



2201BDWY

URBAN OFFICE CAMPUS

±125,215 SF

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Senior Vice President

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FOR SALE OR LEASE » 2201 BROADWAY & 2200 X STREET, SACRAMENTO, CA



2201 BROADWAY | SECOND FLOOR

PROPERTY HIGHLIGHTS

- » ±125,215 SF urban campus
- » 2 separate buildings
- » Newly designed hvac system
- » Open space layout
- » 3/1,000 SF parking ratio
- » Convenient freeway access
- » Proximity to state capitol
- » Walking distance to Broadway
- » Light rail station



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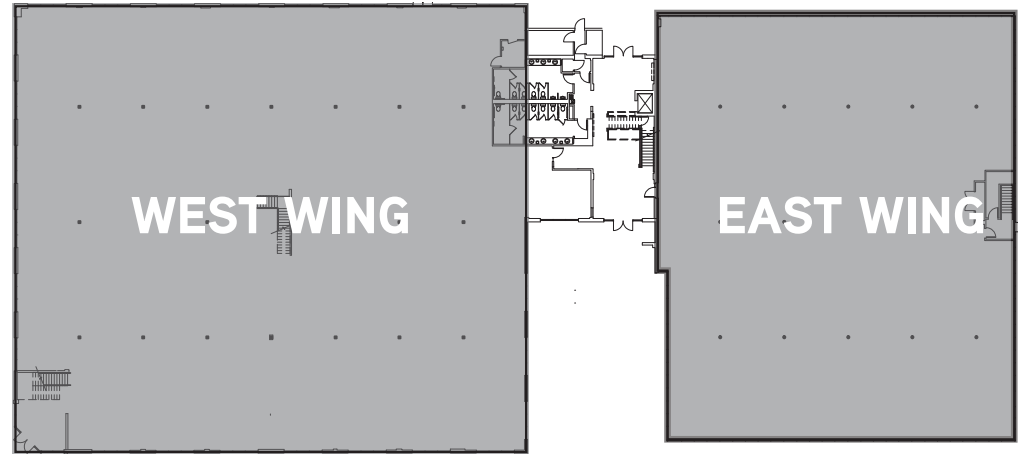
OPEN AIR OFFICE INSPIRATION



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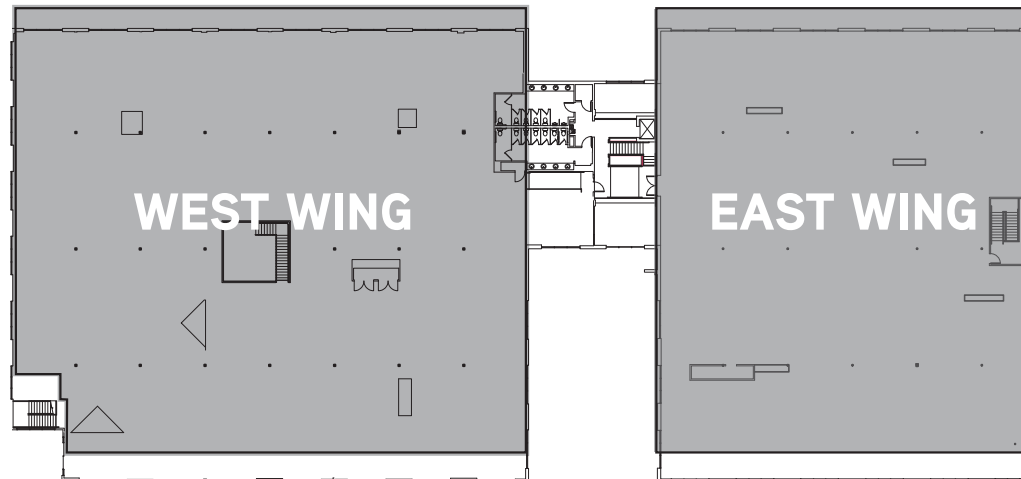
1st floor



WEST WING | 23,202 RSF

EAST WING | 15,009 RSF

2nd floor



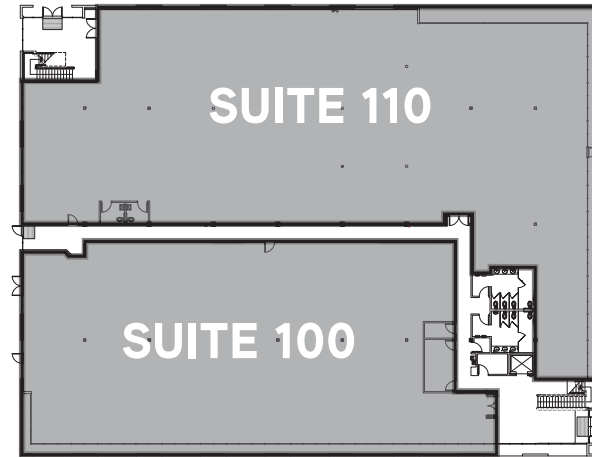
WEST WING | 22,777 RSF

EAST WING | 16,363 RSF

FLOOR PLANS | 2200 X ST | ±21,718 SF



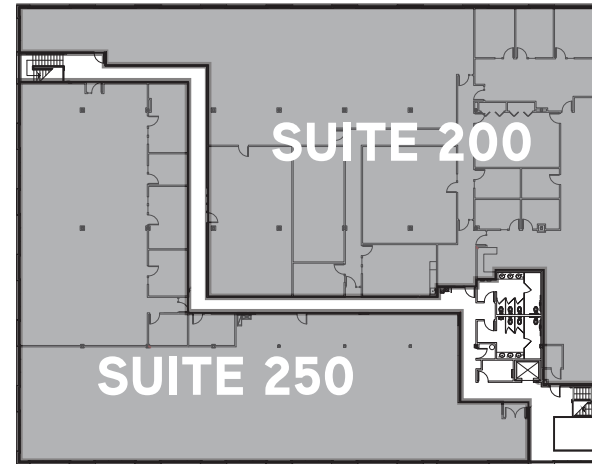
1st floor



SUITE 100
8,204 (DIV TO 3,000 SF)

SUITE 110
13,513 RSF (DIV TO 3,000 SF)

2nd floor



SUITE 200
14,755 RSF (DIV TO 3,000 SF)

SUITE 250
11,391 RSF (DIV TO 3,000 SF)

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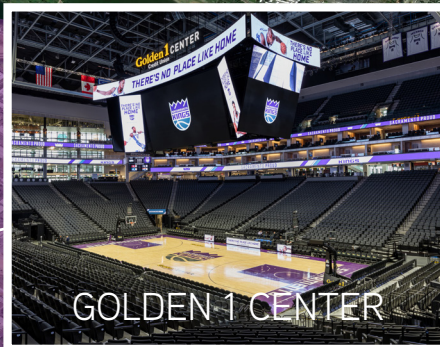
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RALEY FIELD

WEST SAC

RAILYARDS



GOLDEN 1 CENTER

sacramento river

american river



DOWNTOWN



STATE CAPITOL



2201BDWY

MIDTOWN

EAST SAC

LAND PARK

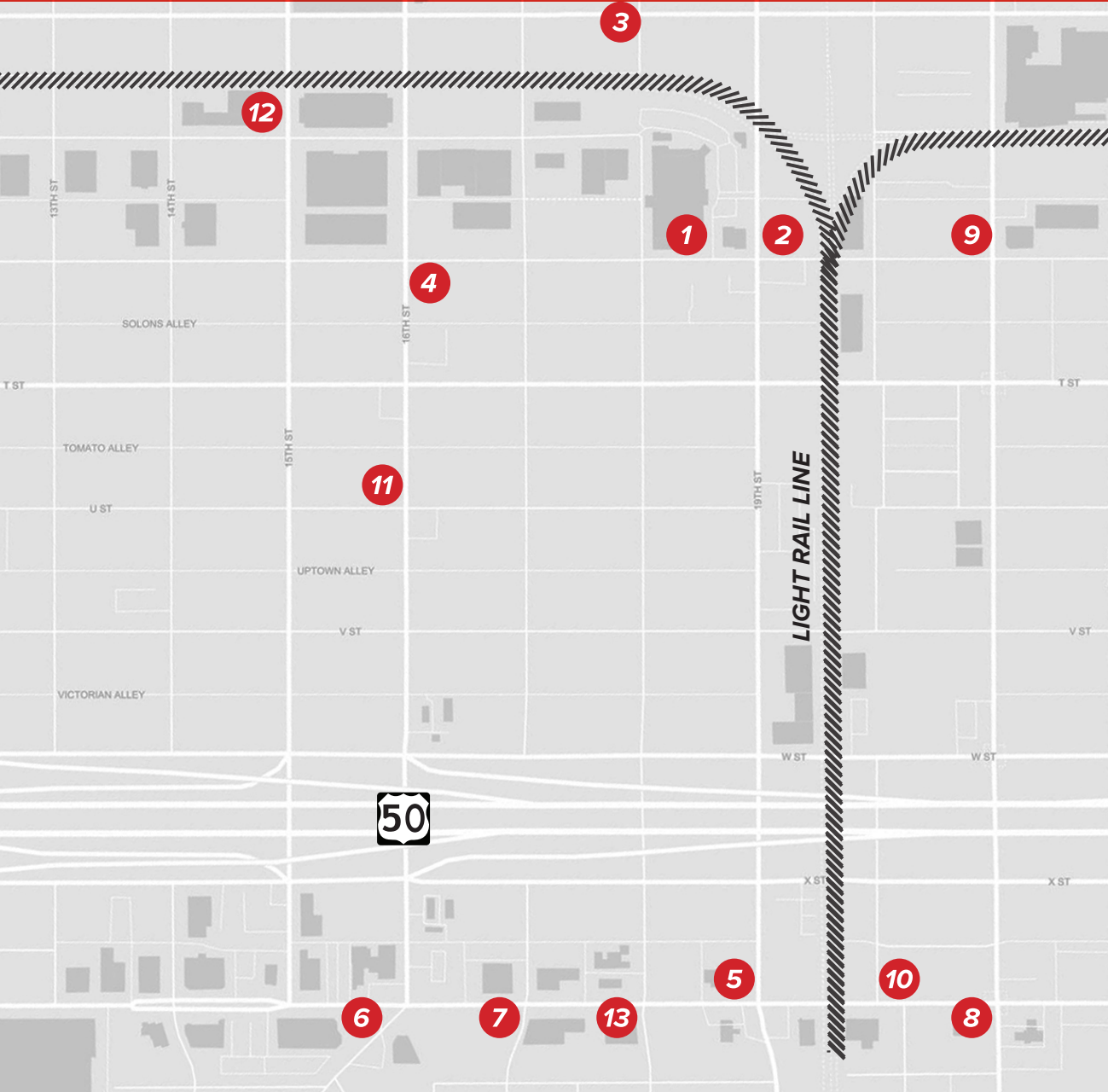
CURTIS PARK



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RESTAURANTS & AMENITIES

- 1. Ohana Poke Bar
- 2. Ramen House
- 3. The Sandwich Spot
- 4. Ernesto's Mexican Food
- 5. Saigon Street Eat
- 6. Tower Café
- 7. Taste of Thai
- 8. Shoki Ramen House
- 9. Localis
- 10. Andy Nguyen's
- 11. Harry's Café
- 12. Burgers and Brew
- 13. Kathmandu Kitchen
- 14. Taqueria Maya's



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