

UNIVERSITY OFFICE PARK

Sacramento, California

FOR OFFICE LEASING >

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A DEVELOPMENT OF

JACKSON
PROPERTIES, INC.

UNIVERSITY OFFICE PARK

Sacramento, California



CAMPUS HIGHLIGHTS >

University Office Park is a six building office campus offering roughly 130,000 square feet of office, medical and retail space located at the corner of Howe Avenue and University Avenue. The setting is an attractive blend of architecture and mature lush landscaping. The grounds feature landscaped courtyards as well as outdoor lounging and eating areas. The three two-story and three single story buildings offer a variety of available space types and sizes. The smallest tenant to a full building user can be accommodated. Additionally, there is also a development site on which a 30,000 square foot class "A" Leed Certified office building can be built to suit your needs.

University Office Park is located at the gateway to the Campus Commons business district. The location is accessed via Howe Avenue which is a major thoroughfare conveniently connecting Highway 50 and I-80. The location is minutes from the legal and political communities of downtown and less than a five minute drive from many of the world's best know financial institutions. Area amenities include parks, shopping and restaurants all within walking distance of the campus. Pavilions, an upscale development with Sacramento's highest concentration of gourmet restaurants and fine shops, is just two blocks away.

University Office Park is truly a unique opportunity. There are no other office campuses in Campus Commons that can offer a central desirable location with a reputable, strong ownership.

BUILDING ADDRESS	YEAR BUILT	NUMBER OF STORIES	PARKING RATIO	RBA	TOTAL AVAILABLE SF
301 University Ave.	2009	2	4	34,364	3,268
333 University Ave.*	1972	2	4	58,840	18,600
1 Park Center Dr	1980	2	4	18,481	18,481
3 Park Center Dr	1971	2	6	25,602	9,023
5 Park Center Dr	1979	1	4	6,291	1,339
7 Park Center Dr	1979	1	2	7,675	1,520

* Remodeled 2015

JACKSON PROPERTIES >

Jackson Properties has been involved in developing, constructing and managing over seven million square feet of office, flex, industrial, medical and retail space throughout the Sacramento region. Working as a team, the experienced and diverse staff of Jackson Properties has the experience integrity and a proven commitment to service that continues to lead the industry.

office space AVAILABLE

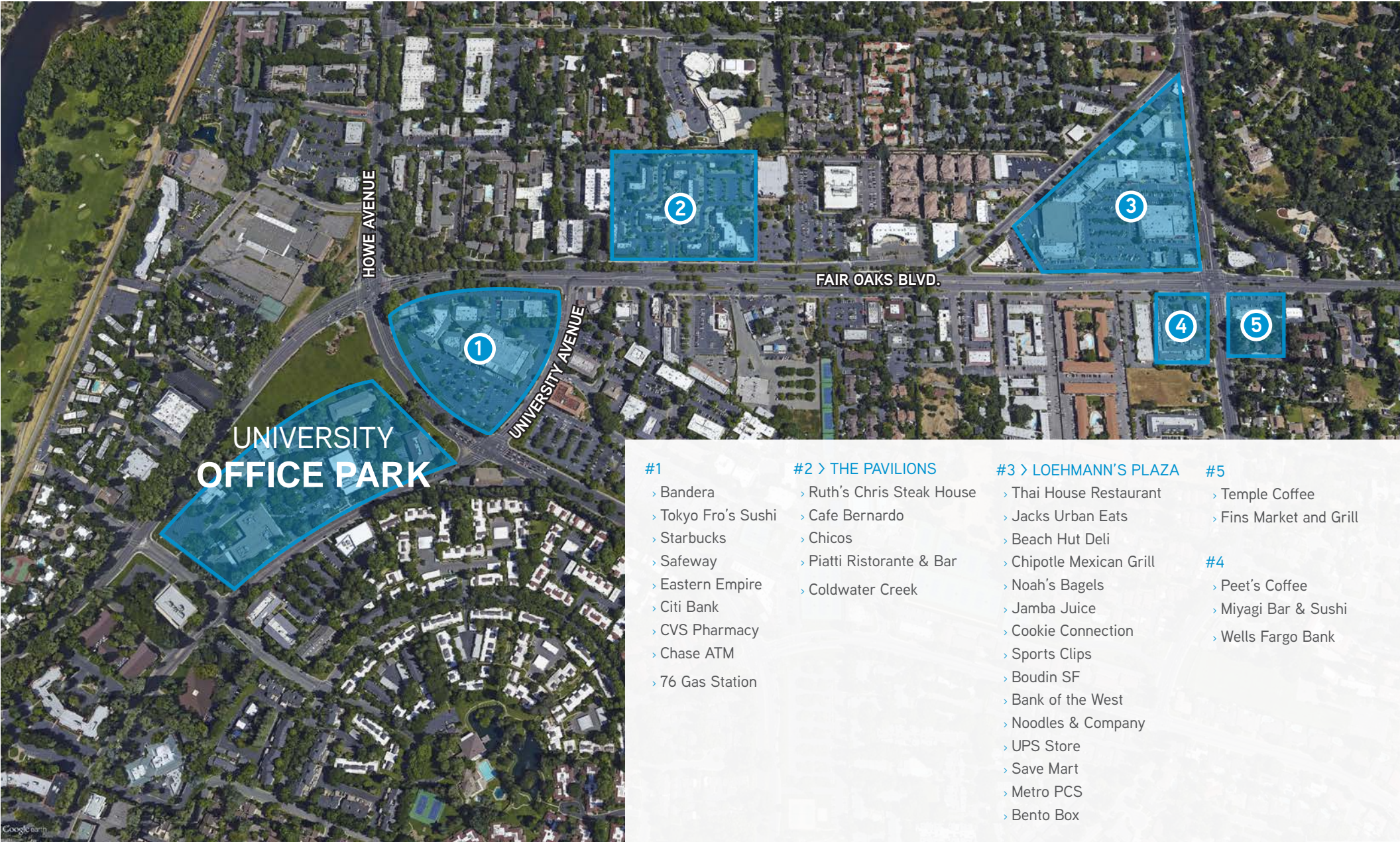
**UNIVERSITY OFFICE PARK
SACRAMENTO, CA 95825
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1,000 SF - 20,000 SF**

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UNIVERSITY OFFICE PARK

#1

- › Bandera
- › Tokyo Fro's Sushi
- › Starbucks
- › Safeway
- › Eastern Empire
- › Citi Bank
- › CVS Pharmacy
- › Chase ATM
- › 76 Gas Station

#2 > THE PAVILIONS

- › Ruth's Chris Steak House
- › Cafe Bernardo
- › Chicos
- › Piatti Ristorante & Bar
- › Coldwater Creek

#3 > LOEHMANN'S PLAZA

- › Thai House Restaurant
- › Jacks Urban Eats
- › Beach Hut Deli
- › Chipotle Mexican Grill
- › Noah's Bagels
- › Jamba Juice
- › Cookie Connection
- › Sports Clips
- › Boudin SF
- › Bank of the West
- › Noodles & Company
- › UPS Store
- › Save Mart
- › Metro PCS
- › Bento Box

#5

- › Temple Coffee
- › Fins Market and Grill

#4

- › Peet's Coffee
- › Miyagi Bar & Sushi
- › Wells Fargo Bank



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