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MOVE-IN READY SUITES AVAILABLE FOR LEASE

# CREEKSIDE OAKS

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

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Jones Lang LaSalle Brokerage, Inc.



# Creekside Oaks

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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

Three Class A Suburban Office  
Buildings, totaling 179,098 SF



## Location

Sacramento's Most-Preferred Alternative to Downtown



## Five minutes

to Downtown and the State Capitol



## Ten minutes

to Sacramento International Airport



## Professional

on-site Property Management



## On-site

Deli and Common Conference Center



## Facilities

Bike Lockers and Shower Facilities



## Parking

Abundant Free Parking







# 1740, 1750, 1760 Creekside Oaks





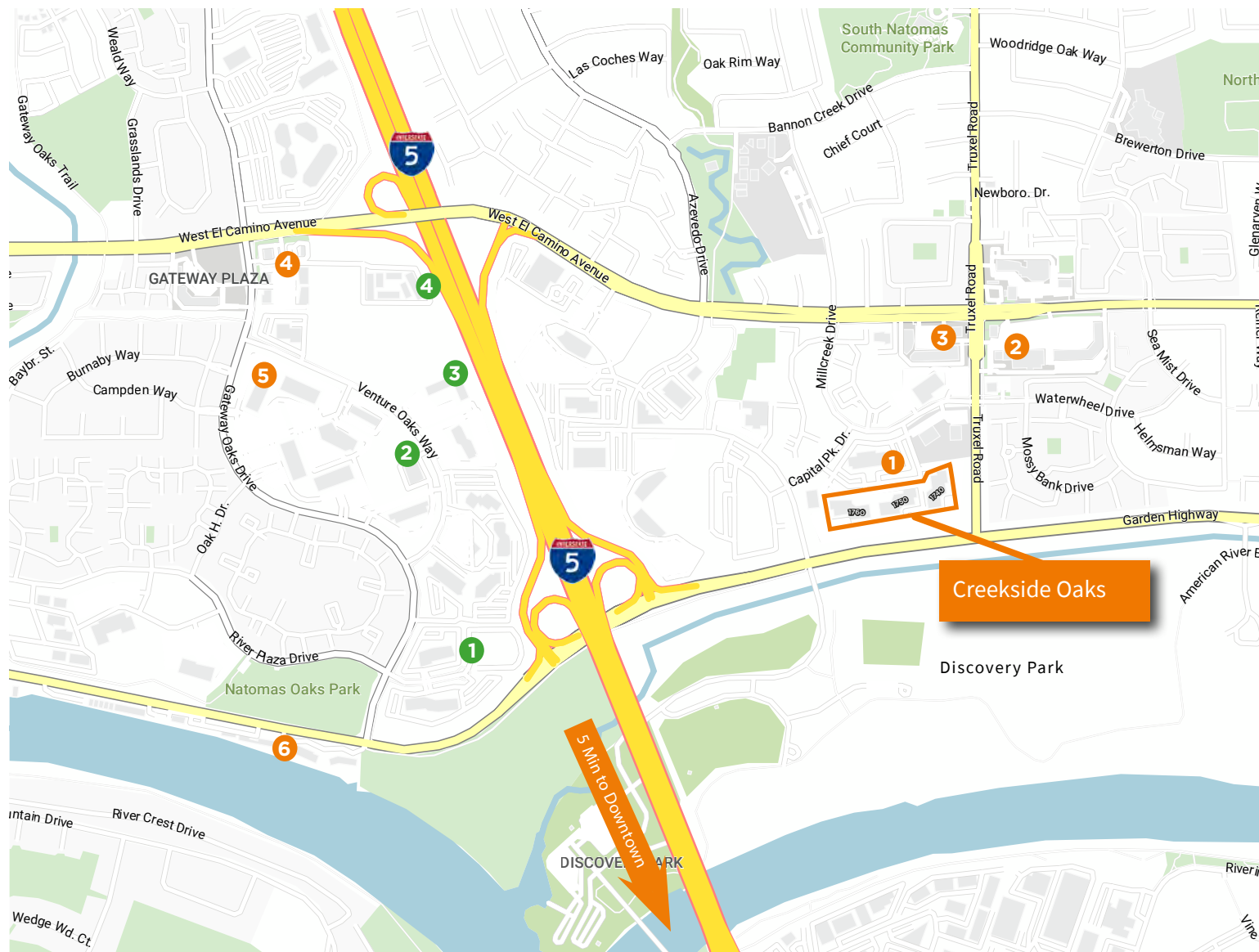
## Restaurants

- 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 180     |       | 1,596 RSF  | Open work space with 3 private offices   |
| 1760   Suite 290     |       | 3,066 RSF  | Perimeter offices along glass line, conference room, break room and storage area                   |
| 1740   Suite 140     |       | 3,328 RSF  | 3 privates, large training room, break room, and open area   |
| 1750   Suite 225     |    | 4,031 RSF  | Comfortable mix of private offices and open space, with a break room.                              |
| 1750   Suite 205/210 |    | 6,099 RSF  | Perimeter private offices with, open work area, break room, and excellent window line.             |
| 1760   Suite 220     |    | 7,134 RSF  | Large open area with 8 perimeter offices, conference and break rooms                               |
| 1750   Suite 150     |       | 7,590 RSF  | Reception area, 5 classrooms, break room, and 3 private offices                                    |
| 1760   Suite 200     |       | 13,412 RSF | 12 perimeter offices, large conference room, break room and expansive open area for workstation    |
| 1760   Suite 200/220 |    | 20,546 RSF | Perimeter offices, collaboration space, and conference and break facilities                        |
| 1740   Suite 200     |   | 31,331 RSF | Full floor availability; multiple private offices, break area and large open area for workstations |



View Floor Plan



View Virtual Tour







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