

# 2277 FAIR OAKS

*Boulevard*

OFFICE SPACE FOR LEASE  
**UP TO 8,403 SF AVAILABLE**











# CURRENT *Availability*

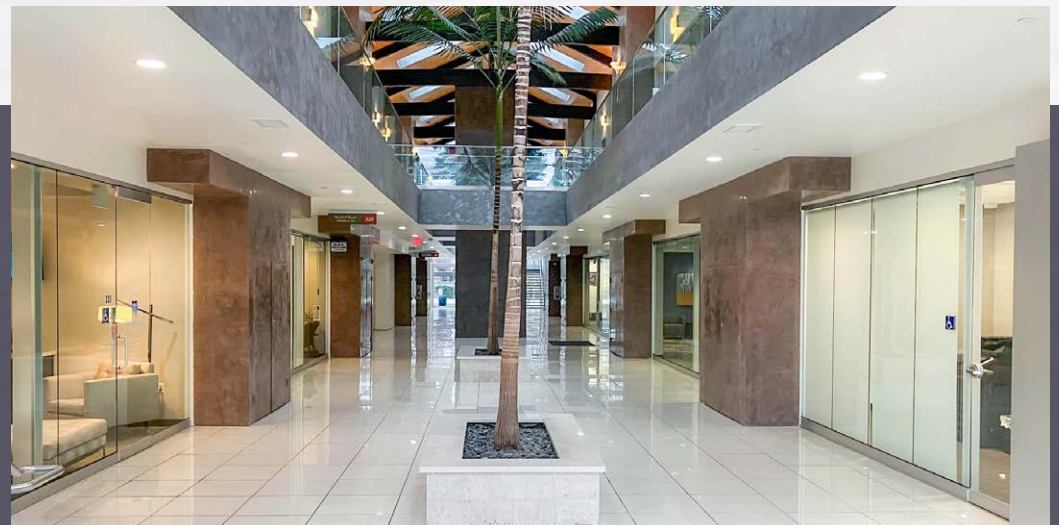
Suite 195	4,080 SF
Suite 230	3,450 SF
Suite 250	8,403 SF
Suite 325	2,884 SF



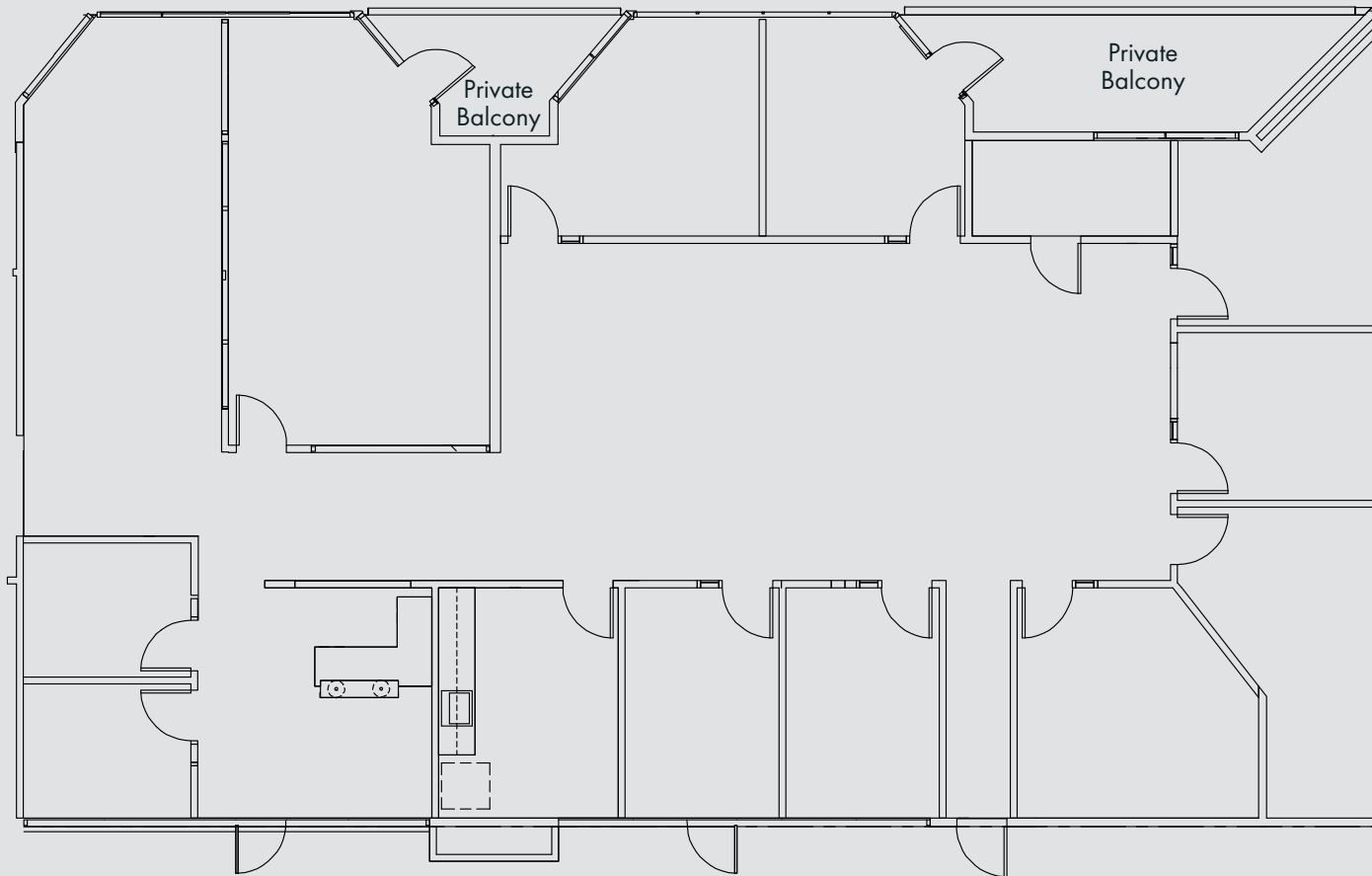
# PROPERTY *Highlights*

-  Two Buildings with a Variety of Available Suite Sizes
-  Ample Amount of Free Parking
-  Private Balconies on Select Suites
-  Monument & Building Signage
-  On-Site Engineer
-  Updated Common Areas
-  Floor to Ceiling Glass

-  Five Minutes from Hwy 50 via Howe Avenue
-  Close Proximity to Numerous Retail Amenities
-  Incredible & Unrivalled Walkable Access to [Pavilions Shopping Center](#)
-  Ability to Grow Throughout the Park Based on the Design of the Building
-  Easy Access to East Sacramento, American River Parkway and CSUS
-  Walkable Amenities Include Starbucks, Café Bernardo, Raleys, Bennett's



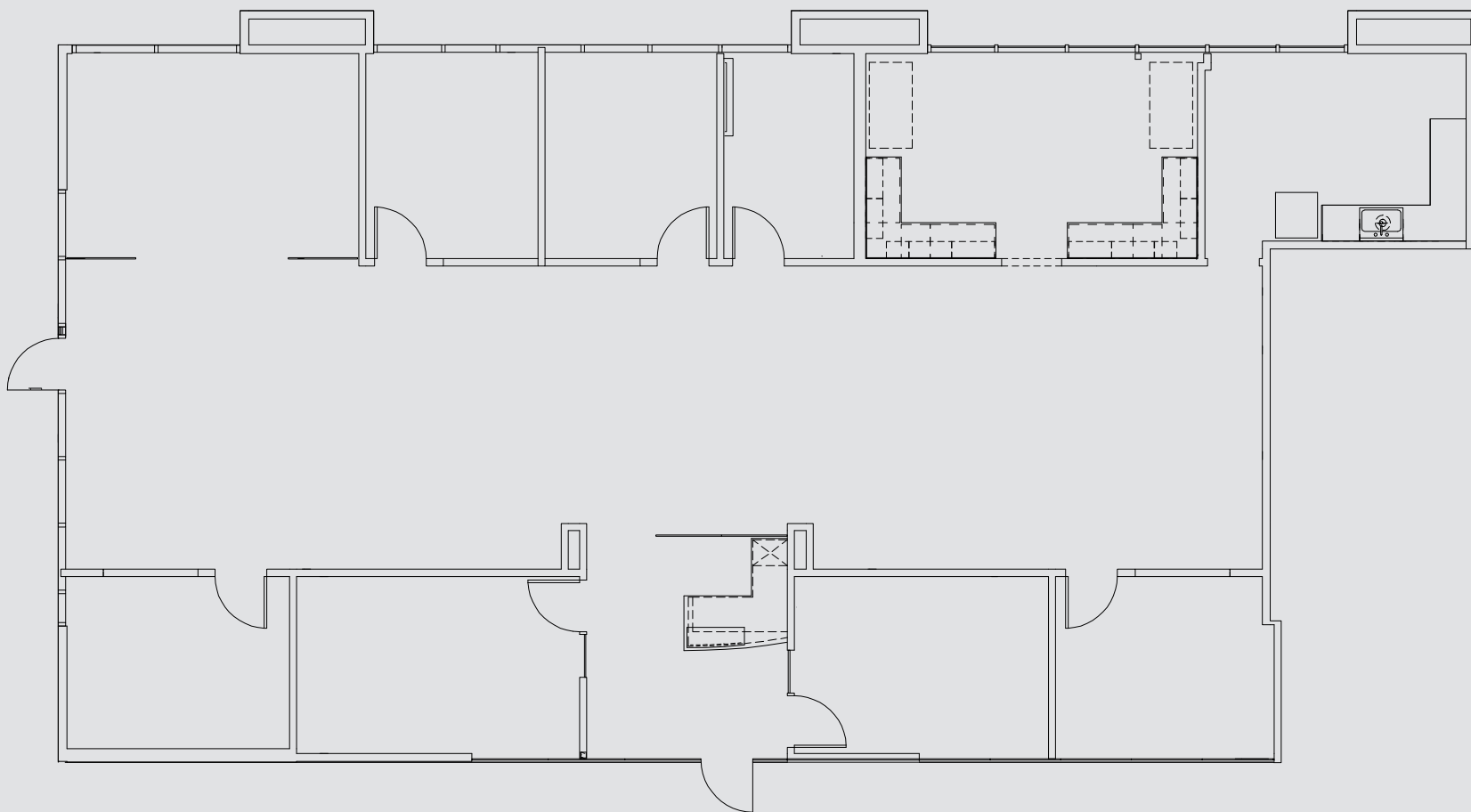
# FLOOR *Plans*



SUITE 195  
**4,080 SF**

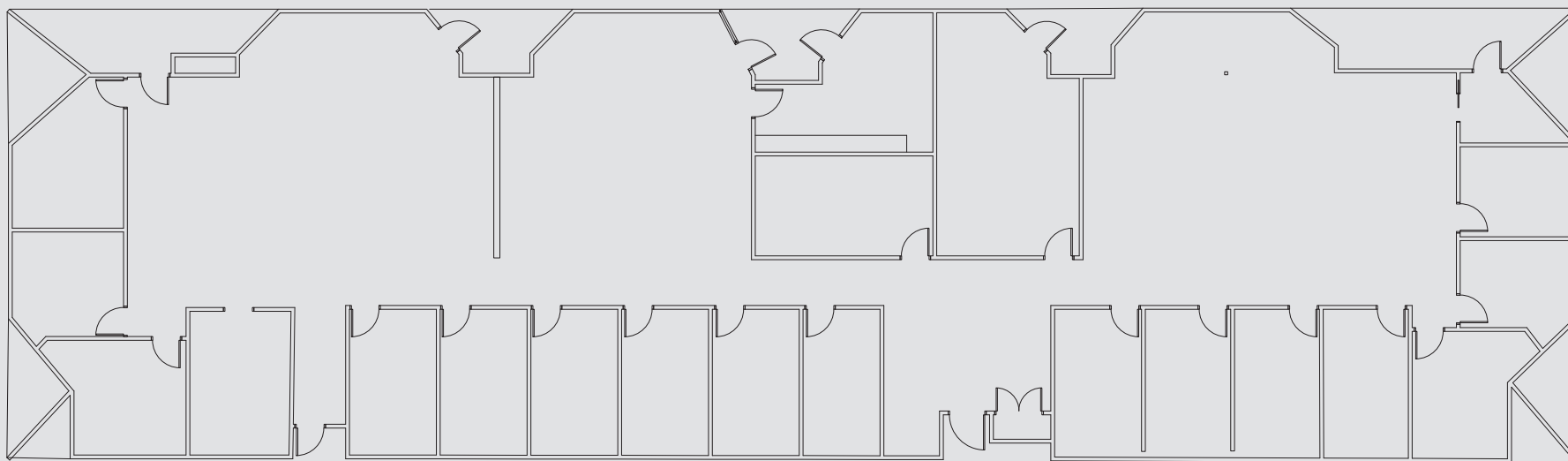
# FLOOR

*Plans*



SUITE 230  
**3,450 SF**

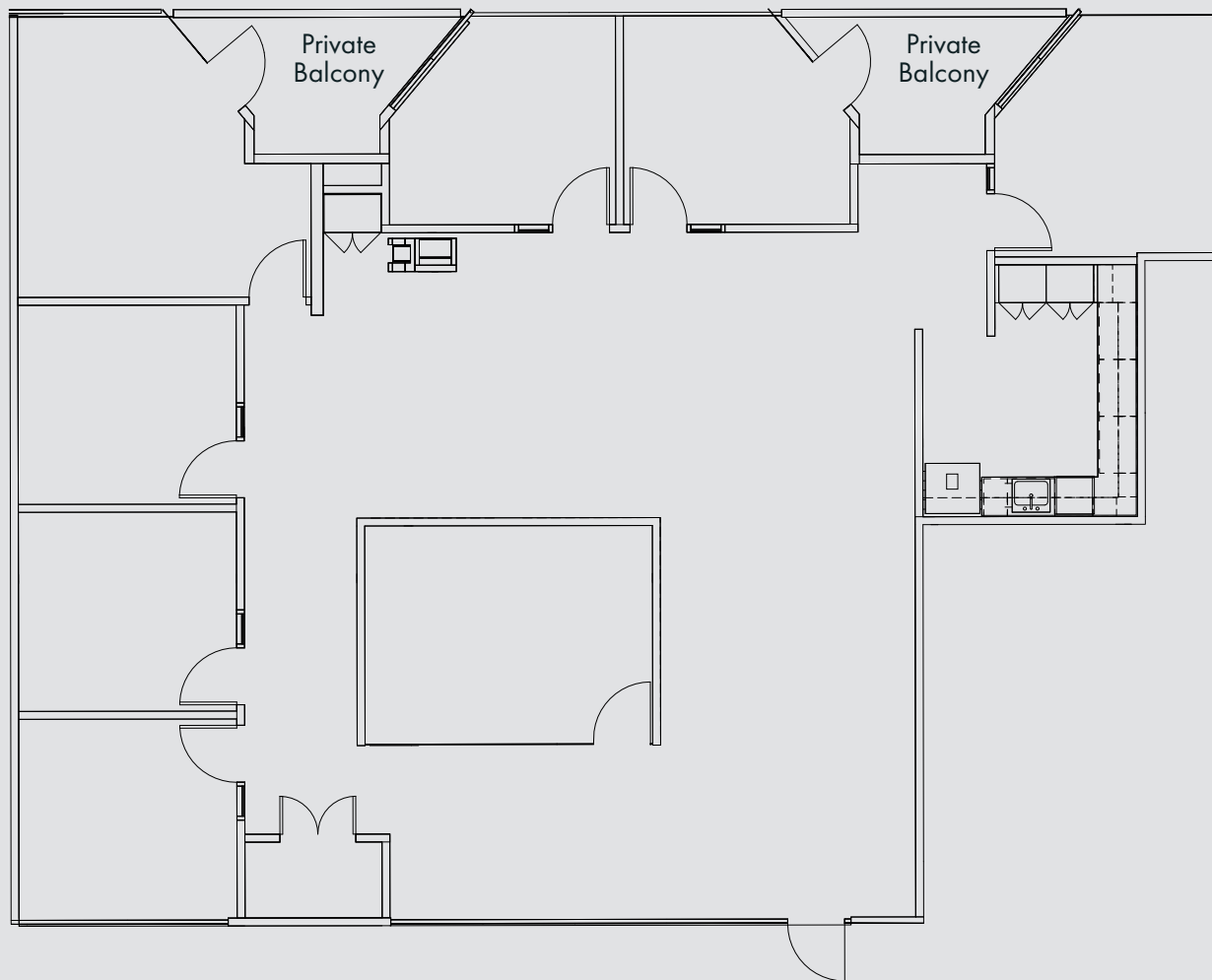
# FLOOR *Plans*



SUITE 250  
**8,450 SF**

# FLOOR

*Plans*

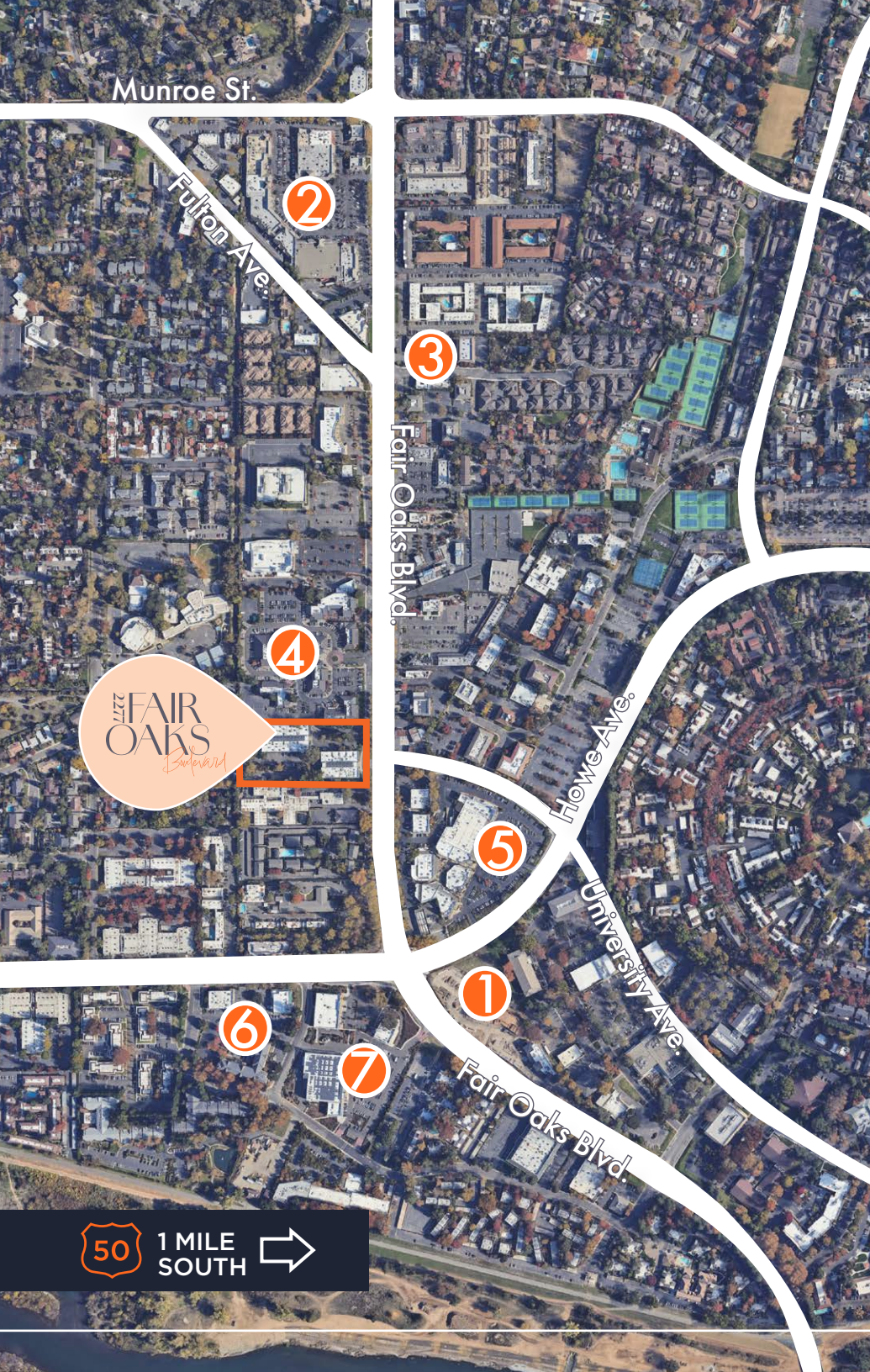


SUITE 325  
**2,884 SF**

# PROPERTY *Photos*







# AMENITY *Map*

- 1 Urban Plates  
Tasty Dumpling  
Chip  
Sharetea  
Cold Stone  
The Melt
- 2 Jack's Urban Eats  
Chipotle  
Lemon Grass  
Beach Hut Deli  
Bento Box  
Boudin SF  
Thai House Restaurant  
The UPS Store  
Noodles & Company  
Noah's Bagels  
Grateful Bread  
Jamba Juice  
Save Mart  
GNC  
Bank of the West  
Petfood Express  
Smashburger  
Nothing Bundt Cakes  
Temple Coffee  
Peet's Coffee  
Wells Fargo Bank  
Miyagi Restaurant
- 3 Zinfandel Grille  
Ettore's Bakery & Café  
Makisu Sushi  
McDonald's
- 4 Ruth's Chris Steak House  
Piatti Ristorante & Bar  
Café Bernardo  
Wildwood Kitchen & Bar  
Williams-Sonoma  
Mendocino Farms  
Mikuni's  
Title Boxing
- 5 Safeway  
Poke Noke  
Buckhorn BBQ + Grill  
Starbucks Coffee  
Bennett'S  
Zocalo's  
DryBar  
Pieology Pizza  
Capitol Beer & Tap Room  
Menchie's Frozen Yogurt  
US Bank  
AT&T  
Pearl's Boba  
Citibank  
Great Clips
- 6 Mel's Diner  
Bruchi's Cheese Steak  
Twin Peaks
- 7 CVS Pharmacy  
Starbucks  
Raley's  
Orangetheory Fitness  
KB Nails

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2277 FAIR  
OAKS  
*Boulevard*

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