

OPPORTUNITIES WITH EASTON DEVELOPMENT COMPANY

SACRAMENTO COUNTY, CA



EASTON
DEVELOPMENT COMPANY, LLC




CBRE

AERIAL



BUILDING	TYPE	AVAILABLE SF
20-019	Office	±16,400 SF 1st floor ±25,046 SF 2nd floor
20-015	Office	±112,466 SF
20-025	Office	±51,164 SF 1st floor ±50,426 SF 2nd floor

AVAILABILITIES

	BUILDING	TYPE	AVAILABLE SF	CUBICLE COUNT
EASTON RESEARCH PARK	 20-019	Office	±16,400 SF 1st floor ±25,046 SF 2nd floor	106 1st floor 227 2nd floor
EASTON PLACE	 20-015	Office	±112,466 SF	292 (Suites A & B only)
	 20-025	Office	±51,164 SF 1st floor ±50,426 SF 2nd floor	236 1st floor 356 2nd floor

20-019 AEROJET ROAD

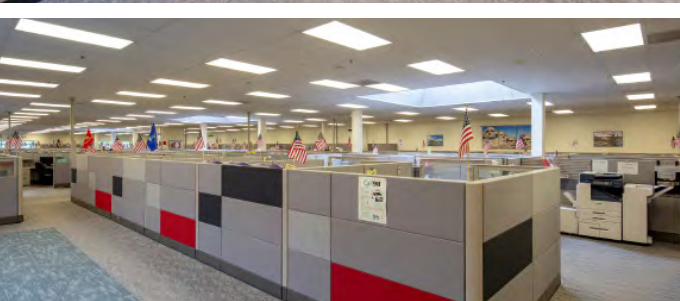
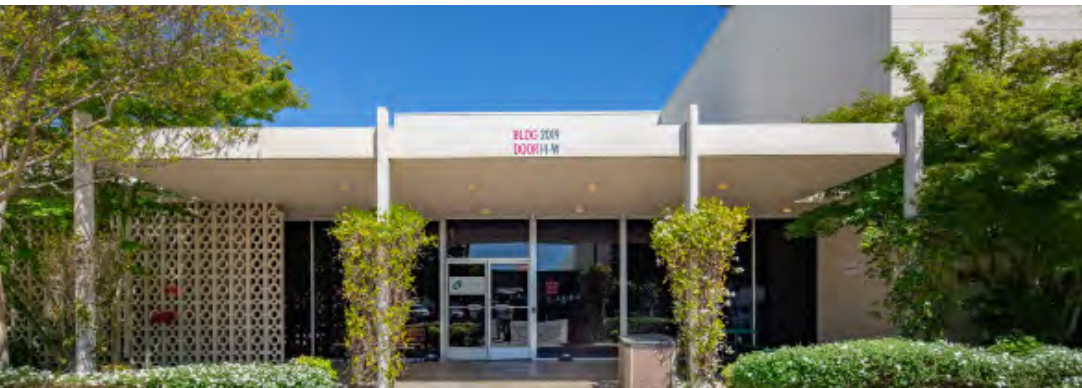
Current Condition

Two story building totaling ±41,446 SF.

The building includes work stations and office furniture for over 330 employees.



±41,446 TOTAL SF Office Space



Building SF

±16,400 1st Floor
±25,046 2nd Floor

Existing Improvements

1st Floor

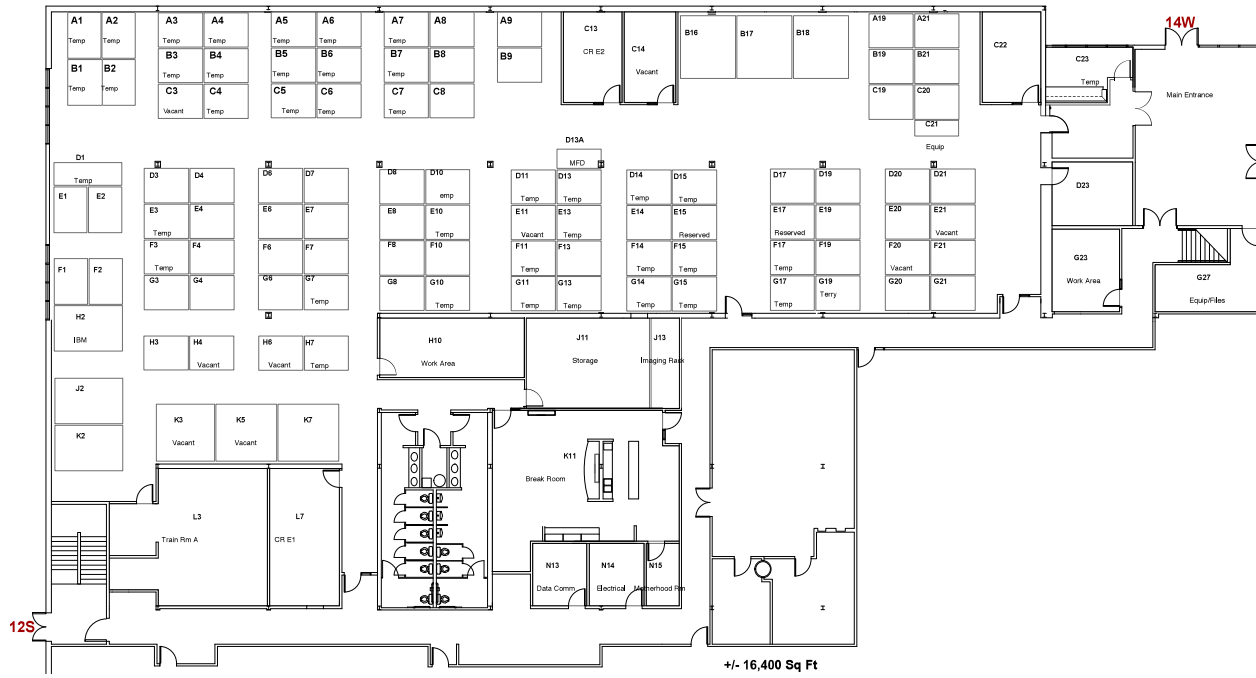
- 106 cubicle offices & stations
- 12 hardwall offices, conference & file rooms
- 1 womens (6 stalls) restroom
- 1 mens (6 stall equivalent) restroom
- 1 breakroom

2nd Floor

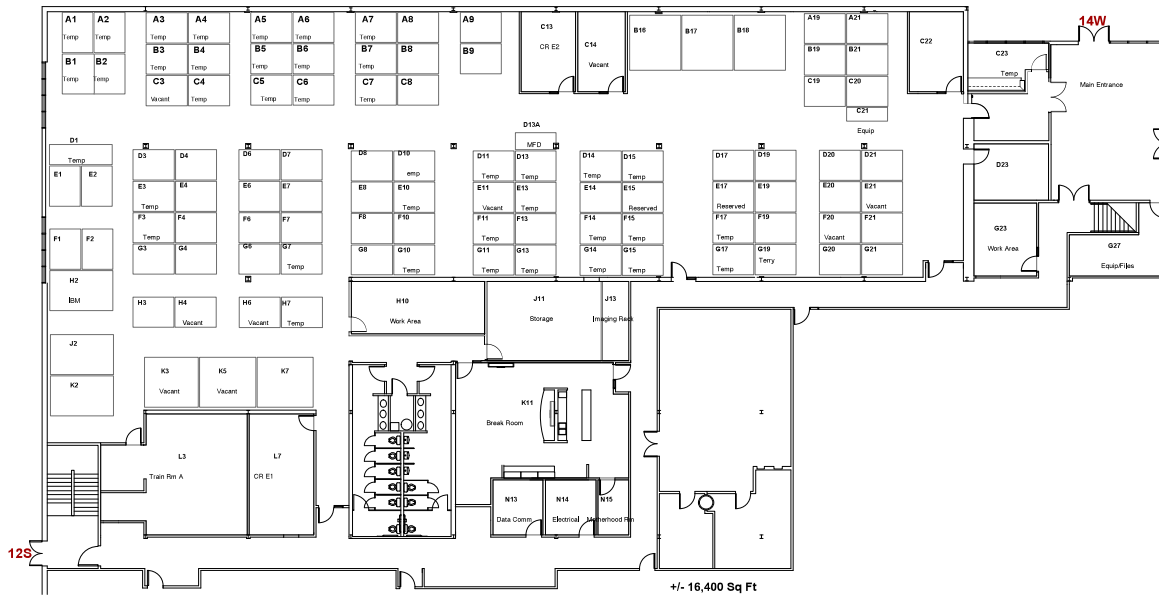
- 227 cubicle offices & stations
- 12 hardwall offices, conference & file rooms
- 1 womens (6 stalls) Restroom
- 1 mens (6 stall equivalent) Restroom
- 1 breakroom

20-019 AEROJET ROAD

First Floor



Second Floor



20-015 AEROJET ROAD

Current Condition

Building can deliver $\pm 112,466$ RSF in total or be demised to $\pm 49,848$ SF, $\pm 39,258$ SF and $\pm 23,360$ SF.

Note: The building can be delivered in plug-and-play condition, including office and conference room furniture, in $\pm 73,208$ SF.



$\pm 112,466$ TOTAL SF Office Space



Square Footage

$\pm 112,466$ TOTAL SF
 $\pm 23,360$ SF (demised)
 $\pm 39,258$ SF (demised)
 $\pm 49,848$ SF (demised)

Existing Improvements

292 cubicle offices & stations
70 hardwall offices, conference & file rooms
2 womens (8 stalls) restroom
1 mens (5 stall equivalent) restroom
1 mens (7 stall equivalent) restroom
4 breakrooms

20-015 AEROJET ROAD

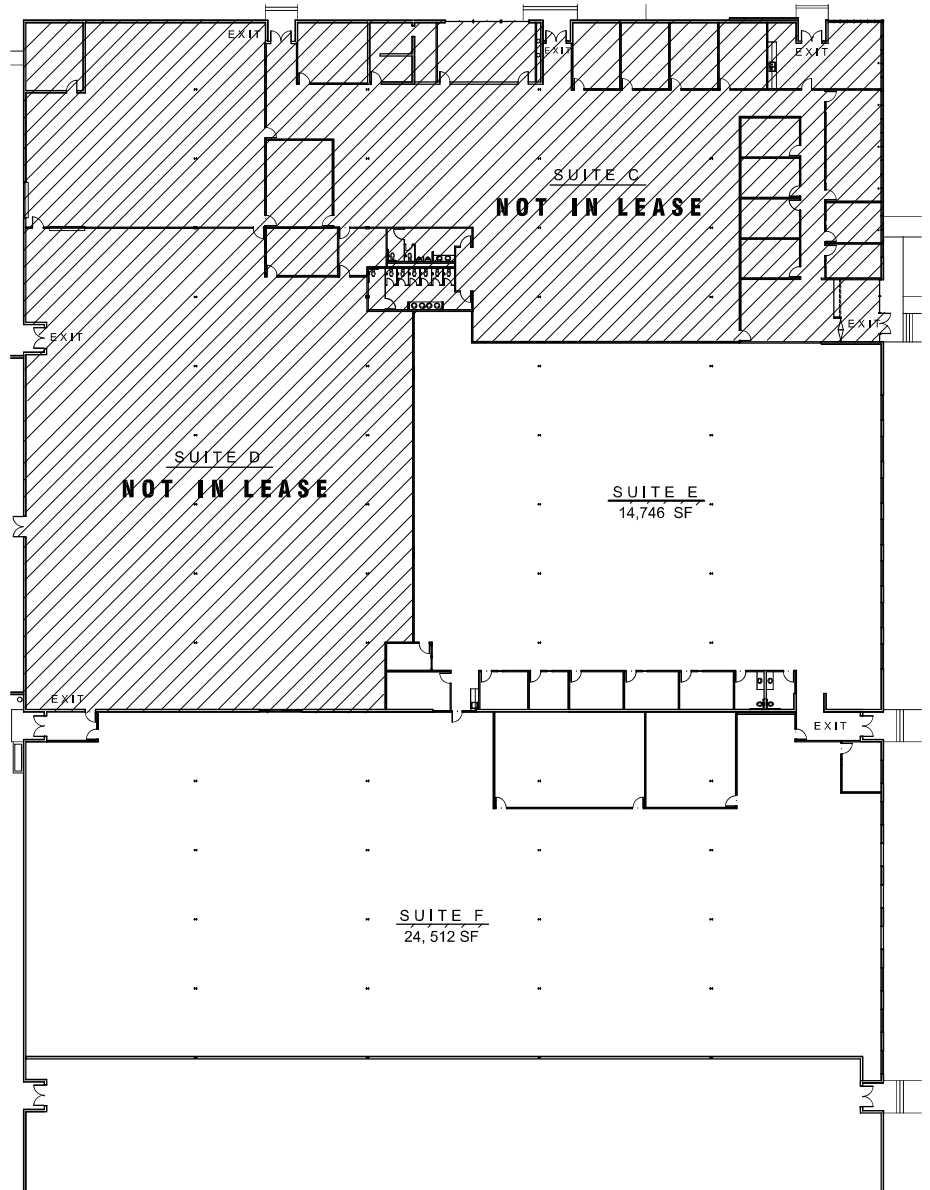
Suite A



Suite B



Suites E & F



20-025 AEROJET ROAD

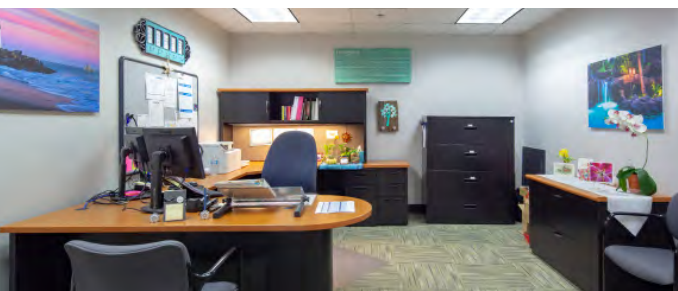
Current Condition

Two story building totaling ±101,750 SF.

The space is fully furnished to accommodate 592 employees.



±101,410 TOTAL SF Office Space



Square Footage

±51,164 1st Floor

±50,426 2nd Floor

Existing Improvements

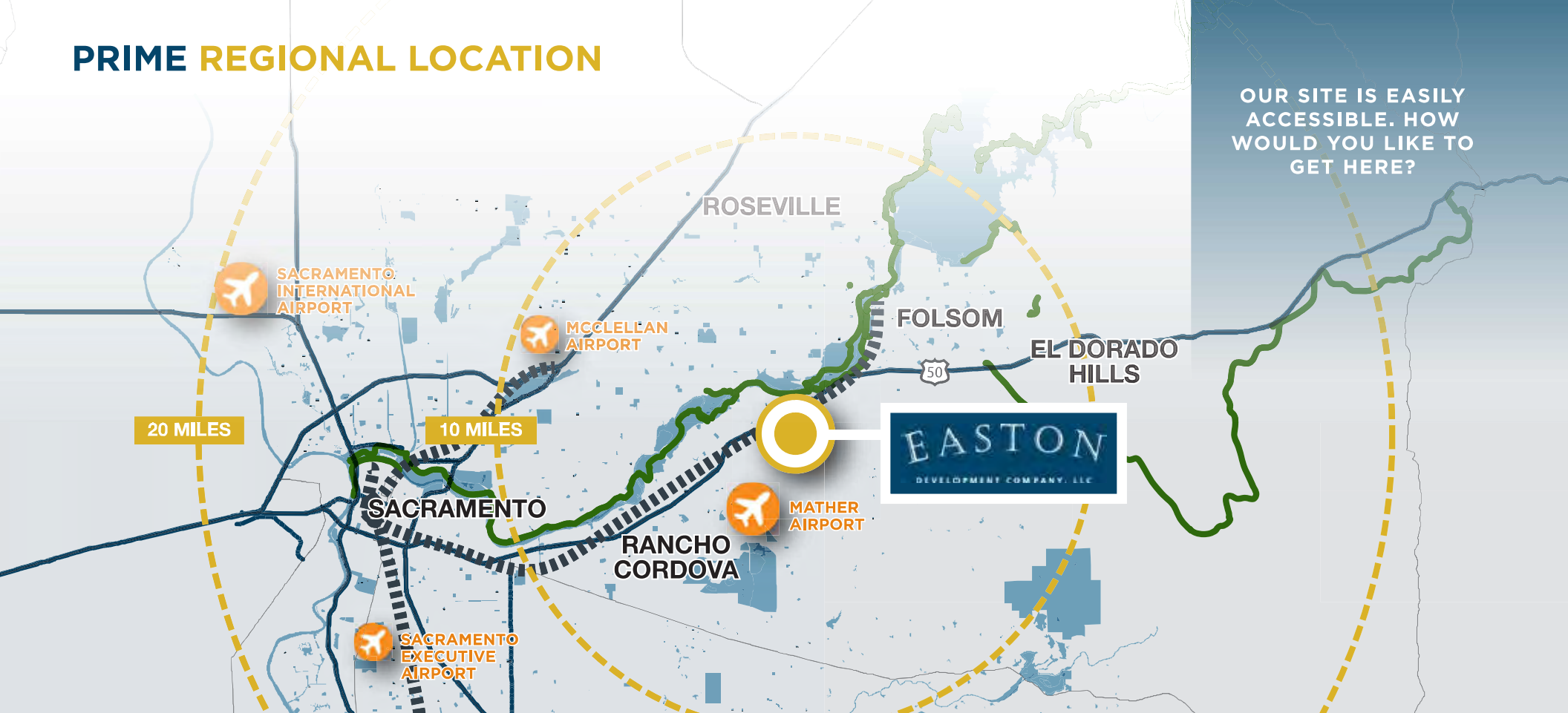
1st Floor

- 236 cubicle offices & stations
- 29 hardwall offices, conference & file rooms
- 2 womens (9 stalls) restroom
- 2 mens (13 stall equivalent) restroom
- 2 unisex (2 stalls total) restroom
- 3 breakrooms/kitchens

2nd Floor

- 356 cubicle offices & stations
- 27 hardwall offices, conference & file rooms
- 1 womens (6 stalls) restroom
- 1 mens (11 stall equivalent) restroom
- 2 breakrooms

PRIME REGIONAL LOCATION



OUR SITE IS EASILY ACCESSIBLE. HOW WOULD YOU LIKE TO GET HERE?

By Plane



Multiple major passenger and cargo airports are located less than a 30-minute drive from the site, including Sacramento International Airport (SMF) and Mather Airport. Other nearby airports that may support passenger and cargo include McClellan Airfield and Sacramento Executive Airport.

By Light Rail



Conveniently located on our Folsom Boulevard doorstep is the Hazel Light Rail Station, a stop along the Gold Line within the Sacramento Regional Transit Light Rail system. Additional nearby stations include the Iron Point Station less than one mile east, and a future planned station less than one mile to the west.

By Car



Talk about prime visibility and accessibility, Easton Research Park fronts onto Highway 50, a significant freeway that connects the Bay Area to Lake Tahoe and ultimately the East Coast of the U.S. From two interchanges off Highway 50 one can easily access Interstate 80, Highway 99, and Interstate 5. We're also anticipating additional future connections to the south to Highway 50 and Interstate 99 as well as a planned southbound extension of Hazel Avenue which will strengthen the access to and from the Easton communities.


By Trail



A "pedestrian only" bridge exists from our front door across Highway 50, linking Easton to the American River Trail to the west, one of the most significant urban greenway corridors in any metropolitan center in the United States (refer to the figure). Furthermore, we are expanding the greenway eastward on our property adjacent to Alder Creek for over 3 miles. These trails and paths will create important linkages to services, amenities, and regional open spaces.

OPPORTUNITIES WITH EASTON DEVELOPMENT COMPANY

SACRAMENTO COUNTY, CA



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EASTON
DEVELOPMENT COMPANY, LLC

CBRE

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