

RIVERSIDE OFFICE CENTER WEST SACRAMENTO, CA



±17,706 RSF AVAILABLE in 860

NEW ON THE MARKET
UP TO ±17,706 RSF

860 • STILLWATER RD

Cushman & Wakefield Inc. 400 Capitol Mall, Suite 1800, Sacramento, CA 95814 • LIC. #00616335

916.288.4800

RIVERSIDE OFFICE CENTER

860 STILLWATER RD
WEST SACRAMENTO, CA



You will be proud to call Riverside Office Centre your business home. Containing over 360,000 square feet of excellent office space, this project has beautiful landscaping that makes Riverside Office Center a location where employees love coming to work. We have leased $\pm 71,000$ RSF in each of the buildings located at 820, 830 and 840 Stillwater Rd. Building 850 is leased to PG&E. We have leased most of building 860 and have approximately $\pm 8,477$ and $\pm 9,229$ RSF available for lease. Building 860 is second generation space which provides for quick occupancy!



PROPERTY DETAILS

$\pm 360,000$ SF, 5 Building Office Complex

Aggressive NNN or Full Service Rates

Beautifully landscaped

Easy Access to Interstate 80 and Hwy 50

Close Proximity to Downtown and Sacramento International Airport

Restaurants and hotel adjacent to the project

Economic incentives available through various agencies

500 Year Flood Plain – Zone X500

Not located in Alquist Priolo Fault Zone

BUILDING SPECIFICATIONS

860 Stillwater - Space available of $\pm 8,477$ USF ($\pm 9,229$ RSF available 1/1/20)

820/830/840 Stillwater Rd. has been leased

Class A Office Complex

4.6:1,000 Parking Ratio

Multiple Fiber Optic Providers: Redundant loop (Power 50 Safety Grid)

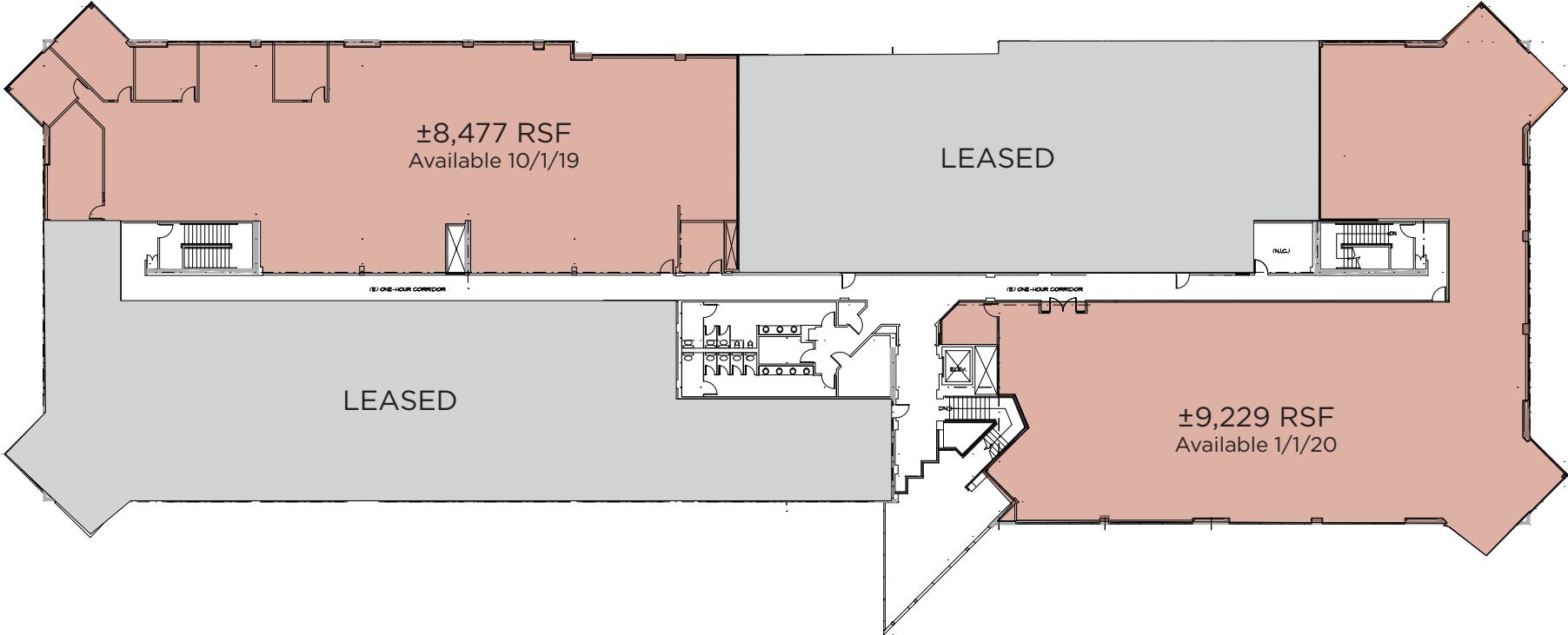
Built-out and ready for occupancy

RIVERSIDE OFFICE CENTER

860 STILLWATER RD
WEST SACRAMENTO, CA



860 STILLWATER ROAD



$\pm 8,477$ RSF/ $\pm 9,229$ RSF

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AMENITIES	
IKEA	WALMART
ROSS	FIVE GUYS
IN-N-OUT	BURGER KING
IHOP	CHIPOTLE
LAZY BOY FURNITURE	PETCO SUPPLIES
HOME DEPOT	BATTERIES PLUS
BAREBONES WEAR	GAMESTOP
AMERICA'S-TIRE	GOLDEN 1 CREDIT UNION
SKETCHERS FACTORY OUTLET	AMPM GAS STATION
SHELL GAS STATION	CIRCLE K
GNC	MOD PIZZA
BEACH HUT DELI	FIRESTONE COMPLETE AUTO CARE
MATTRESS FIRM	SMOG 'N GO
HAMPTON INN & SUITES	EXTENDED STAY SACRAMENTO
PANDA EXPRESS	STARBUCKS
CURRY KABAAB PARADISE	JACK IN THE BOX

DISTANCE TO

SACRAMENTO INTERNATIONAL AIRPORT

10 MILES

DRIVE TO DOWNTOWN SACRAMENTO

5.1 MILES

TO THE I-80 FREEWAY

0.5 MILES

BIKE RIDE TO DOWNTOWN SACRAMENTO

25 MINS

DRIVE TO DAVIS CALIFORNIA

12 MILES

DRIVE TO SAN FRANCISCO

83 MILES

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CONTACT INFORMATION

BRUCE HOHENHAUS, SIOR
Executive Director
(916) 288.4804
bruce.hohenhaus@cushwake.com
CA License NO: 00677545