

SUBLEASE OPPORTUNITY
MOVE-IN READY OFFICE SPACE FOR LEASE

Point West Executive Plaza

Suite 185

1451 River Park Drive, Sacramento, CA 95815

527 RSF — \$1.80 per RSF, Full Service

Owned and managed by Graceada Partners

NEWMARK



PROPERTY HIGHLIGHTS

Two private offices, ready to occupy

- Suite 185 — two private offices plus reception
- Move-in ready — no build-out required
- On-site common conference room
- Beautiful outdoor courtyard
- Walking distance to retail and restaurant amenities
- Easy access to Interstate 80 and Highways 50 & 160
- Abundant free parking

Move-in ready bite size space.



FEATURED SUBLEASE

Suite 185

RENTABLE SQUARE FEET

527 RSF

FULL SERVICE LEASE RATE

\$1.80 per RSF

MASTER LEASE EXPIRATION

July 31, 2028

Sublease — 1451 River Park Drive, Suite 185, Sacramento, CA 95815

Two private offices (12' x 14' and 12' x 10') plus reception.

Suite 185 space plan

OFFICE 1 · OFFICE 2 · RECEPTION



LOCATION & AMENITIES

Steps from Point West dining and shopping, minutes from every freeway

Dining & retail

MARKET SQUARE

Peet's Coffee, Ulta Beauty, Barnes & Noble, California Pizza Kitchen, The Cheesecake Factory, Best Buy

POINT WEST PLAZA

Hobby Lobby, Famous Footwear, Petco, Old Navy, Olive Garden, California Bank & Trust

ALTA ARDEN EXPWY

In-N-Out, Chick-fil-A, World Market

More dining & shopping

ARDEN WAY

Chili's Grill, IHOP, Buffalo Wild Wings, Total Wine, McDonald's, Chipotle

HOWE 'BOUT ARDEN

Applebee's, HomeGoods, Nordstrom Rack, Century Theatres, Michaels, Burlington

ARDEN FAIR MALL

Macy's, BJ's Restaurant, Banana Republic, Lululemon, Bath & Body Works

Access & landmarks

FREEWAY ACCESS

Easy access to Interstate 80 (Business 80) and Highways 50 & 160

HOTELS

DoubleTree by Hilton and Hilton Sacramento nearby

LANDMARKS

Near Cal Expo and Kaiser Permanente

Everything your team needs, within a short walk.

Ready when you are.

Suite 185 at Point West Executive Plaza — 527 RSF of move-in ready office space at \$1.80 per RSF, full service, on sublease through July 31, 2028.

FOR MORE INFORMATION

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