

Class A, Four-Story Office Building

Capitol Oaks

2535 Capitol Oaks Drive

Immediately Adjacent I-5 with Freeway Visible Signage Available



Property and Spec Suites Improvements • Q1 2022

NEWMARK

EXCLUSIVELY MARKETED BY:

Todd Eschelman
916.569.2347
todd.eschelman@nmrk.com
CA RE License #01051148

Jack Blackmon
916.569.2372
jack.blackmon@nmrk.com
CA RE License #01999561


BASIN STREET
PROPERTIES

Class A, Four Story Office Building



Available Space:

±3,935 RSF - ±18,128 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

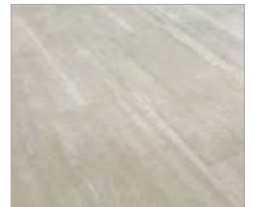


Finishes

Mohawk Carpet Tile
Blended Twist color Dusk
Installation: Ashlar



Mohawk LVT
Living Local Chromascope
Color 120 Alabaster

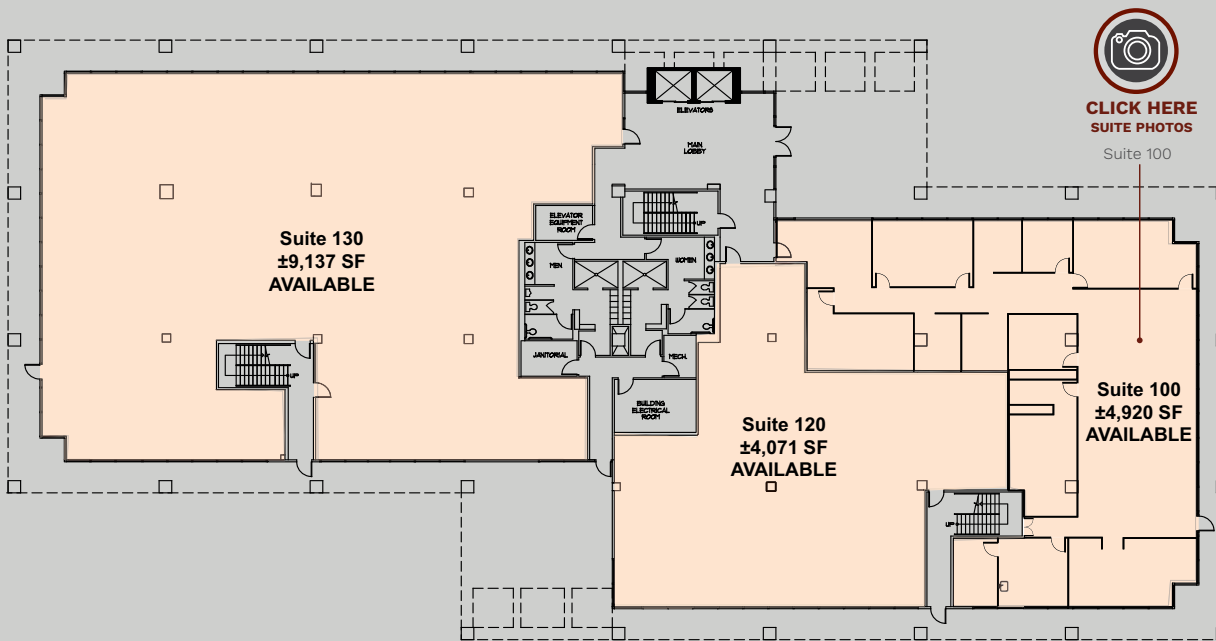


Pittsburg Paint color
Swiss Coffee



2535 Capitol Oaks Drive, Sacramento, CA

Capitol Oaks



OPTIONS AVAILABLE:

Suite 100, 120 & 130 (combined): ±18,128 RSF

Suite 100 & 120 (combined): ±8,991 RSF

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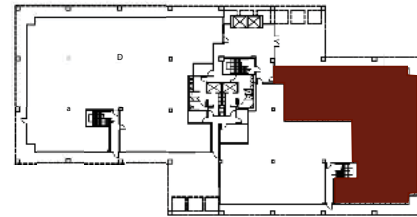
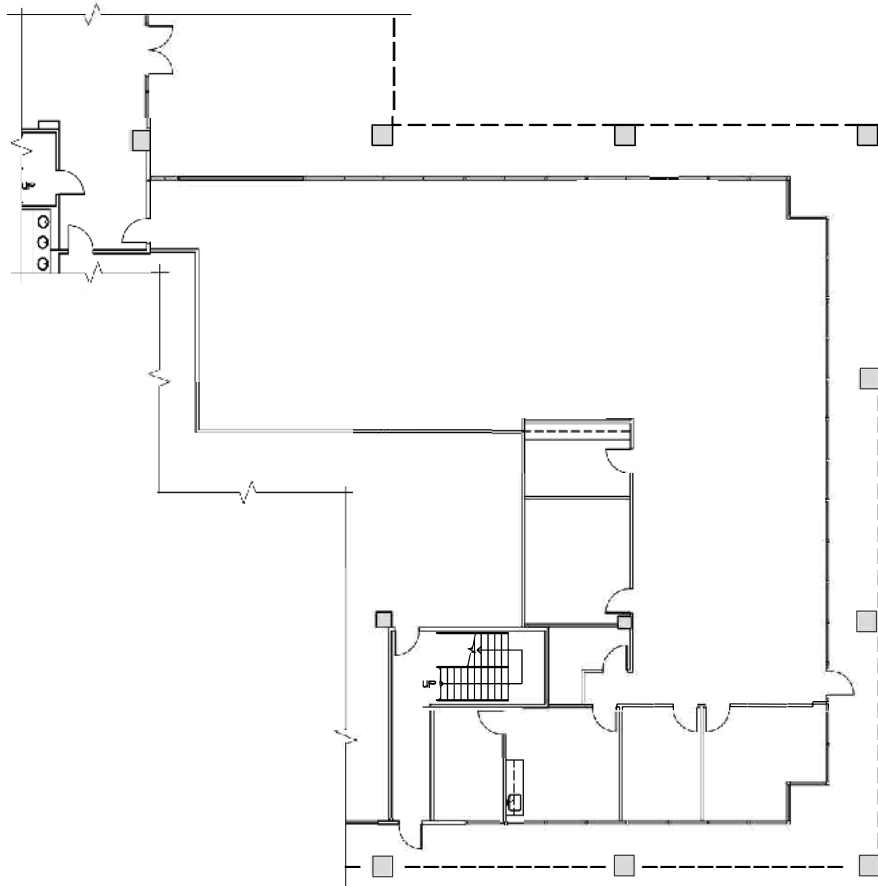
916.569.2372

jack.blackmon@nrmk.com

CA RE License #01999561

Move-in Ready Q1 2022

Suite 100: ±4,920 RSF



Suite Improvements:

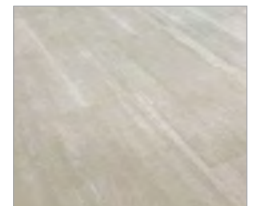
- Double Doors Storefront Entrance and Landscaping
- New Carpet
- New Ceiling Tiles
- New Break Room LVT
- Demo Offices
- Paint

Finishes

Mohawk Carpet Tile
Blended Twist color Dusk
Installation: Ashlar



Mohawk LVT
Living Local Chromascope
Color 120 Alabaster

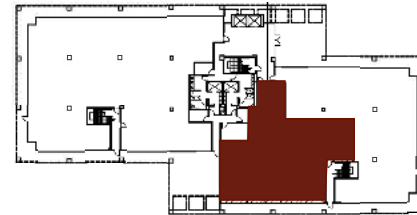
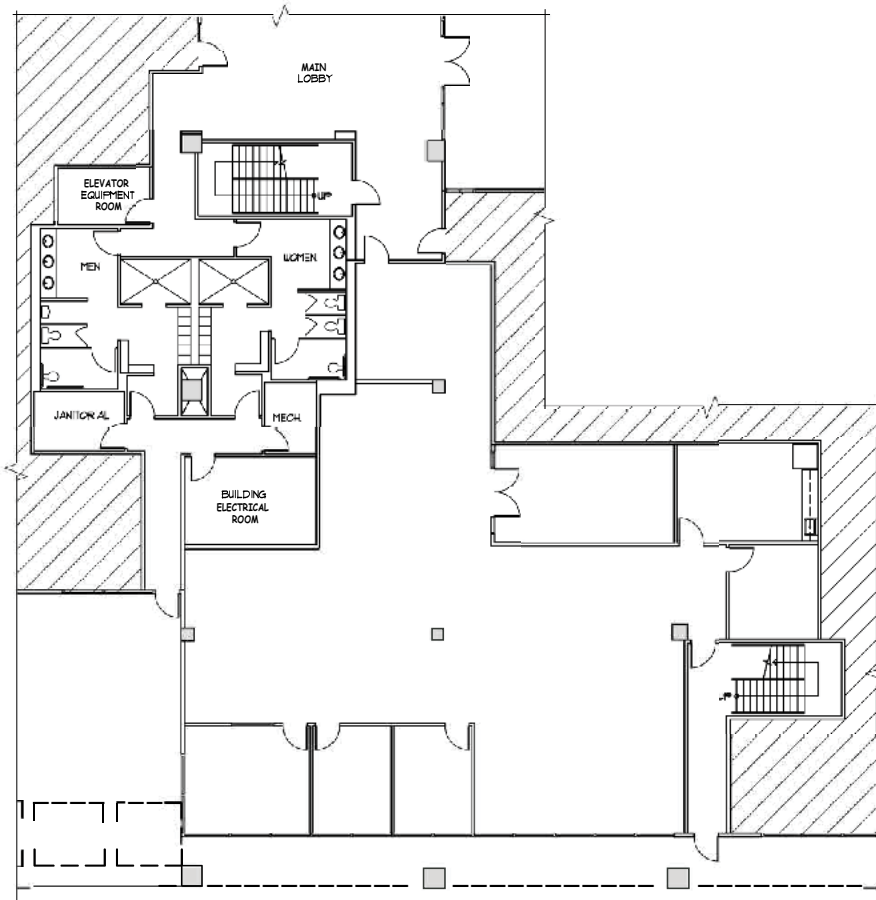


Pittsburg Paint color
Swiss Coffee



Move-in Ready Q1 2022

Suite 120: ±4,071 RSF



Suite Improvements:

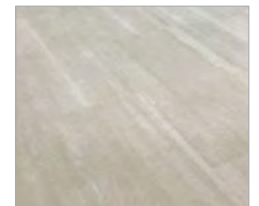
- Double Doors with Full Lite Glass Insets
- New LED Cree Lighting Fixtures
- New Carpet
- New Blinds
- New Break Room LVT
- Demo Wall
- New Paint
- New AV System - Smart TV, Multi-user Connectivity and Floor Power

Finishes

Mohawk Carpet Tile
Blended Twist color Dusk
Installation: Ashlar



Mohawk LVT
Living Local Chromascope
Color 120 Alabaster

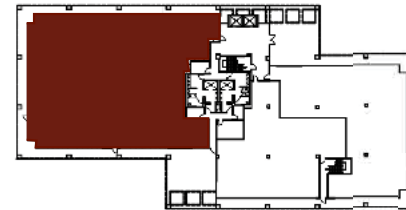
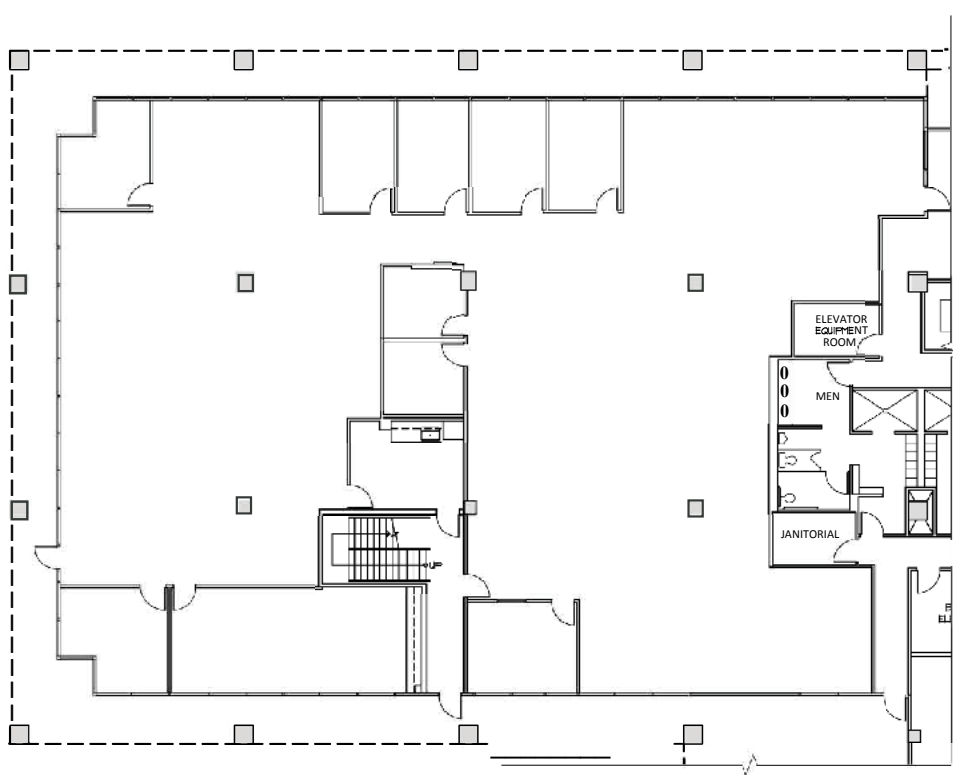


Pittsburg Paint color
Swiss Coffee



Move-in Ready Q1 2022

Suite 130: ±9,137 RSF



Suite Improvements:

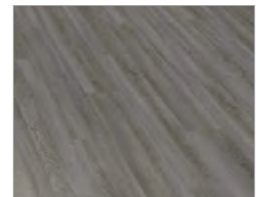
- Double Doors with Full Lite Glass Insets
- New Blinds
- New Ceiling Tiles
- New Carpet
- New LED Cree Lighting Fixtures

Finishes

Mohawk Carpet Tile
Infinite Impact 978 Wrought
Ashlar Installation



Mohawk LVT
Living Local 918 Silver



Pittsburg Paint
Swiss Coffee



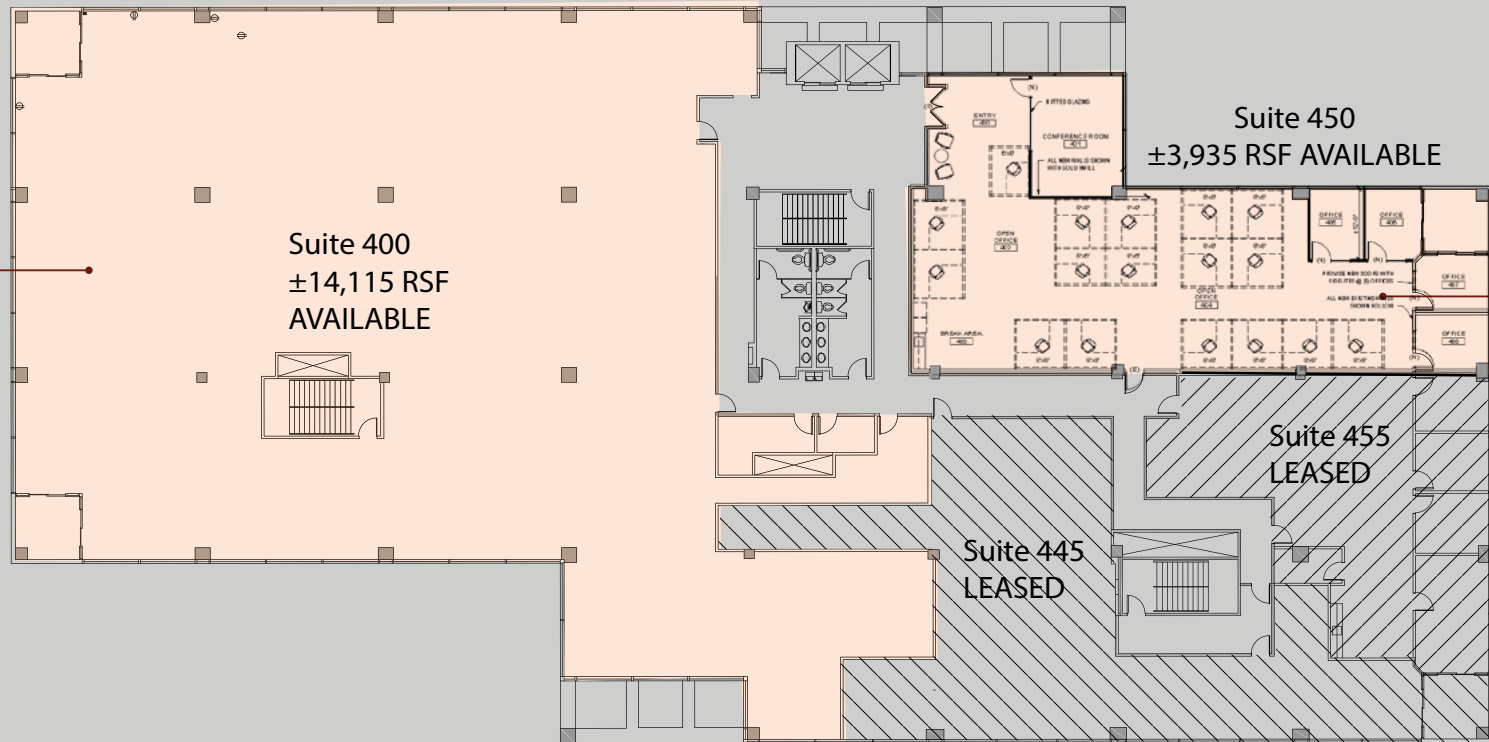
2535 Capitol Oaks Drive, Sacramento, CA

Capitol Oaks



CLICK HERE
VIRTUAL TOUR

Suite 400



OPTIONS AVAILABLE:

Suite 400 & 450 (combined) ±18,050 RSF

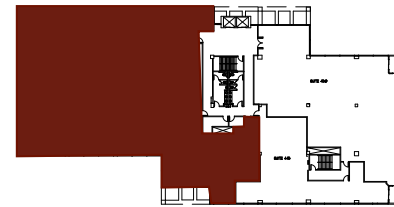
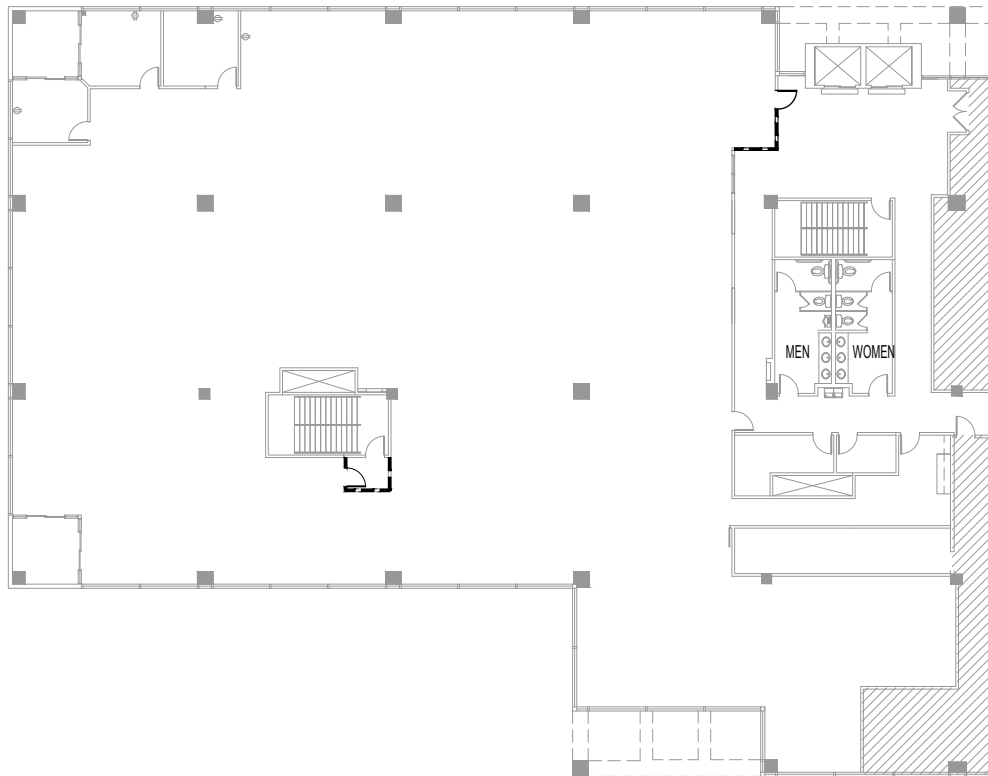
CLICK HERE
VIRTUAL TOUR

Suite 450



Move-in Ready Q1 2022

Suite 400: ±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



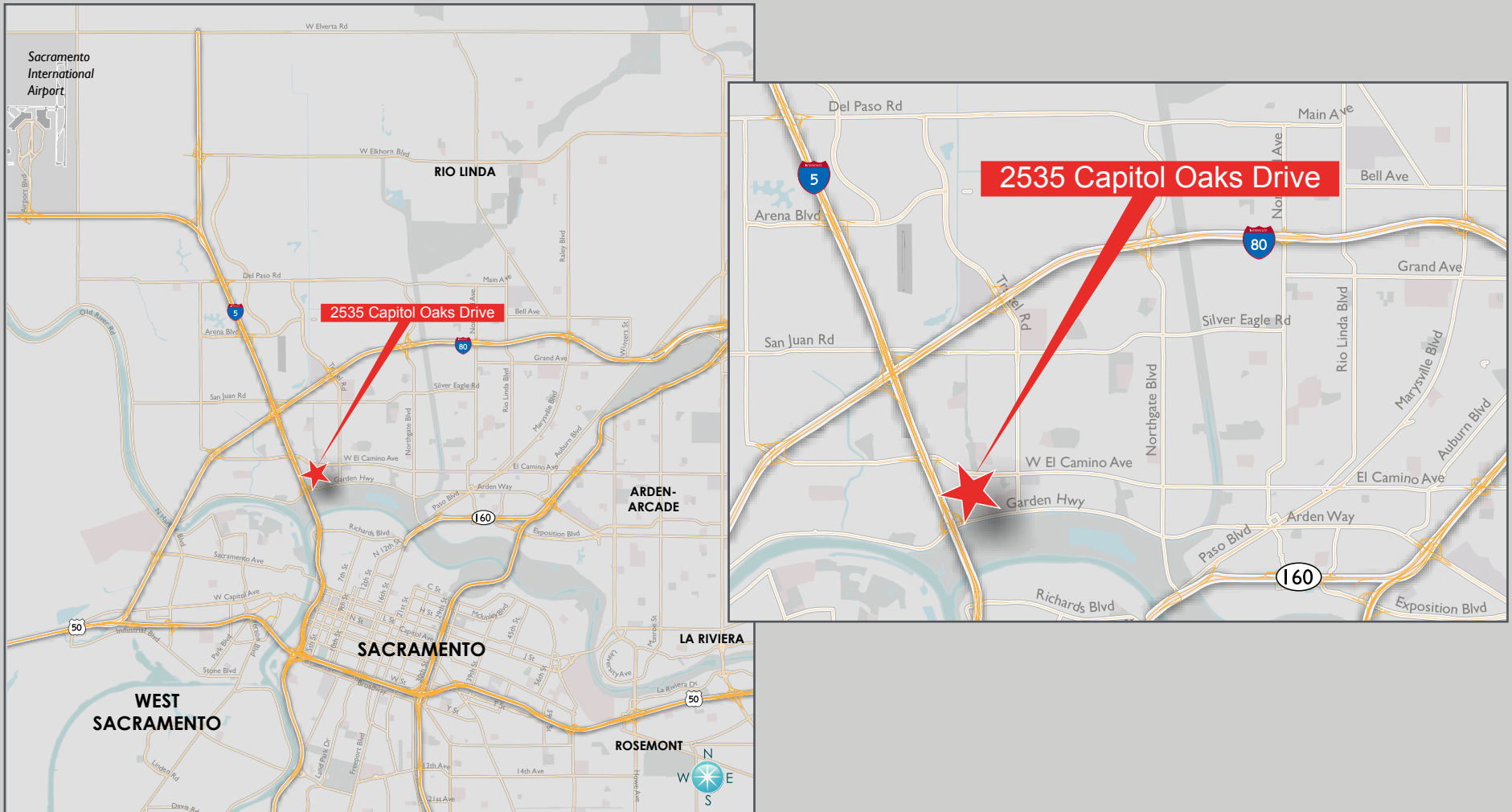
Amenities Aerial



2535 Capitol Oaks Drive, Sacramento, CA

Capitol Oaks

Location Map



Culture, Collaboration, and Carbonation

Team Building Activities Fund

Join us at **2535 Capital Oaks** and we will provide you a team building activities fund to welcome your team back to the office!*

The prolonged pandemic, social distancing and working from home have made it challenging to foster the culture, interaction and collaboration that support strong and productive teams. In the spirit of bringing your team back together in the office and in activities outside of the office we are promoting the Team Building Activities Fund. We hope this is useful tool to boost morale and energize your office.

Go Team!!!



Potential Activities Include:

- ▶ Top Golf
- ▶ Punch Bowl Social
- ▶ Rivercats Game
- ▶ The Smart Axe
- ▶ Kings Game
- ▶ Sac Brew Boat

You are responsible for organizing and scheduling your events. Provide receipt of activity and Basin Street will reimburse you not to exceed the total budget of \$1 PSF.

*\$1 PSF budget allowance becomes available once lease commences. Minimum 3-year lease. You may choose alternate team activities subject to Basin Street approval. Budget must be used within a year of occupancy. Offer valid thru 6/30/22.

