

# 109 SCRIPPS DRIVE

SACRAMENTO, CA  
FOR LEASE







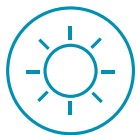
### CREATIVE OFFICE SPACE

Incredible opportunity to be in creative office space within the Campus Commons submarket



### LEED-CI GOLD CERTIFIED

Property renovated in 2005 and is certified LEED Gold CI; the 9,000 SF building contains the offices of MFDB Architects and it incorporates a wide range of sustainable systems showcasing the most modern design for commercial offices



### NATURAL LIGHT

Vacant suite of 3,300 SF provides natural light via exposed ceiling, skylights and floor to ceiling glass throughout



### FREE PARKING

Abundant free parking on the lot allows users easy access to the front entry of the premises



### PRIVATE OUTDOOR SPACE

Opportunity for a private outdoor patio in the back that is exclusive to the tenant—it provides an inside-outside atmosphere throughout the premises



### CONVENIENT STREET EXPOSURE

Street exposure along Scripps Drive via hard corner and potential building signage

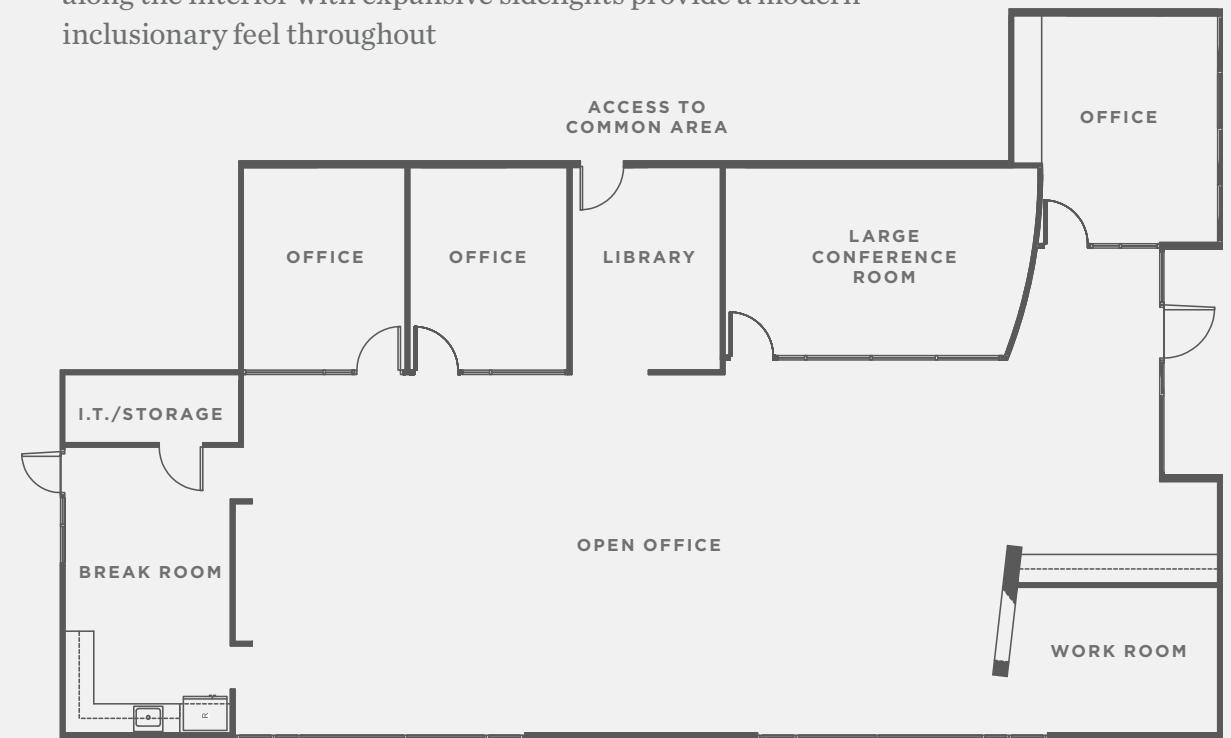


### ADJACENT TO FITNESS CLUB

Adjacent to Rio Del Oro Racquet Club; a high end 12-acre private fitness facility offering tennis, pool, fitness and other related uses

### EFFICIENT LAYOUT

Efficient layout allows a prospective tenant to utilize the open studio space for modular workstations and a collaborative work environment; private offices and conference rooms along the interior with expansive sidelights provide a modern inclusionary feel throughout



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#### UNIVERSITY VILLAGE

Buckhorn Grill  
Capitol Beer and Tap Room  
Menchie's Frozen Yogurt  
Pieology Pizza  
Safeway  
Starbucks  
Zocalo's

#### LOEHMANN'S PLAZA

Bank of the West  
Bath and Body Works  
Beach Hut Deli  
Bento Box  
Bouding SF  
Chipotle  
Cookie Connection  
Jacks Urban Eats

Jamba Juice  
Metro PCS  
Noah's Bagel's  
Nothing Bundt Cakes  
Pinkberry  
SaveMart  
Sport Clips  
UPS Store

#### PAVILIONS SHOPPING CENTER

Cafe' Bernardo  
Insight Coffee  
Madam Butterfly  
Piatti  
Ruth Chris Steak House  
Talbots  
Wildwood Kitchen & Bar  
Williams-Sonoma

#### RALEY'S CENTER

CVS Pharmacy  
Orange Theory  
Fitness  
Raley's  
Starbucks

#### NEAR MUNROE STREET

Confectionary  
Grande  
Miyagi Bar & Sushi  
Myagi Sushi  
Peet's Coffee  
Wells Fargo  
Yo-Yo Yogurt



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