



A MIXED USE
OFFICE
CAMPUS PROJECT



NE & SW QUADRANT OF INTERNATIONAL DRIVE @ KILGORE ROAD
26-ACRES AVAILABLE FOR SALE OR BUILD-TO-SUIT



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INTRODUCTION

Located in the heart of Sacramento's largest regional office park, Zinfandel @ Capital Center is comprised of two separate parcels, 21.4 and 4.9 acres, which can accommodate an office user of up to 400,000 square feet. The largest of the two parcels can provide a user with three separate buildings, two 125,000 square foot properties and a 75,000 square foot building in a three building campus setting; or one 250,000 square foot contiguous larger structure with an adjacent 75,000 square foot building. In close proximity, there is an additional 4.9 acre parcel entitled for a 75,000 square foot office building. The parcels sit adjacent to, and across the street from State of California agency headquarters campus and Delta Dental's 300,000+ square foot office campus.

The project is in the Capital Center/Prospect Park development containing over seven million square feet of Class A and B office properties mixed in with other flex office, R&D and data center facilities. Within just blocks of the property, there is Rancho Cordova City Hall, extensive housing, retail, hotels and the award winning Capital Village at Capital Center, a mixed-use project comprised of over 1,500 homes, parks, restaurants and other retail support services. The site is immediately proximate to the highest concentration of Fortune 500 companies in the Sacramento Region including Progressive Insurance, Cisco, Travelers, Blue Cross, Centene/Health Net and Franklin Templeton.



PROPOSED
MULTI-STORY OFFICE
BUILDINGS



PROXIMITY TO
RESTAURANTS
HOTELS, HOUSING



EXCELLENT
FREEWAY
ACCESS



NEAR PUBLIC
TRANSPORTATION
AND SHUTTLE TO
LIGHT RAIL



MINUTES TO
MATHER JET CENTER



BUILD-TO-SUIT

HIGHLIGHTS

- Approximately 500,000 Office Square Feet Proposed on Two Parcels
- Best in Class Features
- Office/Retail/Hotel/Residential in Near Proximity
- Large, Efficient, and Flexible Floor Plates
- Prime Location & Access on Highway 50
- Easy Freeway Access
- Above Market Standard Parking Ratio
- Architectural Features:
 - High Quality Finishes
 - LEED Certified Construction
 - “Smart” Technology

PROPOSED OUTDOOR AMENITIES

- Basketball/Volleyball court
- Walking/Jogging Trail
- Bike Sharing Program
- EV Charging Stations
- Courtyard with Covered Dining Area
- Spacious Outdoor Terraces

PROPOSED INDOOR AMENITIES

- Modern Fitness Center
- Café/Coffee Bar
- Central Client Lounge
- Interactive Lobby
- Common Area WIFI
- Common Area Conference Room

DEMOGRAPHICS

	1 Mile Ring	3 Mile Ring	5 Mile Ring
Population (2017)	4,750	66,646	163,967
Projected Population (2022)	5,034	70,864	173,795
Average Household Income (2017)	\$99,269	\$77,709	\$97,058
Median Household Income (2017)	\$90,132	\$65,231	\$75,371
Households (2017)	1,583	24,030	62,533
Projected Households (2022)	1,639	25,035	64,903

ABOUT THE DEVELOPER



The partners of CPG West have been investing and developing in the Sacramento region and Northern California since 1981. Now a second generation company, the group has developed more than 6 million square feet of office, retail and residential properties in the Sacramento market, to include approximately 4 million square feet of office in the suburban submarkets of Sacramento, Folsom and Rancho Cordova.

One of the region's primary build-to-suit developers, the company has completed office buildings that have housed notable users such as Kaiser Permanente, Adventist Health, Agilent Technologies, Micron Technologies, VSP Global, Intel Corporation, SAFE Credit Union, Waste Connections, Verizon, Delta Dental of California, Blue Shield of California, Centene/HealthNet, as well as the State of California and other municipalities.

CPG West's mission is to assure the success of their tenants, partners and communities by creating and sustaining real estate properties that perform at the highest level. They achieve this through a deep understanding of the market, property development and operations, and best-of-class service.



THE PROPERTIES

- Symmetrical parcels allowing maximum efficiency
- Excellent access to Highway 50 at Zinfandel Drive or Sunrise Boulevard
- Close proximity to housing, hotels and retail support services
- Large back office tenant base in immediate area
- Public transportation stops within one block
- Proven building design that appeals to large private and public sector users
- Build to suit office campus
- Rancho Cordova City Council is pro-growth
- Excellent site for Bay Area expansion at fraction of the cost
- Deliverable in multiple parcels, developers could separately parcelize and exit in phases or as one large disposition
- OPMU (Office Professional Mixed Use) zoning allowing multiple land use in addition to general office (i.e. Medical, Hospitality, Retail, R+D, Data Centers)



OFFICE CAMPUS CONCEPTUAL PLAN

Buildings modified in order to accommodate needs for varying building sizes, parking ratios, etc.

OPMU (Office Professional Mixed Use) Zoning:

In addition to general office, can accommodate multiple uses and designs including:

- Medical
- Hospitality
- Retail
- R&D
- Data Center



MAJOR TENANTS IN THE MARKET

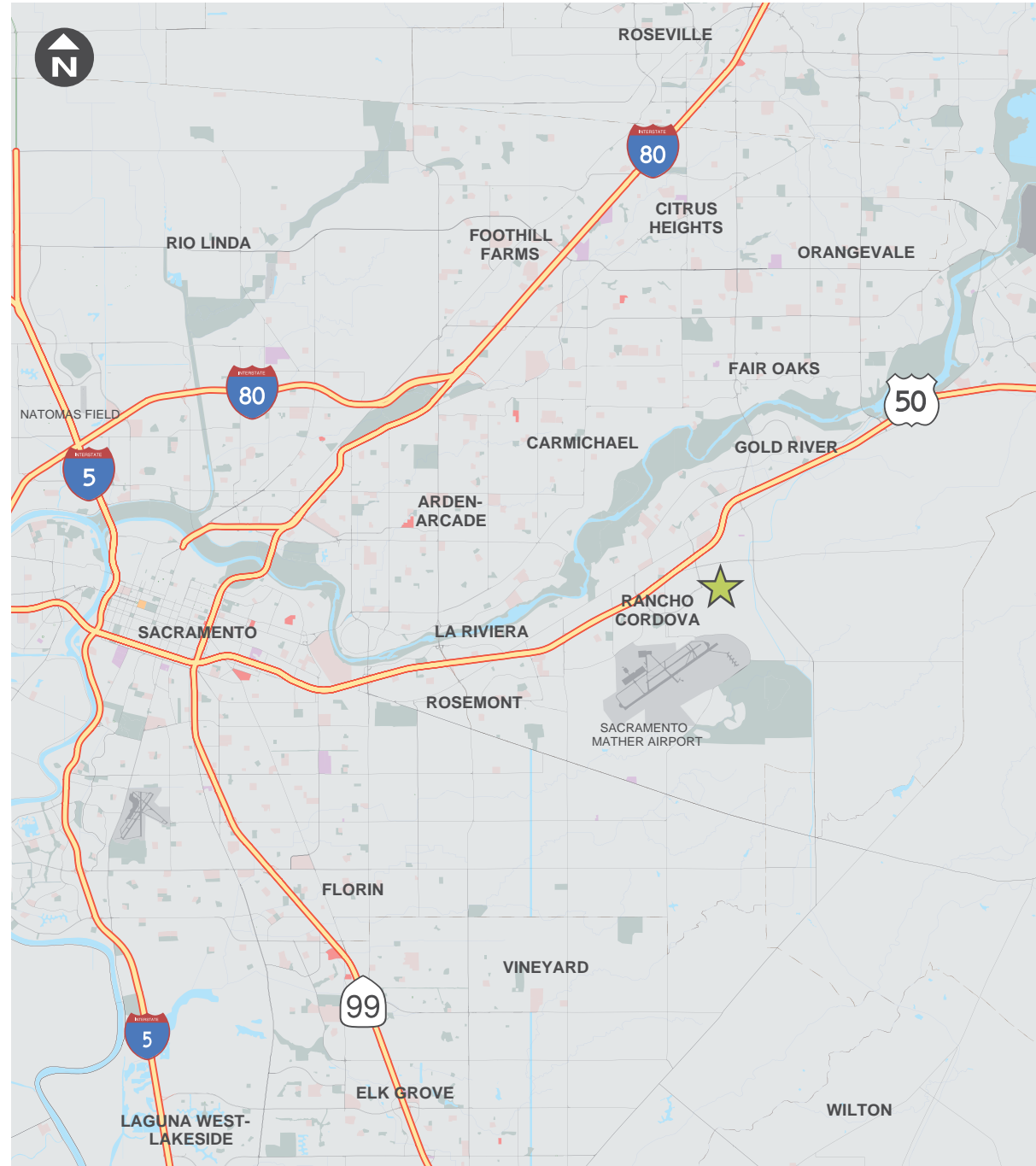
- | | | | | |
|--------------------------------------|-------------------------------------|-----------------------------------|------------------------------|--------------------------------|
| 1 County of Sacramento | 9 Office of Technology Services | 17 Health Net Associates | 25 Progressive Insurance | 33 Blue Shield of California |
| 2 TriWest Insurance | 10 Barclays Global Investors | 18 McKesson Corporation | 26 MAXIMUS, Inc. | 34 Travelers |
| 3 Barco, Inc. | 11 Cisco Systems | 19 State of California | 27 Dignity Health | 35 Verizon |
| 4 California Department of Justice | 12 National University | 20 Philips Coporation | 28 Teale Data Center | 36 Delta Dental of California |
| 5 Genworth | 13 Northstate School of Pharmacy | 21 SunGard Data Systems, Inc. | 29 Digital Realty Data Cente | 37 State of California |
| 6 Pearson Education, Inc. | 14 Encompass Insurance Company | 22 Wittman Enterprises | 30 State of CA | 38 Quest Diagnostics |
| 7 California Health Benefit Exchange | 15 Quincy Engineering, Inc. | 23 CVS Caremark | 31 Franklin Templeton | 39 Hewlett Packard Data Center |
| 8 NEC | 16 California Water Resources Board | 24 Wells Fargo Insurance Services | 32 VSP Global HQ | |

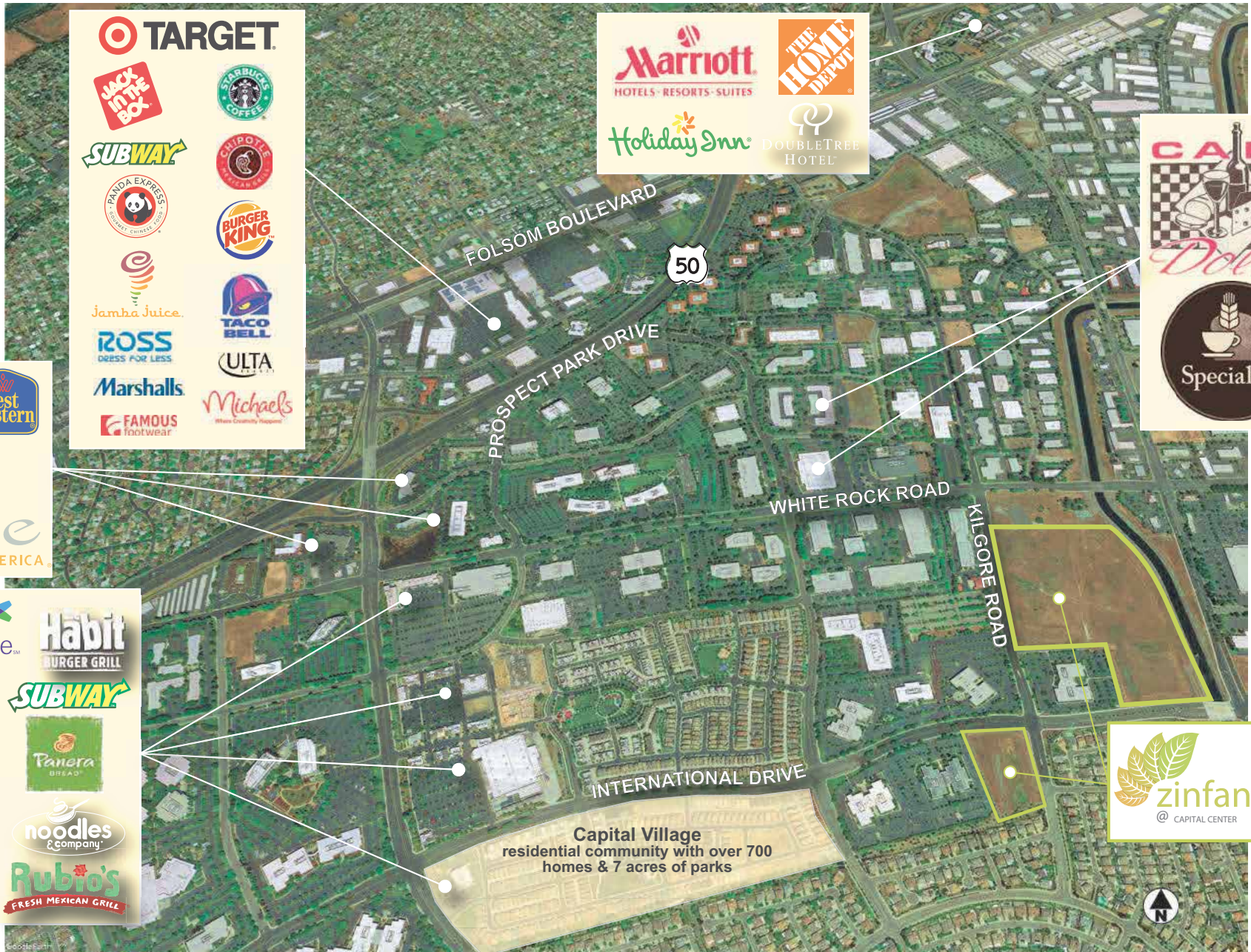
Large Data Centers



Capital Village
residential community with over 700
homes & 7 acres of parks

The Highway 50 Corridor submarket has been a popular location for healthcare, financial services, telecommunications, and government/government-related users based on the historical availability of buildings with efficient floorplates at reasonable rental rates and proximity to affordable housing. The area is easily accessible to the freeway with excellent access to public transportation and the Regional Transit's light rail system, which runs between downtown Sacramento and the City of Folsom. The seismic stability and location in FEMA flood zone X (area of minimal flood hazard, usually depicted as above the 500-year flood level) are also key factors to many firms locating in this area.







@ CAPITAL CENTER

BUILDINGS OPTIMIZED FOR ALL OFFICE PROVIDERS

Zinfandel @ Capital Center is situated to provide excellent building exposure and easy freeway access. The needs of large office users will be considered in building and project design.



PUBLIC TRANSPORTATION



OUTDOOR TERRACES



ON-SITE CAFÉ/ COFFEE BAR

- Minimum 5:1,000 Parking Ratio
- 2,000 AMP 120/208V, 3 Phase, 4 wire Electrical Service Into the Building
- 2" Domestic Water Line into the Building
- Elevator Cars Meeting IBC Codes for Ambulance Stretchers
- 2-4" Telecommunications Conduits Into the Building
- 8" Sewer Line Into the Building
- Patient Drop Off Areas at Building Entrance
- Patient Friendly Lobbies and Corridors
- Walking Trails, Fitness Center, and Other On-Site Recreation Options
- Outdoor Terraces
- On-Site Café/Coffee Bar
- Energy Efficient Construction
- "SMART" Technology
- 2" HP Gas Line Into the Building
- 8" Fire Line Into the Building

BUILDINGS CAN BE DESIGNED TO MEET THE SPECIFIC NEEDS OF THE TENANT.

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