

LAND PARK OFFICE SPACE FOR LEASE

1250 Sutterville Road - Sacramento, CA 95822



PROPERTY ATTRIBUTES

- 1st Floor: 1,024 - 7,607 RSF (\$1.75 psf Full Service Gross)
- Permitted church space
- 25,000 sf athletic club onsite
- APN: 017-0071-011
- Year built: 1977 (Class C)
- Building size: 39,850 RSF
- Lot size: 1.38 acres
- Parking: 2 per 1,000 sf (per zoning)
- Zoning: C-1 (Limited Commercial)

LOCATION CHARACTERISTICS

- Beautiful Land Park
- Across the street from:
La Bou / Sprouts Market / Sac Zoo
- Interstate 5 only 1/4 mile to the west
- Bus stop directly in front of property
- Signage available

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

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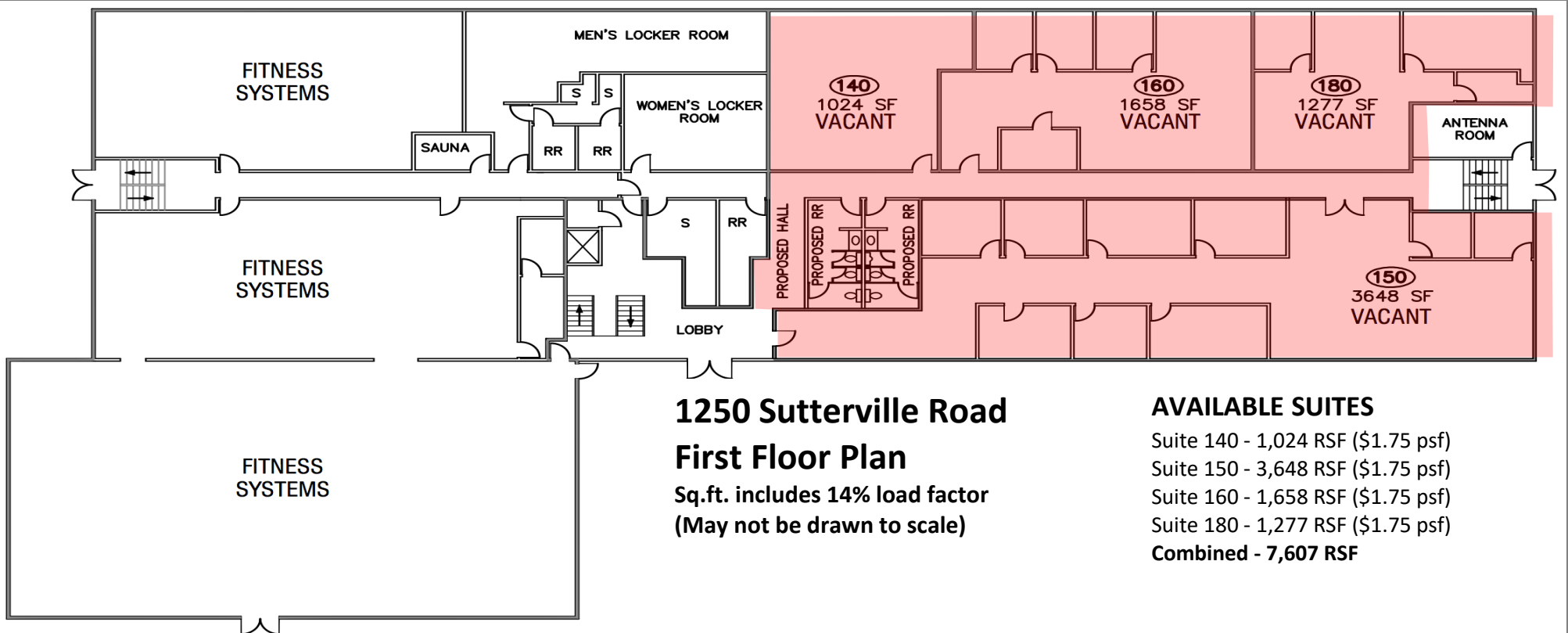


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LAND PARK OFFICE SPACE FOR LEASE



1250 Sutterville Road
First Floor Plan
 Sq.ft. includes 14% load factor
 (May not be drawn to scale)

AVAILABLE SUITES

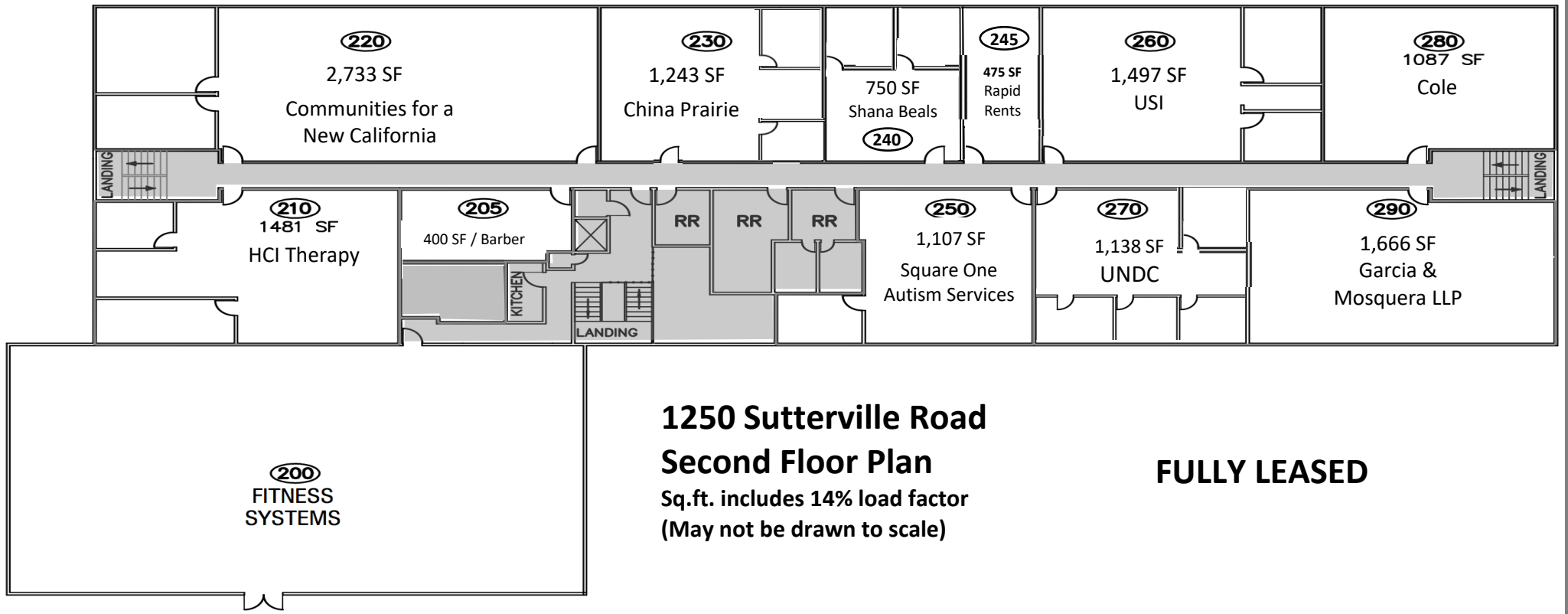
- Suite 140 - 1,024 RSF (\$1.75 psf)
- Suite 150 - 3,648 RSF (\$1.75 psf)
- Suite 160 - 1,658 RSF (\$1.75 psf)
- Suite 180 - 1,277 RSF (\$1.75 psf)
- Combined - 7,607 RSF**



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LAND PARK OFFICE SPACE FOR LEASE



1250 Sutterville Road
Second Floor Plan
 Sq.ft. includes 14% load factor
 (May not be drawn to scale)

FULLY LEASED



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