



View
Video

MOVE-IN READY SUITES AVAILABLE FOR LEASE
±1,725 SF - ±30,285 OF RSF AVAILABLE

CREEKSIDE OAKS

1740, 1750, 1760 Creekside Oaks Drive | Sacramento, CA

Howard Hughes

Senior Vice President
+1 916 491 4335

Bernardo Hubbard

Vice President
+1 916 491 4322



Jones Lang LaSalle Brokerage, Inc.

Creekside Oaks

1740, 1750, 1760 Creekside Oaks Drive | Sacramento, CA

JLL is proud to present Creekside Oaks Office Park in Sacramento's South Natomas sub-market.

Only minutes from Downtown Sacramento and the Sacramento International Airport, this location offers convenient freeway access to both Interstates 5 and 80.

Owned by a seasoned, institutional ownership group, Creekside Oaks is three Class A office buildings totaling 179,000 sf, nestled along the American River.

The buildings feature floor to ceiling windows, and expansive lobbies with ample, natural light.

Amenities include convenient access to the American River Parkway, bike lockers, abundant shaded parking, and electric vehicle charging stations. Restroom facilities include showers and lockers on the ground floor of each building.

Creekside Oaks offers day porter service; security patrols; and close proximity to retail, food and child care services.

A variety of available suites and configurations are available to suit your needs, with some units available for immediate occupancy. Tenant spaces within the project range from 1,500 square feet to as large as a full floor in excess of 30,000 square feet.



Project HIGHLIGHTS



Area

Class A Suburban Office available
from $\pm 1,725$ RSF to $\pm 30,285$ RSF



Location

Sacramento's Most-Preferred Alternative to Downtown



Proximity

Five minutes to Downtown and the
State Capitol. Ten minutes to Sacramento International Airport



On-Site

Professional Property Management and Day
Porter



Amenities

Full Service Deli, Common Conference
Center, Tenant Lounge & Bocce Ball Court



Facilities

Bike Lockers, Fitness Room and Shower
Facilities



Parking

Abundant security patrolled parking and
electric vehicle charging stations





1740, 1750, 1760 Creekside Oaks

Restaurants

- 1 Creekside Cafe
- 2 Bel Air Market
 - Main Street Bagel Cafe
 - Starbucks
 - Peet's Coffee
 - Subway
- 3 Bangkok City Thai Cuisine
 - Mezcal Grill
 - Cheers Sports Bar
- 4 Jamba Juice
 - Togo's
 - Mountain Mikes Pizza
 - The Sandwich Spot
 - Carl's Jr
- 5 Subway
 - Hings Chinese Restaurant
 - Sushi King
- 6 Chevys Fresh Mex
 - Crawdads River Cantina
 - Pearl on the River

Hotel









- 1 Courtyard by Marriot
- 2 Marriot Springhill Suites
- 3 Hilton Garden Inn
- 4 Residence Inn



Amenities



Availabilities

| Space | | Size | Comments |
|----------------------|---|------------|--|
| 1750 Suite 160 |  | 2,450 RSF | Conceptual layout features 4 private offices, conference room, break area, and open office for workstations. |
| 1760 Suite 120 |  | 2,782 RSF | Corner office suite including two private offices, conference room, break room, and a sunlit open work area. |
| 1750 Suite 150 |  | 3,918 RSF | Conceptual layout features double-door lobby entry with 6 private offices, conference room, break room, and open office for workstations. |
| 1750 Suite 150/160 |  | 6,369 RSF | Conceptual layout features double-door lobby entry with 7 private offices, small and large conference rooms, break room, and open office for workstations. Floor plan can be modified to suit. |
| 1760 Suite 220 |  | 7,235 RSF | Large open area with 8 perimeter offices, conference and break rooms. |
| 1760 Suite 200 |  | 13,647 RSF | 12 perimeter offices, large conference room, break room and expansive open area for workstations. |
| 1760 Suite 200/220 |  | 20,882 RSF | Perimeter offices, collaboration space, conference and break facilities. |
| 1740 Suite 200 |  | 30,285 RSF | Full floor availability; multiple private offices, break area and large open area for workstations |

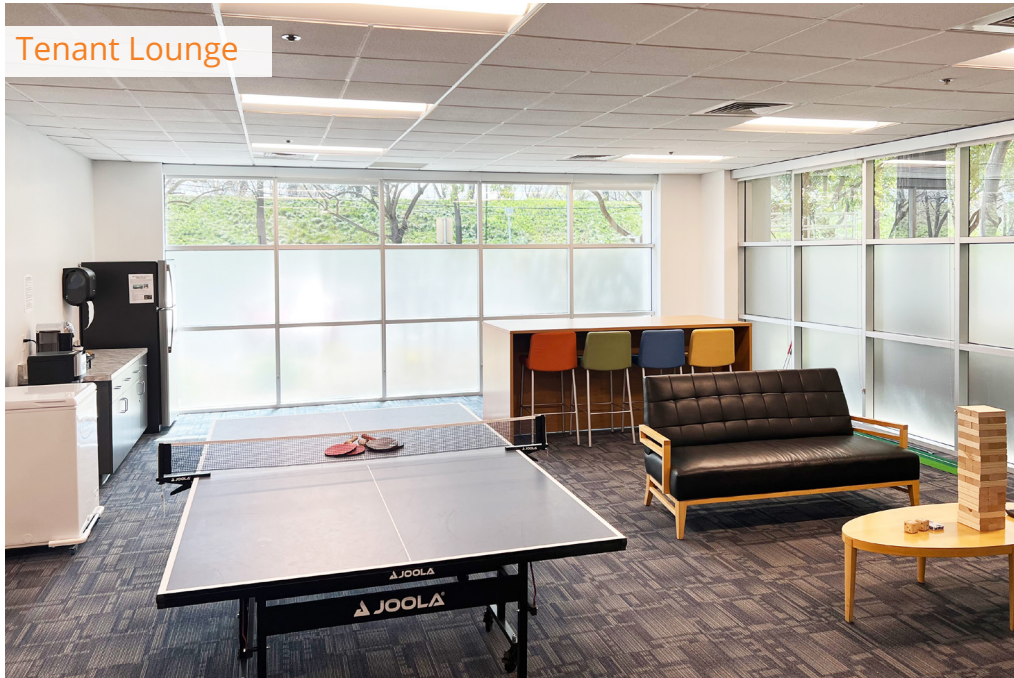


View Floor Plan



View Virtual Tour

Tenant Lounge



Fitness Room



Tenant Lounge



Fitness Room





MOVE-IN READY SUITES AVAILABLE FOR LEASE

CREEKSIDE OAKS

1740, 1750, 1760 Creekside Oaks Drive | Sacramento, CA

Howard Hughes

Senior Vice President

+1 916 491 4335

howard.hughes@jll.com

Bernardo Hubbard

Vice President

+1 916 491 4322

bernardo.hubbard@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2022. Jones Lang LaSalle IP, Inc. All rights reserved.

