

C R E A T E • D E V E L O P • I N N O V A T E

ADJACENT TO THE CENTENE DEVELOPMENT
1.2 Million SF. DUE Q2 2020

INNOVATE

TECHNOLOGY & ENTREPRENEURIAL CULTURAL CENTER

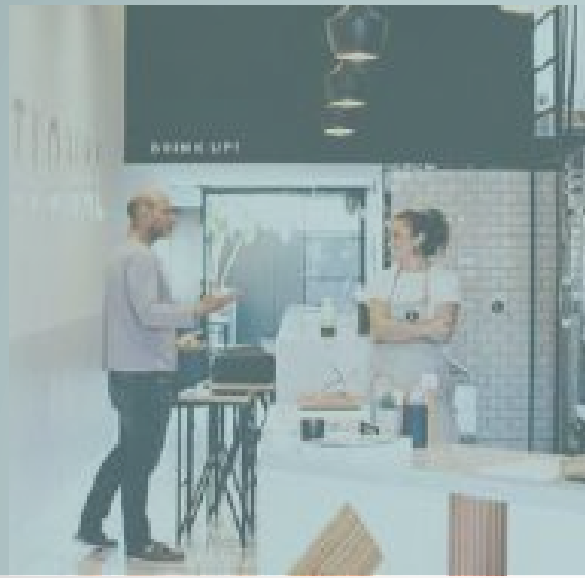
WWW.SACINNOVATE.COM

NEW SHOVEL READY DEVELOPMENT. ADJACENT TO SLEEP TRAIN ARENA



S A C R A M E N T O , C A L I F O R N I A

PROJECT HIGHLIGHTS



Cushman & Wakefield is pleased to introduce **BROOKS STREET'S** development project: Innovate Corporate Center. The development will include three four-story, Class A office buildings totaling ±315,000 SF, a six-story parking garage, a 120-Room TownePlace Suites by Marriott, a 'Food Barn' hosting local farm-to-fork cuisine, and a Main Plaza for hosting local events and entertainment.

THE OFFERING	C&W, on behalf of Brooks Street, is offering three class A office buildings as a build-to-suit site or shovel ready individual parcels for sale with office building entitlements.
PROPERTY ADDRESS	2599 Arena Boulevard, Sacramento CA 95834
PROMINENT NORTH SACRAMENTO LOCATION	Situated between the Sacramento International Airport and Downtown Sacramento , Innovate Corporate Center is strategically located and provides easy access to I-5 and I-80. The project is surrounded by retail, restaurant, and lifestyle amenities.
OFFICE	315,000 SQ FT total new construction. Building top signage available for larger tenants. The building will feature high ceilings and expansive glass walls. Hotel operator is finalizing plans ready to pull permits Q1 2018.
HOTEL	A 120-Room TownePlace Suites by Marriott able to accommodate both overnight and extended stays.
RETAIL	A ±10,000 SF 'Food Barn' that will feature multiple local restaurants and brewery taprooms. The 'Food Barn' will have an open-air feel to provide a refreshing atmosphere.
PARKING	Expansive surface parking and a six-story parking garage will provide a parking ratio of at least six spaces per 1,000 SF (6/1,000 SF).
PROPERTY AREA	In addition to the office, retail, and hotel components, the campus, totaling ±12.26 Acres , will feature numerous social nodes, a main plaza, and a pedestrian promenade tying the project together.
SUSTAINABLE DESIGN	The project will be well designed with sustainability and efficiency in mind. The landscaping of the campus will be beautifully planned and will feature drought-resistant landscaping. The buildings will be designed to include all of the most modern and technologically advanced components to minimize the project's environmental footprint. The buildings will feature expansive glass lines providing vast amounts of natural light to the spaces.

BUILDING B
OFFICE PROPERTY
FOUR-STORY 113,000 SF
AVAILABLE

BUILDING A
OFFICE PROPERTY
FOUR-STORY 115,650 SF
AVAILABLE

FOOD BARN

TOWNE PLACE SUITES
by **MARRIOTT**
120 ROOM
(HOTEL OPERATOR FINALIZING PLANS TO
PULL BUILDING PERMITS - Q1 2018)

ARCADE

THE PLAZA

BUILDING C
OFFICE PROPERTY
FOUR-STORY 85,000 SF
AVAILABLE

PARKING STRUCTURE
PARKING ACCOMMODATE PARKING
SPACES 6/1000

SITE PLAN



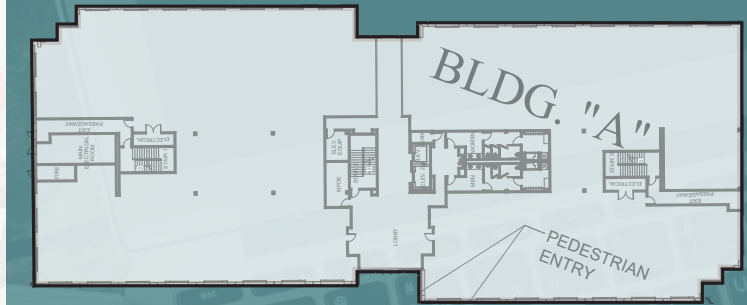
PARCEL	SIZE	PROPOSED DEVELOPMENT
1	±1.62 ACRES	PARKING STRUCTURE
2	±2.11 ACRES	HOTEL
3	±1.32 ACRES	BUILDING C
4	±4.09 ACRES	THE ARCADE & PAVILLION
5	±0.56 ACRES	FOOD BARN & PLAZA
6	±1.35 ACRES	BUILDING A
7	±1.65 ACRES	BUILDING B

WORK SPACE

OFFICE BLOCK RENDERING



SAMPLE FLOOR PLAN



BUILDING A - AVAILABLE

115,650 SF

4-STORY

BUILDING B - AVAILABLE

113,500 SF

4-STORY

BUILDING C - AVAILABLE

85,000 SF

4-STORY

PARKING STRUCTURE

6/1000 SF



AMENITIES

ARCADE

Serving as the great connector within the campus, this dedicated pedestrian walkway serves not only as an avenue of movement but also a place of celebration. From local food markets, arts and craft events, live music, and just plain old connection of the human spirit, this place will serve as a melting pot for the local community, businesses, kids and the next generation of leaders. Focusing on the local flavors and abundance of fresh farmed local product, this will also be a great asset for the city as a place for culturally driven opportunity for local commerce.

FOOD BARN

The Barn will be the center of gravity for the local tenants and visitors for the development. With food and drink as great communicator, the collection of craft restaurants and brewery will give room to foster serendipity and that unexpected conversation between people encourage the entrepreneurial spirit and the design ideas that inspires the brand as a place of collaboration, innovation, and human connection.

HOTEL

The TownePlace Suites by Marriott will be a 120-Room hotel perfectly adapted for both short-term and extended stay. A pool patio on the West side of the hotel will feature a swimming pool, seating, landscaping and potted plants, and wood trellises. The pedestrian access ways will connect to other portions of the Innovate Corporate Center.

THE PLAZA

Creative exhaustion will play its part at Innovate Corporate Center, and the opportunity to rent, engage, eat, and sleep is a welcoming feature at Innovate. The hotel site will be fully integrated within the tapestry of connective land uses. The big picture is the access of intimate places through thoughtful planning connecting inspirational groups, individuals, and creative spectators. The accommodations and amenities of stay will include the full spectrum of energy at ground level - the baseline of thought generation, fresh ideas, built to influence the next big venture.



SITE PLAN



HOTEL RENDERING (IN ESCROW AND UNDER DEVELOPMENT)



HOTEL • SHOPPING • PAVILION

FARMER'S MARKET



FOOD BARN & PLAZA







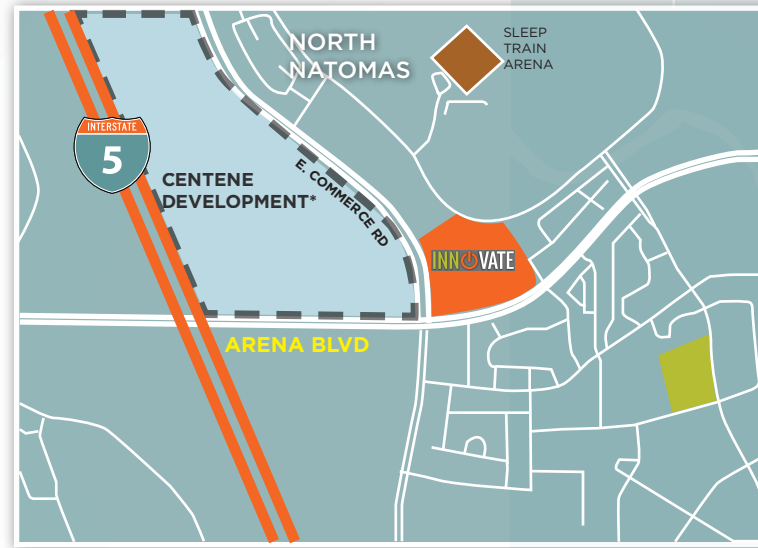
TOWNE PLACE SUITES by MARRIOTT 120 ROOM



LOCATION

Innovate Corporate Center is located in a prominent location, surrounded by natural beauty, thriving agriculture, commerce, residential neighborhoods, and the beautiful Sacramento and American Rivers. Its location allows easy access for visitors with close proximity to the Sacramento International Airport, Downtown Sacramento, and the research and education hub at UC Davis. With its beneficial adjacency to Interstate 5 and well planned auto circulation, getting to the property, the California State Capitol, makes it a perfect candidate to create a new destination and working environment to compete and complement the future growth of the local area.

-  **7 MINS** SACRAMENTO INTERNATIONAL AIRPORT
-  **5 MINS** SACRAMENTO CBD
-  **5 MINS** SACRAMENTO RAILWAY STATION
-  **15 MINS** UC DAVIS



DISTANCE TO ...

DRIVING DISTANCE

SAN FRANCISCO BAY AREA **1 1/3 Hr**

DAVIS 1/2 Hr **RENO** 2 Hr **TAHOE** 2 Hr

BY AIR

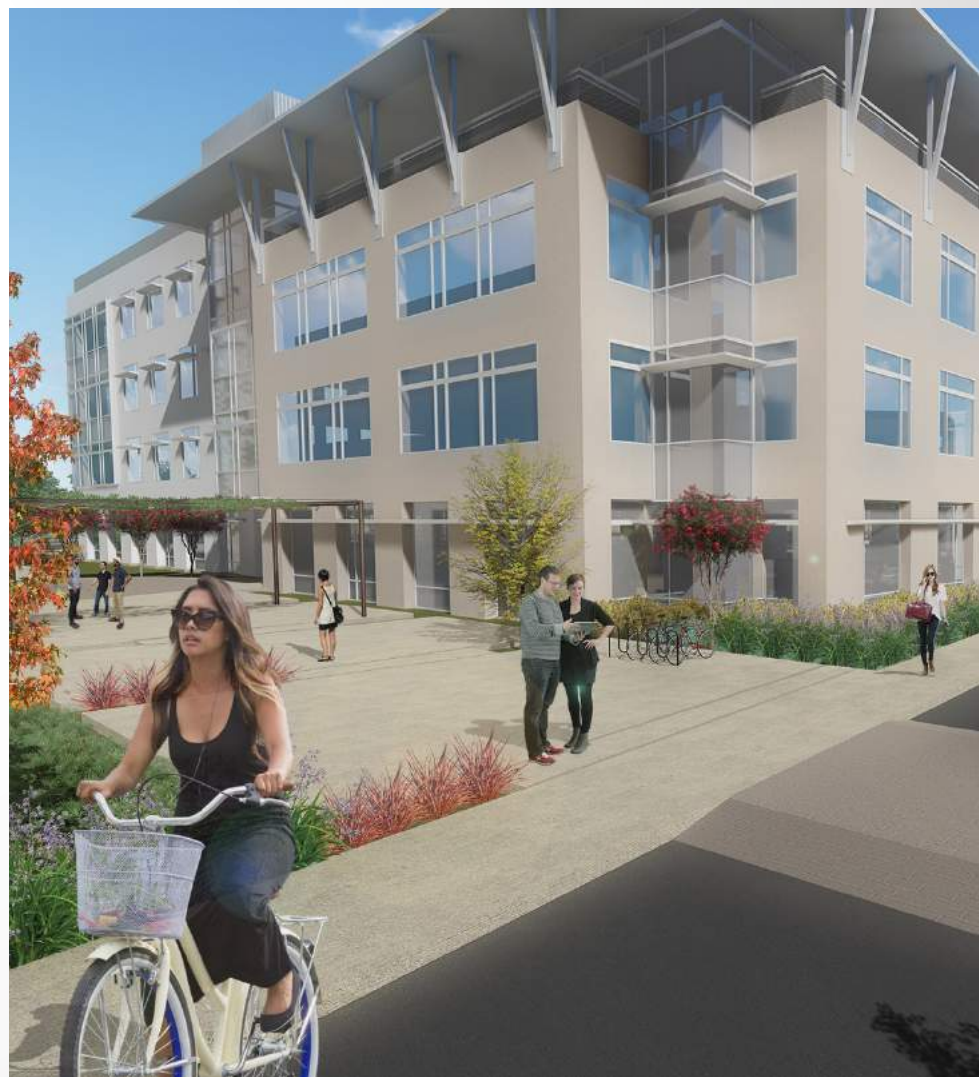
PORTLAND **1 Hr** **LAS VEGAS** **1 1/2 Hr**

DENVER **2 1/4 Hr** **LOS ANGELES** **1 Hr**

SAN DIEGO **1 1/3 Hr** **SEATTLE** **1 1/2 Hr**

AMTRAK 
2 Hr ON THE CAPITOL CORRIDOR AMTRAK

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