

# INNOVATION CENTER AT THE CROSSINGS Available for Lease

2910 Ramona Ave | Sacramento

±11,242 SF Available

Divisible to 1,200 SF

**David Brandenburger**

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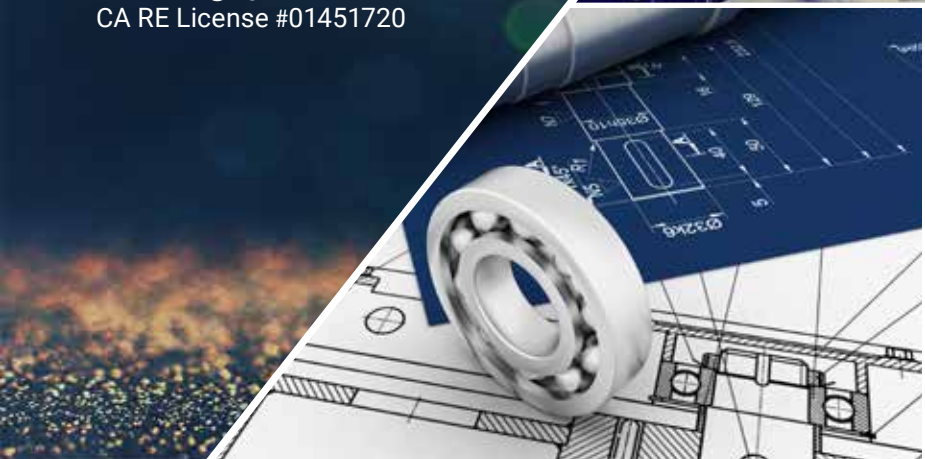
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**Matt Heacox**

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## PROJECT HIGHLIGHTS

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- 1,000 feet to California State University, Sacramento, campus
- Direct connection to Folsom Blvd, 65th Street Gold Line Light Rail Station and Sac State via Ramona Avenue extension which has been completed
- Innovation Center will be delivered in the 3rd Quarter 2018 concurrently with The Crossings, a 225 unit (750 room) student housing development comprised of three 5-story buildings and a 10K SF Clubhouse/Fitness Center
- Fiber ready through Consolidated Communications, Inc.
- Flexible sizes and tenant improvement packages
- Could be suitable for café, co-worker space, makers space, biotech, green energy, STEM, etc
- On-site Management, 24-hour Security, Free Parking
- Project will be constructed to earn LEED Certification
- Electric Vehicle charging stations



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## AREA OVERVIEW

City website for SCI - <http://www.cityofsacramento.org>

“Vision: The City, in partnership with Sacramento State University, the Power Inn Alliance, and the Sacramento Municipal Utility District (SMUD), has prepared and adopted a specific plan for a new center for innovation and clean technology in the 65th Street area south of the University. The goal is to create an environment that fosters the exchange of technical knowledge and expertise between students, faculty and private sector business enterprises. With connections to U.S. Highway 50, light rail and its proximity to the University, SMUD, UC Davis Medical Center and Granite Park, the area is well positioned to transform from an older industrial area into a future hub for clean energy, green technology, and medical technology in the Sacramento region.”

Power Inn Alliance – [www.powerinn.org](http://www.powerinn.org)

“Power Inn Alliance creates and strengthens the physical, business and economic conditions of the Power Inn community. This is achieved through a collaborative approach to advocacy, beautification, civic partnership, security, transportation, marketing and communication. Power Inn Alliance is the property-based business improvement district (PBID), created in 2006 to “Advocate for business, transportation and community”. The district is located in the southeastern quadrant of the city of Sacramento and is home to over 10,000 businesses which creates over 29,000 direct jobs and produces over \$3.2 billion in annual economic output. It serves as the city’s manufacturing core with over 62% of the city’s manufacturing base taking place in the 6.2 mile area\*. It is also home to the future Sacramento Center for Innovation.”



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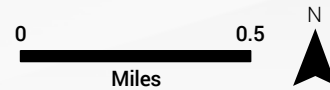
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






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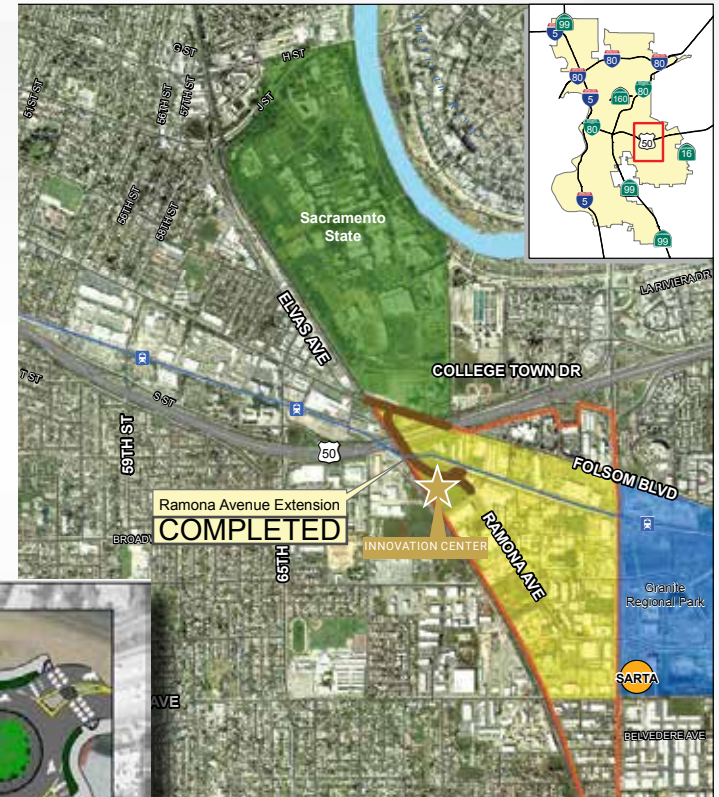
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## AERIAL MAP

The gateway project to the Sacramento Center for Innovation – 240 acres of land envisioned as hub for innovative business and clean technology industries.



-  Sac. Center for Innovation Specific Plan
-  Innovation/Technology Village
-  Sacramento State
-  Granite Regional Park
-  Ramona Avenue Extension
-  Light Rail Station
-  Light Rail
-  Rail Lines



RAMONA AVE. EXTENSION OPENING



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## SITE PLAN



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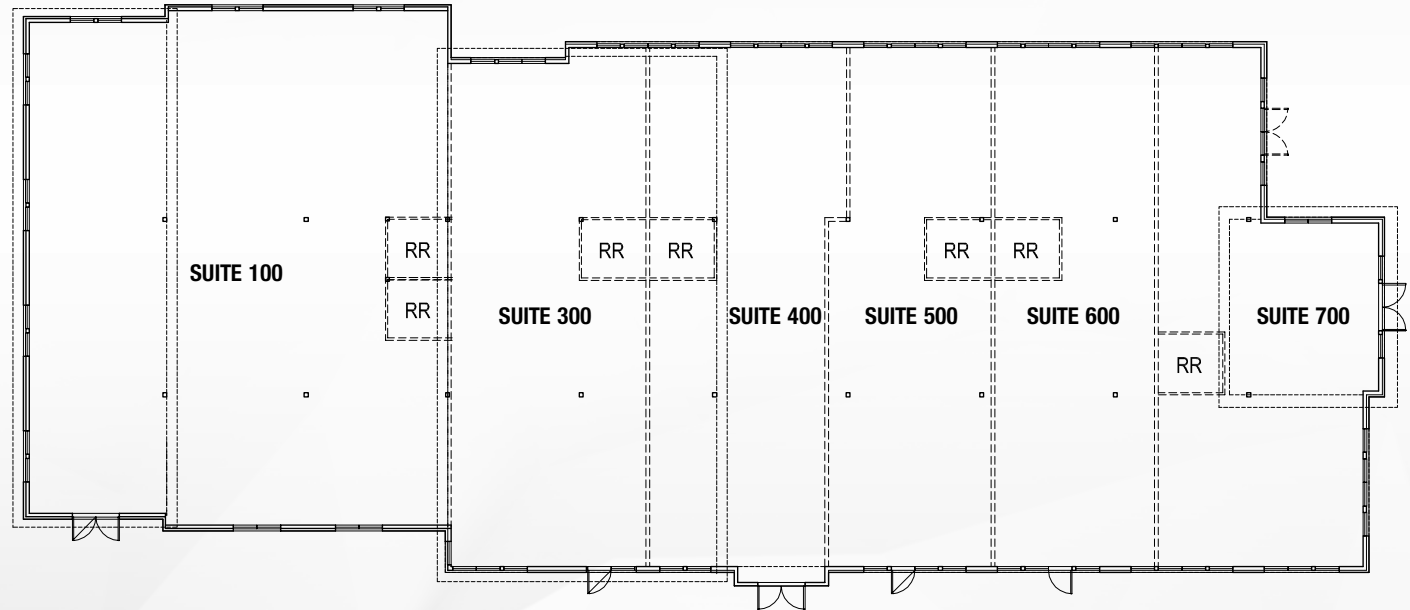
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## FLOOR PLAN

- Tenant Improvement Allowances Negotiable
- Asking rate: \$1.35 to \$1.75 per square foot, NNN

RAMONA AVE



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## INTERIOR RENDERINGS



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