

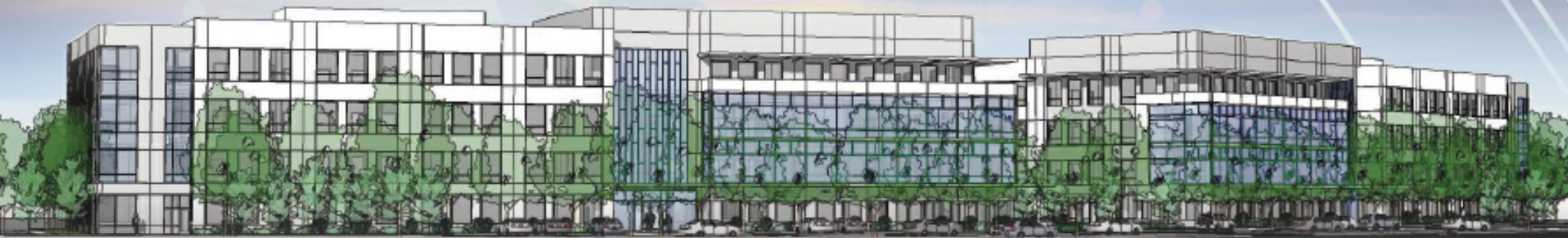


**FOR LEASE**

**Parkview Business Park**

**DUCKHORN DRIVE • SACRAMENTO • CALIFORNIA**

**834,880 SF Class "A" Office Park with Interstate 5 Frontage  
Adjacent to the Interstate 5 and Interstate 80 Interchange**



**Newmark  
Knight Frank**

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# PROJECT HIGHLIGHTS

- 34-Acre Freeway Frontage Site
- Five (5), 4-Story, Class "A" Office Buildings Totaling ±834,880 SF
- Abundant Parking
- Zoning is EC 50 PUD



## PROJECT SUMMARY

Parkview Business park is a 34-acre, master-planned, freeway-visible business park consisting of five, four-story, Class "A" office buildings, ranging from ±145,760 square feet to ±172,280 square feet with floor plates from ±36,440 square feet to ±43,070 square feet. Parkview Business Park is located immediately north of the Interstate 80 interchange in Natomas, fronting Interstate 5 on the west, with easy access, situated between the Interstate 5 and Interstate 80 interchange and Arena Boulevard. All the buildings are designed LEED Gold, with solar panels on the rooftops. The strong ownership of the business park has over 2,000,000 square feet of office and retail holdings.

Parkview Business Park is located in the largely populated area of Natomas, the closest portion of the city to the Sacramento International Airport and just minutes away from the State Capitol building and Sacramento's central business district with many hotels located throughout the area making it a desirable living area for workers who commute. Lifestyle attractions include the Sacramento Kings basketball and the Golden 1 Center, Sacramento's AAA baseball team, the River Cats, Sacramento Republic professional soccer team, the Sacramento Symphony, and historical Old Town Sacramento, among many other destinations.

Abundant and skilled labor has been a major consideration for companies locating to and expanding in the Sacramento Region. High quality educational and training opportunities, affordability and a healthy lifestyle bring and keep talented, creative, and motivated employees in the region. Universities and colleges in and around the city include California State University, Sacramento; University of California, Davis (along with the world-renowned UC Davis Medical Center in the City); University of the Pacific, McGeorge School of Law, as well as, Sacramento City College, American River College and Cosumnes Community College.

Sacramento's geographic location, qualified workforce, lower cost of living, access to government and higher education, quality of life, amenities and cultural offerings are all key ingredients that make Sacramento the place to be.



# WHY NOW?

## TIMING IS RIGHT FOR A MOVE TO SACRAMENTO

### Shared, Talented Workforce

Greater Sacramento & Bay Area are a single market with a shared workforce

119,000 travel from the Greater Sacramento area to the Bay Area

89,000 travel from the Bay Area to the Greater Sacramento area

Sacramento is net exporter of over 4,000 tech-skilled graduates to the Bay Area

318,000 students currently enrolled in a 4-year university within 90 miles

Over 480,000 residents (31.4%) have a bachelor's degree, of those almost 240,000 are in a STEM field (49.4%)

### Overheated Bay Area

Bay Area is becoming cost prohibitive for growth.

A 2015 ULI study found that 74% of Millennials in the Bay Area are considering leaving within 5 years due to cost constraints.



### Cost & Quality of Life

Sacramento office space is 47% less expensive than the San Francisco and San Jose areas

Housing is significantly more affordable.

18,000 people a year are moving from the Bay Area to Sacramento

Greater Sacramento enjoys the competitive benefits and brand recognition of California, while also maintaining a reasonable cost of living and entrepreneurial ecosystem.

Greater Sacramento brings together the competitive benefits of California in an affordable, young, and educated marketplace.

Greater Sacramento is a complementary market to the Bay Area and Silicon Valley.

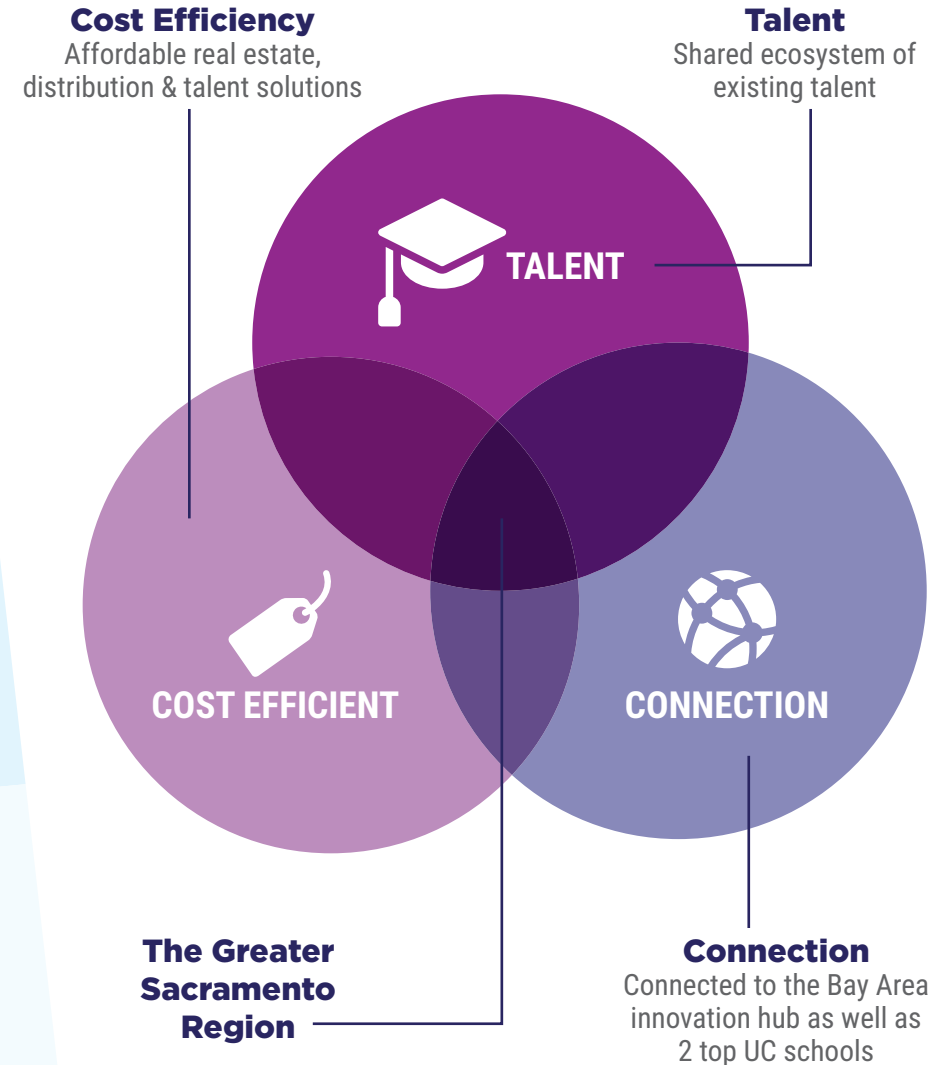
Sacramento is 54% less expensive than San Francisco, and 27% less expensive than Seattle.

### Urban Core Investment

With \$3.9 billion invested to date in the urban core, Sacramento now has a vibrant, authentic and active downtown central business district to complement its strong suburban appeal.

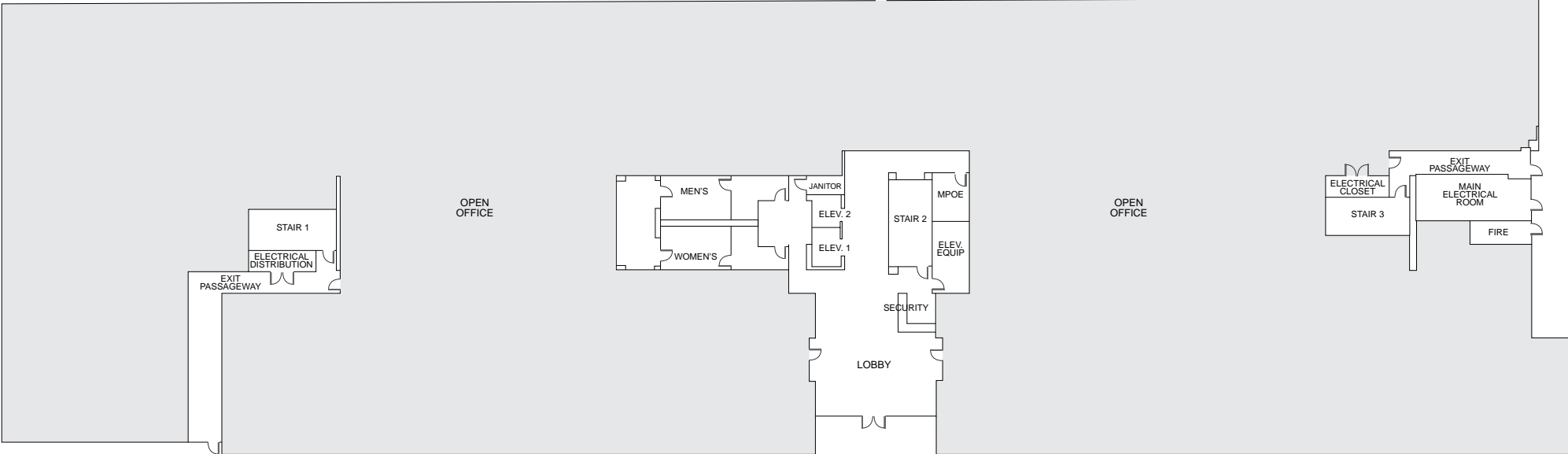
# GREATER SACRAMENTO'S VALUE PROPOSITION

Great Sacramento provides access to talent and resources through UC Davis and UC Berkeley, as well as the innovation being developed at both top schools.



# CONCEPTUAL FLOOR PLAN

## FIRST FLOOR



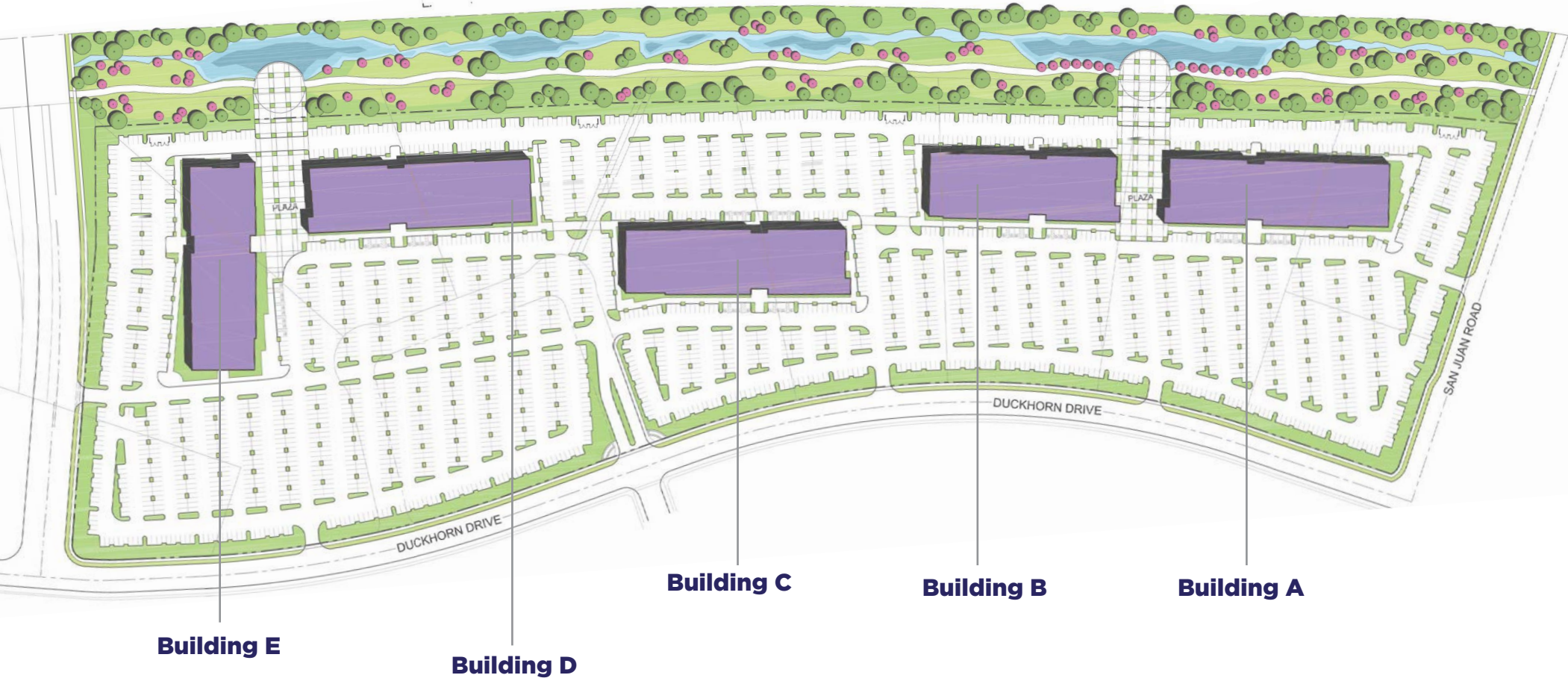
# SITE PLAN

Parkview Business Park is a 34-acre, master-planned, freeway-visible, business park consisting of five, four-story, Class "A" office buildings, ranging from ±145,760 square feet to ±172,280 square feet with floor plates from ±36,440 square feet to ±43,070 square feet.

← Minutes from the Sacramento International Airport

INTERSTATE 5

Minutes to the Sacramento Central Business District and the State Capitol Building →



# AERIAL MAP



**KOHL'S**  
Marshalls  
Raley's



**BED BATH & BEYOND**



**STAPLES**

**ROSS**  
DRESS FOR LESS



TRUXEL RD



NATOMAS BLVD



TO LAKE TAHOE

TO DOWNTOWN SACRAMENTO



DEL PASO RD

**CALIFORNIA**  
Family Fitness

**Parkview Business Park**

E COMMERCE WAY

ARENA BLVD



TO SAN FRANCISCO

W EL CAMINO AVE

TO SACRAMENTO INTERNATIONAL AIRPORT  
DUCKHORN DR

DUCKHORN DR

SAN JUAN RD



**JIMBOY'S TACOS**  
STARBUCKS COFFEE  
Peet's Coffee & Tea  
Round Table  
WELLS FARGO  
BEL AIR





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