



FOR LEASE

1765 Challenge Way

Sacramento, CA

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400 Capitol Mall, Suite 1800
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Property Description

Background & Overview

Located at 1765 Challenge Way in Sacramento, California. The property consists of one, two-story Class B office building of wood framed and concrete construction containing approximately **±24,575 rentable square feet and 98 surface parking spaces**. Renovations include: Exterior painting/wood siding replacement, exterior landscape renovation, updated interior corridors (lighting, paint, flooring, second look tiles), corridor artwork, replacement of all tenant entrance doors, new monument signage, new building directory and suite signage, and new energy management system which reduced operating expenses. A majority of the tenant suites have been upgraded with direct/indirect lighting, second look tiles, paint and carpet - a savings for a future owner.

Strategically located in the highly desirable Point West submarket, **1765 Challenge Way's centralized location is less than a mile from the Capital City Freeway**, which provides easy access to all areas of the greater Sacramento region, including downtown Sacramento. This location offers attractive commute options to employees and is in close proximity to executive-level housing in East Sacramento, Land Park, Arden Park and Sierra Oaks. 1765 Challenge Way is a block away from the region's largest mall, Arden Fair, which contains over 1,100,000 square feet of premiere apparel and specialty shops, dining establishments and entertainment venues. In addition, the 448 room Double Tree Inn is within walking distance and the 332 room Hilton Sacramento are minutes from the property. Point West stands alone as one of Sacramento's premier locations due to:

- Immediate adjacency to the Capital City Freeway, connecting Point West to Interstate 80 and Highway 50.
- **Less than 5 miles from Sacramento's Central Business District**
- **5 miles to the State Capitol, County Courthouse, and other Government buildings.**
- Direct route to Interstate 5 and Highway 99 via the Arden/Garden connector.
- Adjacency to the Cal Expo Center and Arden Fair Regional Mall.
- Numerous nearby amenities including the Sacramento Hilton, Double Tree Hotel, restaurants, movie, banking, and other retail support services.
- Proximity to executive level housing.
- Approximately 15 minutes to the Sacramento International Airport.
- Limited developable land for any new competitive office product.



The Opportunity

Address	1765 Challenge Way Sacramento, CA
Lease Rate	\$1.95/SF Full Service
Year Built	1982
Building Sf	24,575 SF
Parcel Size	1.36 Acres ±59,240 SF
Zoning	SC/R, Sacramento

Type Of Construction/ Structure	Type III
Hvac	2 -Trane 30 Ton Rooftop Units (2007) 3 Additional Units In The Interior Second Floor Plenum - 208-230 Single Phase (Circa 2005) 2 Aux Ac Units For Server Rooms (2010)
Security	Common Area Access Control Via Stanley Security (Key Fobs, Alarmed And Monitored) Bay Alarm For Cctv Cameras
Telecommunication	AT&T Level 3 Fiber
Year Built	1982
Fire Sprinklers	None
Parking	4.0/1,000 SF

First Floor

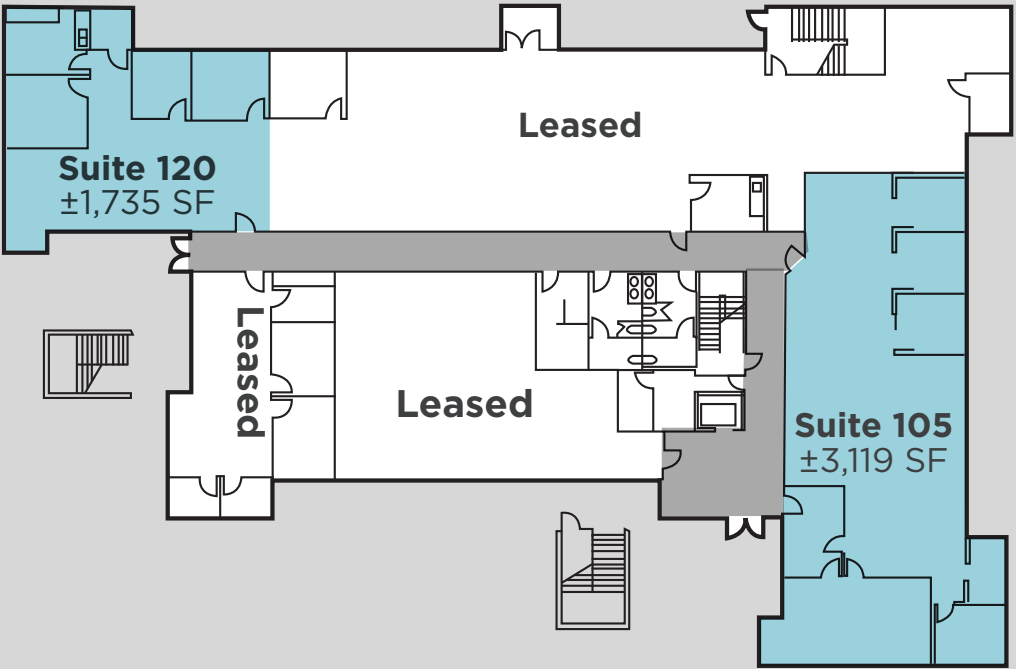
Suite 105	Vacant	±3,119 SF
Suite 120	Vacant	±1,735 SF

Second Floor

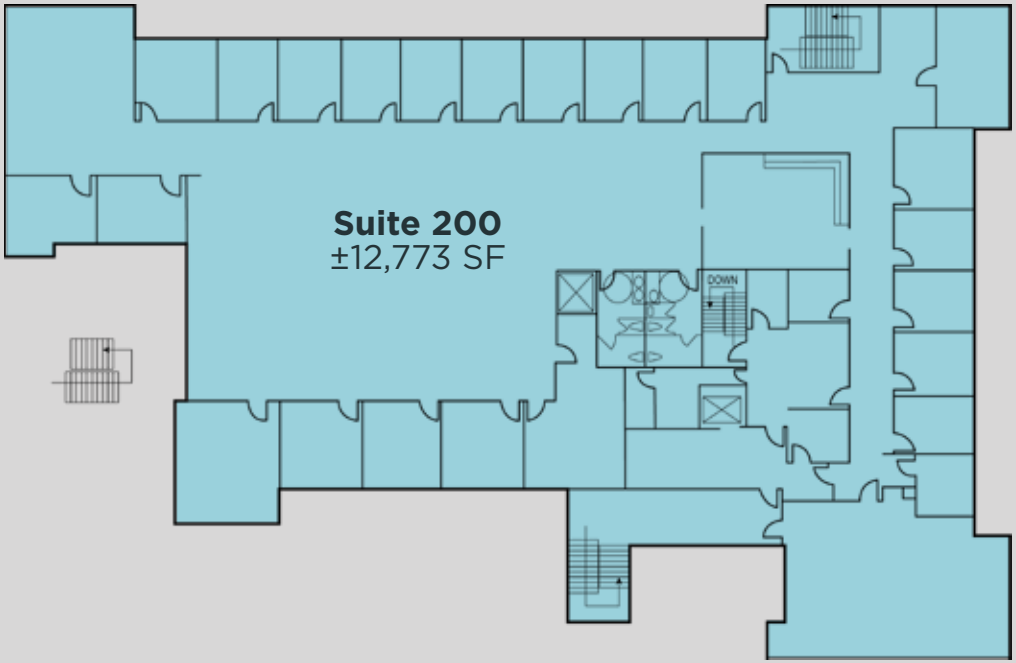
Suite 200	Vacant	±12,773 SF
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Floor Plans



First Floor



Second Floor





1. MARKET SQUARE	
United Artist Theatre	Mikunis
California Pizza Kitchen	Pluto's
Subway	Barnes & Noble
Panda Express	Dos Coyotes
Teriyaki Grill	Peet's Coffee
Ulta Beatuy	FedEx
Catherines	AT&T

2. ARDEN MALL	
Macy's	Michael Kors
JCPenney	Armani Exchange
Apple	Sears
Coach	Nordstrom
Mac	Lululemon
Season 52	Gen Korean Bbq
Starbucks	Jamba Juice

3. HOWEBOUT ARDEN	
Century Arden 14 and XD	Nordstrom Rack
HomeGoods	Container Store
Starbucks	Carters
Cafe Rio Mexican Grill	Jamba Juice
Kura Revolving Sushi Bar	Bonchon
Ahi Poki	Pinkberry
Applebee's	Chevron

4. POINT WEST PLAZA	
Kohl's	Old Navy
Hobby Lobby	Pier I Imports
Petco	Dauids Bridal
Starbucks	Hobby Lobby
Olive Garden	Black Bear



Property Photos



For more information please contact:

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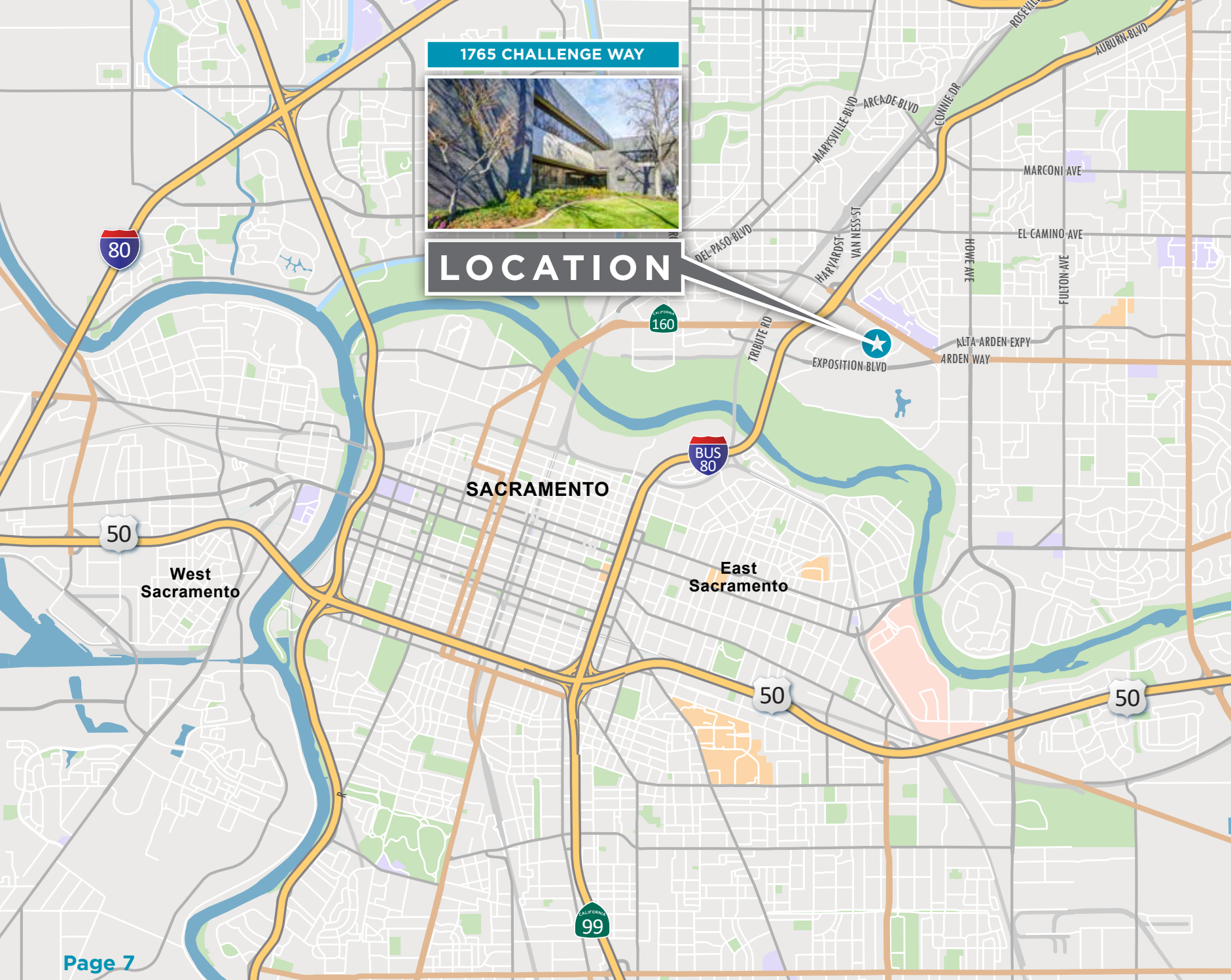
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