



# CLASS A OFFICE SPACE

*New Fitness Center & Newly Remodeled Lobbies*  
2400 Del Paso | Suites 140, 150 & 166 Move-in Ready  
2450 Del Paso | Suite 240 Move-in Ready

**DEL PASO**  
corporate center

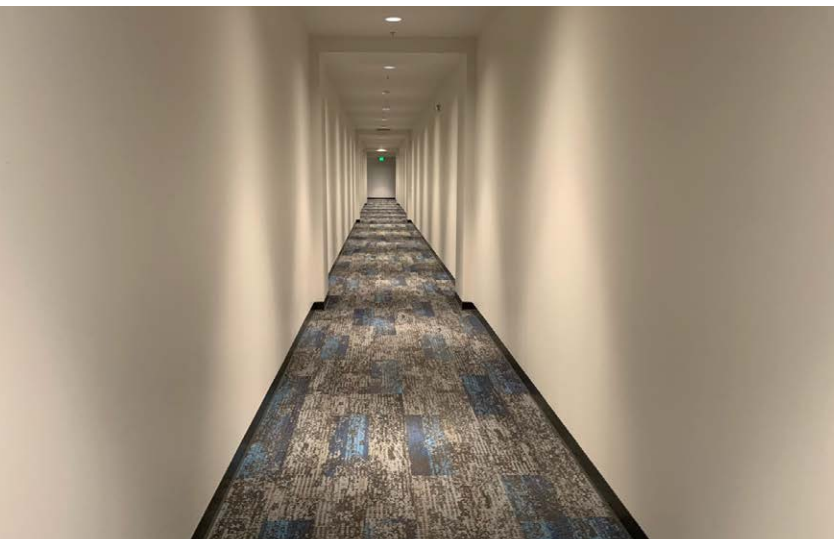
**2400 - 2420 - 2450  
DEL PASO ROAD**



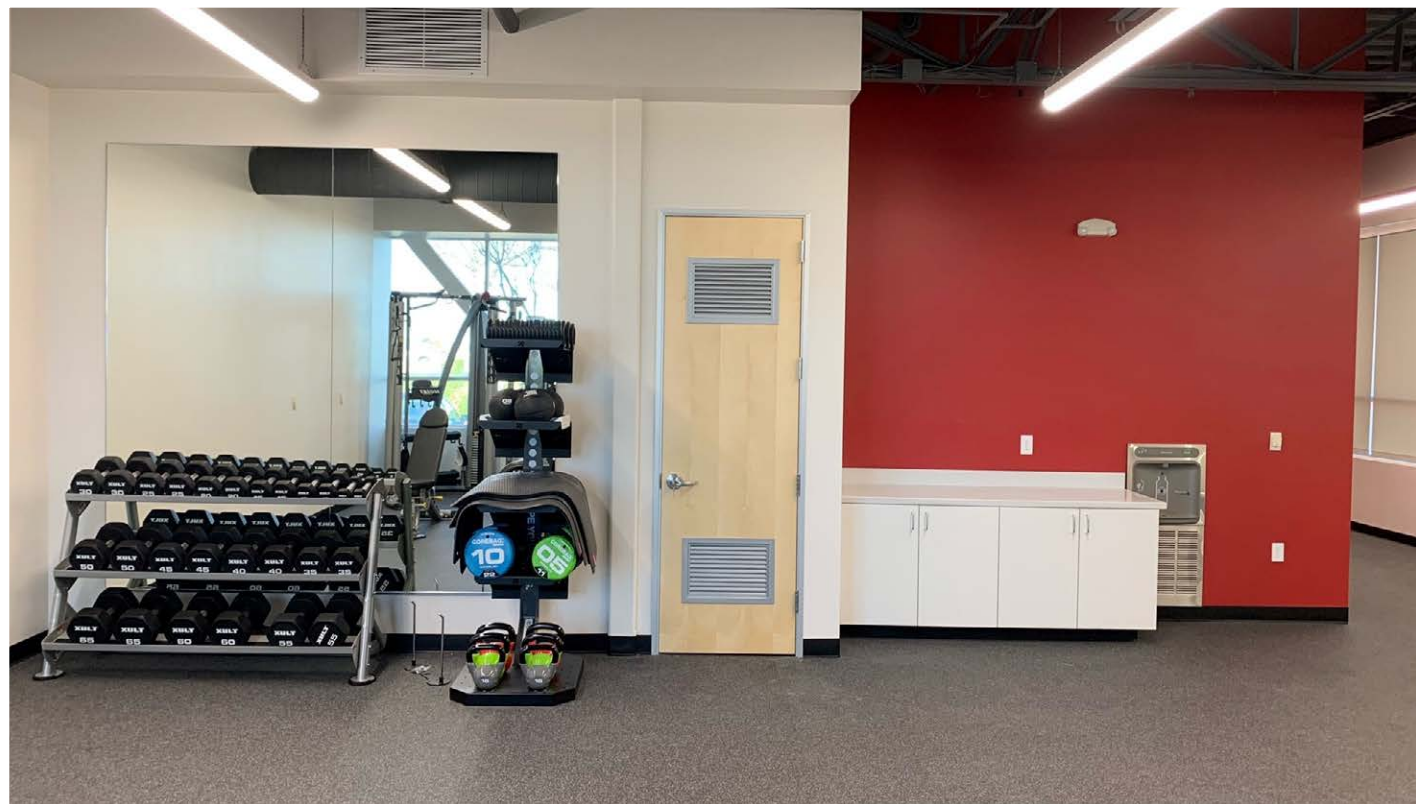


## **HIGHLIGHTS**

- New Lobby Remodel
- New Fitness Center
- Master planned Business Park
- Walking distance to many retail amenities
- High speed fiber optics
- Up to 4:1,000 SF parking
- Many move-in ready options
- Prominent monument signage available

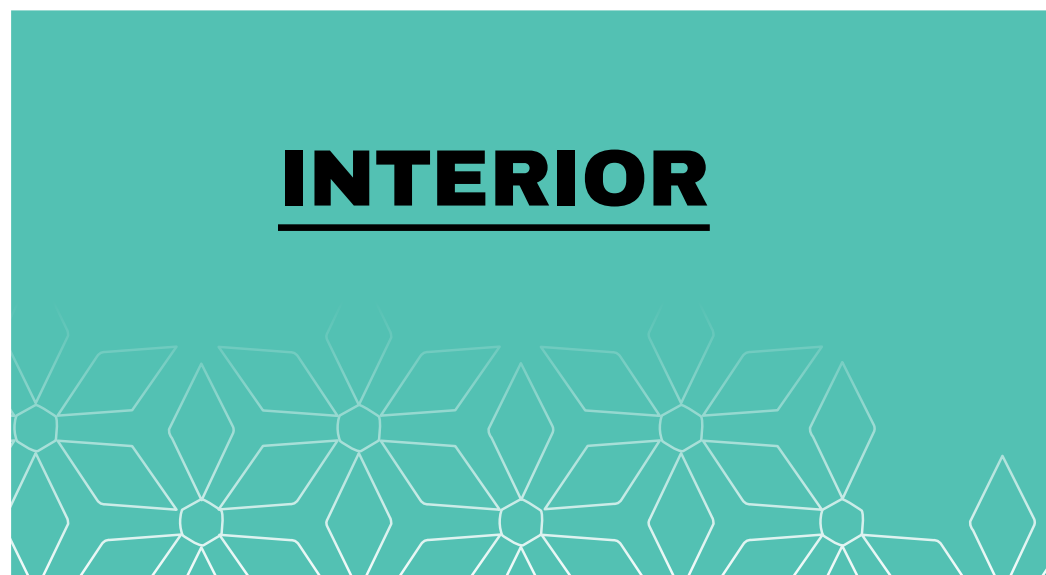


**FITNESS**  
**CENTER AT 2450**  
**DEL PASO ROAD**





# INTERIOR



# FLOOR PLAN

2400 DEL PASO ROAD

SUITE 125 (warm shell condition) ±5,444 RSF

**FLOOR PLAN**

**VIRTUAL TOUR**

SUITE 140 (move-in ready) ±2,915 RSF

**FLOOR PLAN**

**VIRTUAL TOUR**

SUITE 150\* (move-in ready) ±5,143 RSF

**FLOOR PLAN**

SUITE 166\* (move-in ready) ±1,124 RSF

**FLOOR PLAN**

SUITE 195 (warm shell condition) ±4,556 RSF

**FLOOR PLAN**

**VIRTUAL TOUR**

SUITE 200 (move-in ready) ±12,637 RSF

**FLOOR PLAN**

**VIRTUAL TOUR**

SUITE 205\*\* ±9,136 RSF

**FLOOR PLAN**

SUITE 210\*\* ±5,086 RSF

**FLOOR PLAN**

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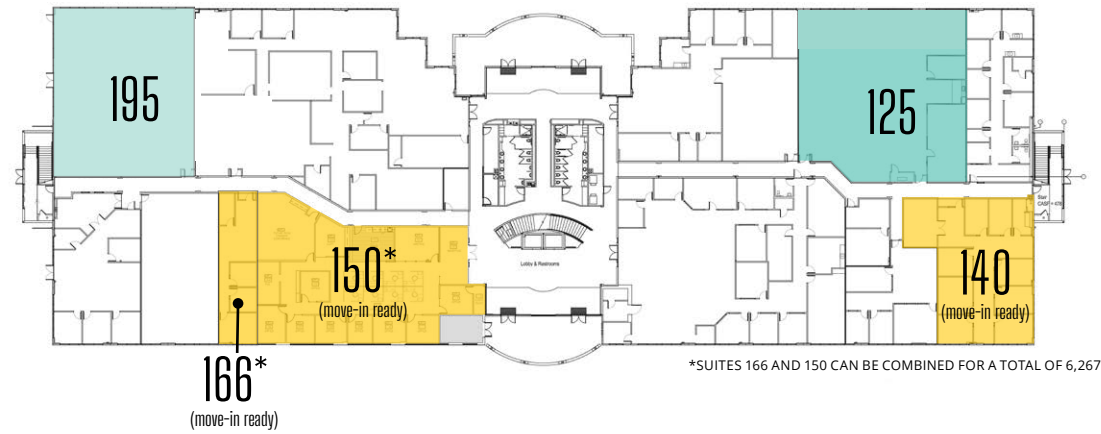
**KEVIN GOLDTHWAITE**

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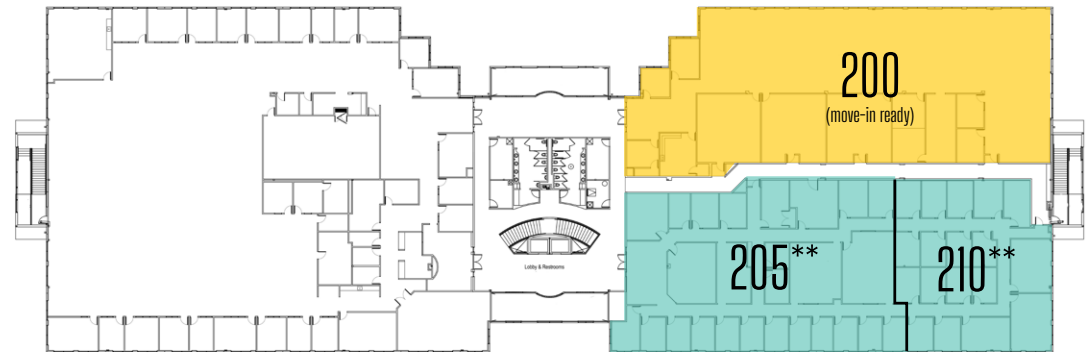
CA LIC #01911862

## FIRST FLOOR



\*SUITES 166 AND 150 CAN BE COMBINED FOR A TOTAL OF 6,267 RSF

## SECOND FLOOR



\*SUITES 205 AND 210 CAN BE COMBINED FOR A TOTAL OF 14,222 RSF

# FLOOR PLAN

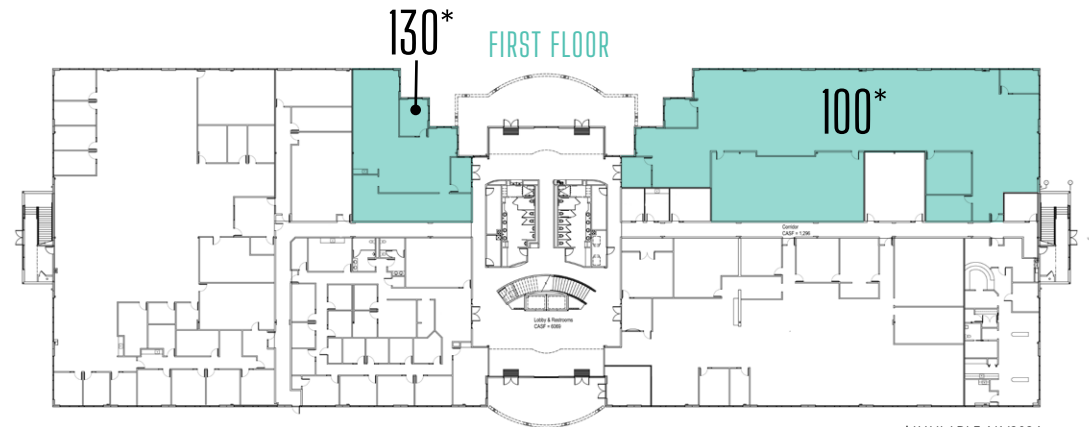
2420 DEL PASO ROAD

SUITE 100\* ±9,978 RSF

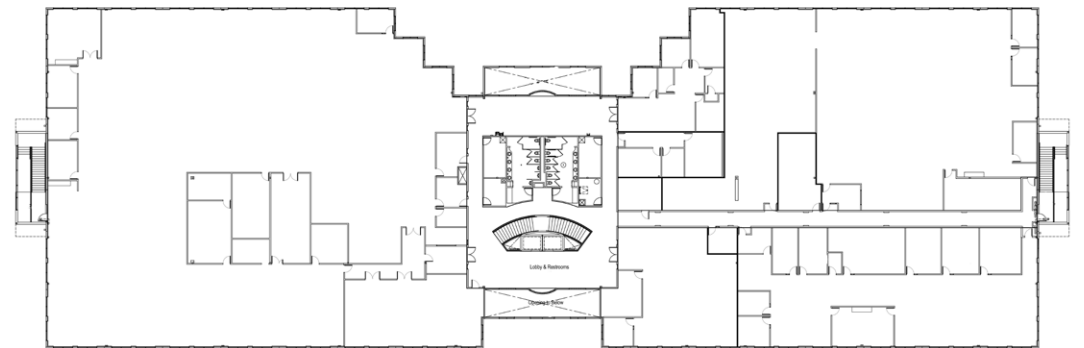
FLOOR PLAN

SUITE 130\* ±2,750 RSF

FLOOR PLAN



\*AVAILABLE 4/1/2024



SECOND FLOOR

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# FLOOR PLAN

2450 DEL PASO ROAD

SUITE 140 ±1,400 RSF

**FLOOR PLAN**

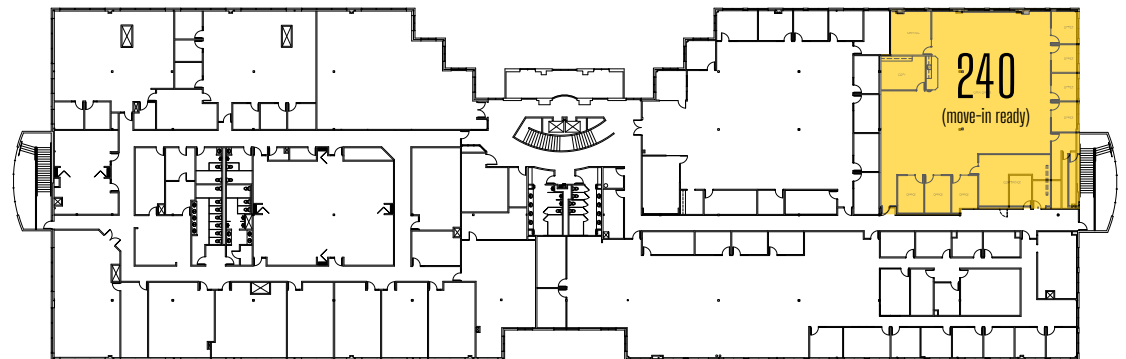
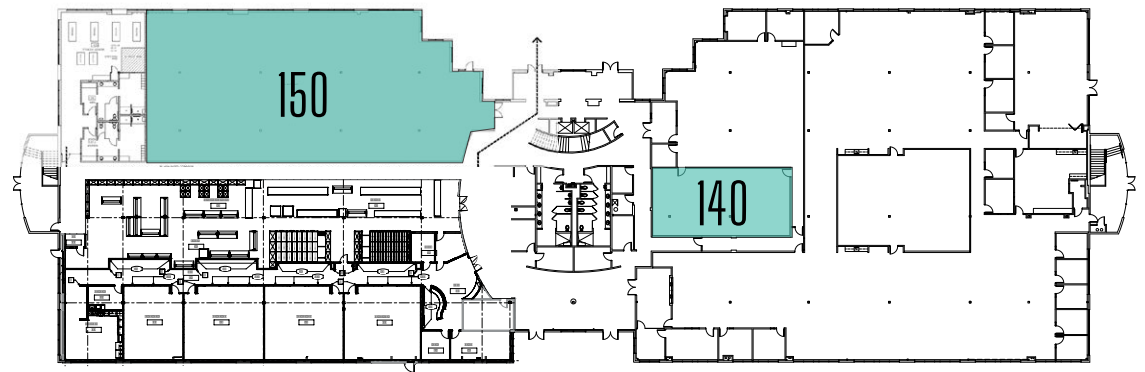
SUITE 150 (warm shell condition) ±8,392 RSF

**FLOOR PLAN**

**VIRTUAL TOUR**

SUITE 240 (move-in ready) ±6,507 RSF

**FLOOR PLAN**



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# LOCATION

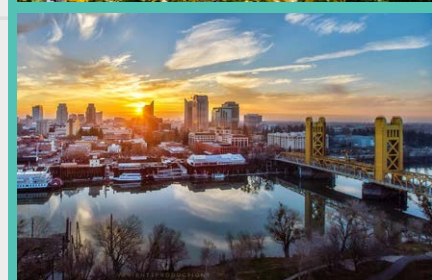
- Immediate I-5 & I-80 Freeway Access
- Proximate to Restaurants, Retail Amenities, & Hotels
- 8 Minutes to Sacramento International Airport & Downtown Sacramento



<ol style="list-style-type: none"> <li>1) Fitness Evolution</li> <li>2) Anytime Fitness</li> <li>3) CA Family Fitness</li> <li>4) Curves</li> <li>5) Bikram Yoga Natomas</li> <li>6) Orangetheory Fitness</li> </ol>	<ol style="list-style-type: none"> <li>1) North Natomas Regional Park</li> <li>2) Kokomo Park</li> <li>3) Quail Park</li> <li>4) Linden Park</li> <li>5) Sundance Park</li> <li>6) Witter Ranch Park</li> <li>7) Tanzanite Park</li> </ol>	<ol style="list-style-type: none"> <li>1) Homewood Suites by Hilton</li> <li>2) Hampton Inn &amp; Suites</li> <li>3) Holiday Inn Express &amp; Suites</li> <li>4) Extended Stay America</li> </ol>	<ol style="list-style-type: none"> <li>1) Wells Fargo</li> <li>2) Tri Counties Bank</li> <li>3) Bank of America</li> <li>4) Safe Credit Union</li> <li>5) Chase</li> </ol>	<ol style="list-style-type: none"> <li>1) Shell</li> <li>2) Chevron</li> <li>3) Safeway</li> </ol>	<ol style="list-style-type: none"> <li>1) Raleys</li> <li>2) Safeway</li> <li>3) Natomas Veterinary Hospital</li> <li>4) Cost Plus World Market</li> <li>5) BevMo</li> <li>6) Best Buy</li> <li>7) Target</li> <li>8) FedEx</li> </ol>	<ol style="list-style-type: none"> <li>1) Peet's Coffee &amp; tea</li> <li>2) Jack's Urban Eats</li> <li>3) Jamba Juice</li> <li>4) Freebirds World Burrito</li> <li>5) Corner Bakery Cafe</li> <li>6) Curry Corner</li> <li>7) Bella Bru Cafe</li> </ol>	<ol style="list-style-type: none"> <li>8) Tuk Tuk Thai Cuisine</li> <li>9) Panera Bread</li> <li>10) Pete's Restaurant &amp; Brewhouse</li> <li>11) Tapioca Express</li> <li>12) Beach Hut Deli</li> <li>13) Buffalo Wild Wings</li> </ol>
WELLNESS	PARKS	HOTELS	BANKS	GAS STATION	OTHER	FOOD	

# LOCATION

The North Natomas submarket provides a desirable economic alternative to South Natomas and Downtown Sacramento. Del Paso Corporate Center has proximity to growing residential neighborhoods, convenient access to major freeways, competitive rents and abundant free surface parking.





2400  
Five Star  
Bank  
Corporate  
Center

FIVE STAR BANK  
MORTGAGE

EMJ GENERAL CONTRACTOR

WELLS FARGO HOME MORTGAGE

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