

GRANITE REGIONAL PARK

a transit oriented development

FOR LEASE

3321 POWER INN ROAD
SACRAMENTO, CA

contact

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ABOUT

GRANITE REGIONAL PARK

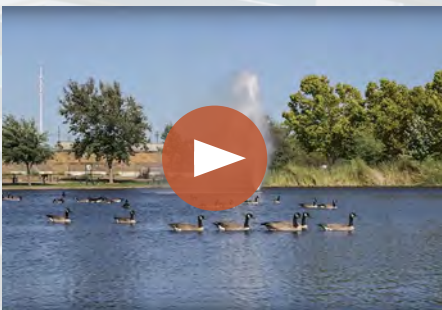
Sacramento's most unique office setting is both business complex and recreational park. Granite Regional Park is the only property in the city that offers the combination of Class A office space, multi-use recreation, all in a convenient location, less than 1/4 mile from public transit service.

Tasteful, modern architecture constructed by renowned developer, Separovich/Domich. An expansive recreational area with an excellent skateboard park, soccer fields, dog park, cross-country running trail, as well as large picnic areas and abundant parking. Located 10 minutes from Downtown Sacramento, less than a half-mile from US Highway 50, and under 2 hours to the Bay Area and Lake Tahoe.

OFFICE SPACE



RECREATION AREA

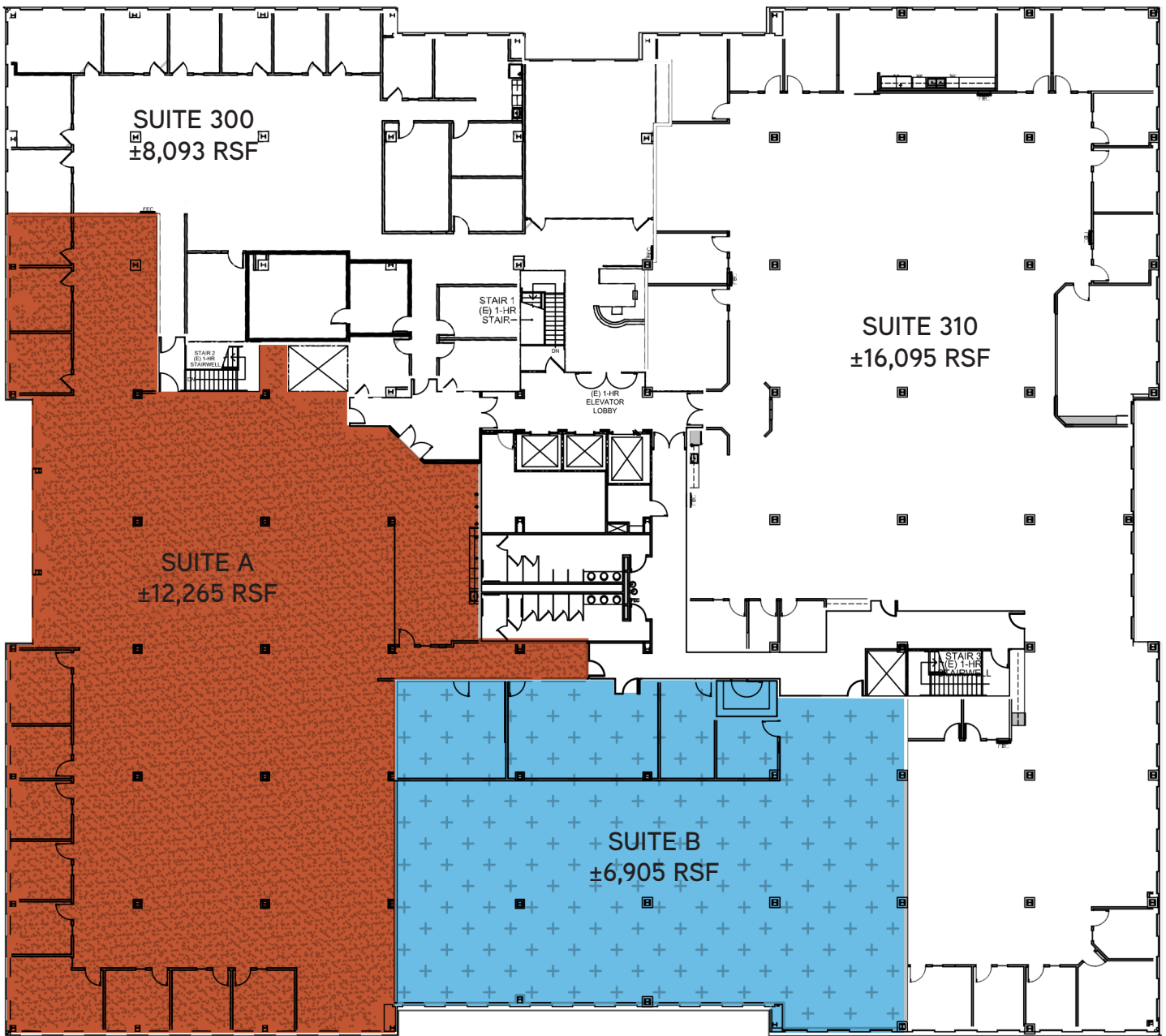


The Granite Regional Park recreation area offers a remarkable variety of outdoor activities in one location. A fabulous skate park, large dog park, three soccer fields, horseshoe pits, group picnic area, lake, landscaped turf and walkways... all with convenient parking.

The Granite Regional Park's location allows for easy, immediate access to all the essential amenities. In addition to three on-site restaurants, there are many dining options nearby, hotels, major shopping, even three different coffee vendors within a mile away! Granite Regional Park even offers shuttle service to light rail that operates every 15 minutes, 12 hours a day each weekday.

CONCEPTUAL DEMISING PLAN

AVAILABLE SPACE > ±19,170 RSF ■ SUITE A: ±12,265 RSF ■ SUITE B: ±6,905 RSF



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SEPAROVICH/DOMICH is one of the leading real estate development firms in the Sacramento region. Over the past thirty plus years, the partnership has been involved in developing and managing over two million square feet of commercial space. Separovich/Domich's clear understanding of the unique and specific needs of the user has enabled them to construct commercial buildings which have consistently met the requirements of both the Landlord and the Tenant.

Separovich/Domich developed a property management division, CPM Property Management, to operate and manage general office, retail and medical office buildings in the greater Sacramento area. While focused primarily upon their own development, when an outside property fits the profile, it is welcomed into the portfolio.



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