 500,000 square feet for residential units.



▲ MLS RAILYARDS STADIUM

- > Scheduled to open 2023, MLS Railyards Stadium is a soccer-specific stadium for Sacramento Republic FC and will be part of the Railyards District redevelopment project.



HARVARD
PARK



HARVARD PARK

NEWMARK

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BASIN STREET
PROPERTIES