

# **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

Three Class A Suburban Office Buildings, totaling179,098 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**

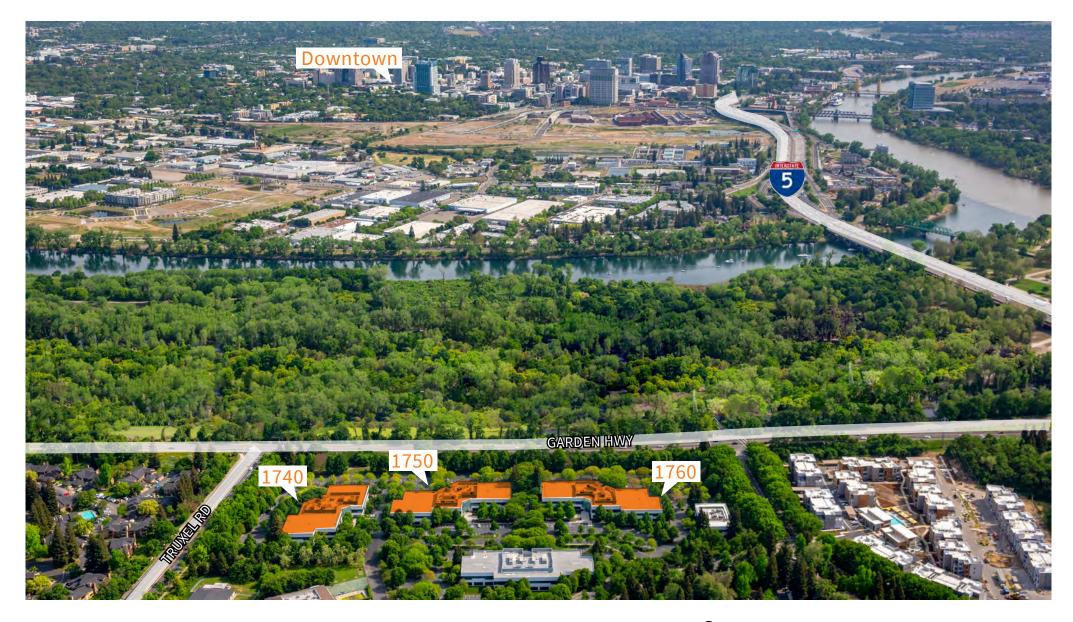
Bike Lockers and Shower Facilities



# **Parking**

Abundant Free Parking





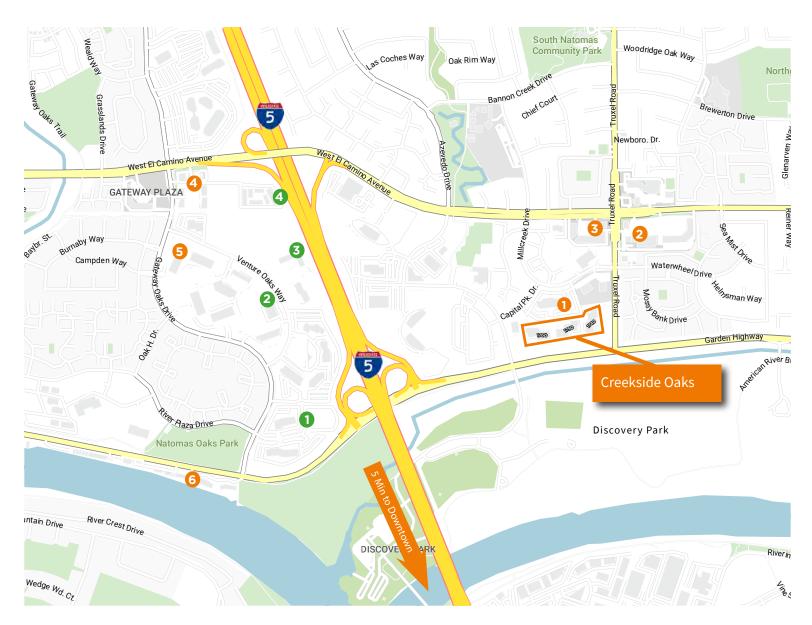
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# Restaurants

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

# Hotel

- Courtyard by Marriot
- Marriot Springhill Suites
- Hilton Garden Inn
- Residence Inn



# **Amenities**



# **Availabilities**

Space	Size	Comments
1750   Suite 180	1,635 RSF	Open work space with 3 private offices
1750   Suite 130	3,490 RSF	Reception area, 3 private offices, large conference room, break room, work room and open area for cubicles. Existing furniture available.
1750   Suite 210	1,725 RSF	Perimeter private offices with, open work area, break room, and excellent window line.
1760   Suite 220	7,235 RSF	Large open area with 8 perimeter offices, conference and break rooms
1750   Suite 150	6,369 RSF	Reception area, 5 classrooms, break room, and 3 private offices
1760   Suite 200	13,647 RSF	12 perimeter offices, large conference room, break room and expansive open area for workstation
1760   Suite 200/220	20,882 RSF	Perimeter offices, collaboration space, and conference and break facilities
1740   Suite 200	30,285 RSF	Full floor availability; multiple private offices, break area and large open area for workstations











MOVE-IN READY SUITES AVAILABLE FOR LEASE

# CREEKSIDE OAKS

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