

855 UNIVERSITY AVENUE

**CAMPUS
COMMONS
OFFICE CONDO
FOR SALE**



NEWMARK



FEATURES

±2,373 SF PROFESSIONAL CONDOMINIUM
WITH 4 PRIVATE OFFICES, A 2ND STORY
OFFICE

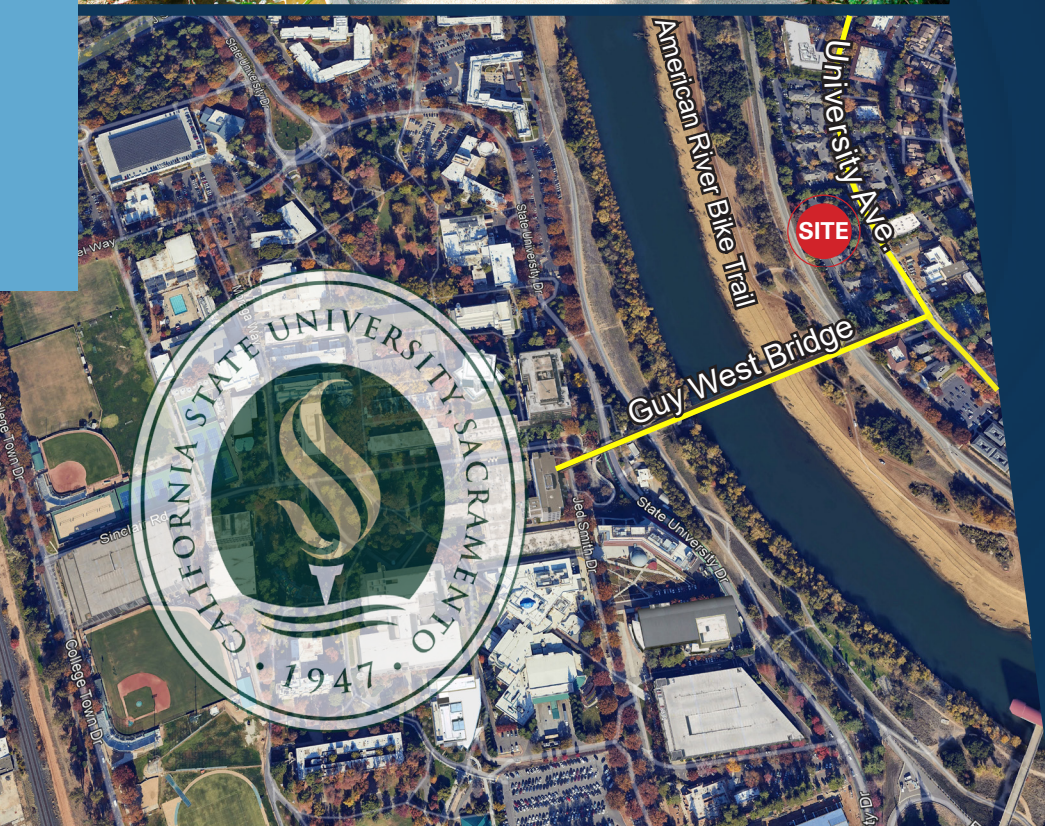
ZONED *OB-R-PC-PU*: POTENTIAL FOR
MEDICAL PRACTICES, LAW FIRMS, FINANCIAL
SERVICES, OR CREATIVE OFFICES

IN AN ESTABLISHED COMMUNITY OF
PROFESSIONAL TENANTS IN THE HIGHLY
DESIRABLE CAMPUS COMMONS SUBMARKET

EASY ACCESS TO HIGHWAY 50, BUSINESS 80,
AND DOWNTOWN SACRAMENTO

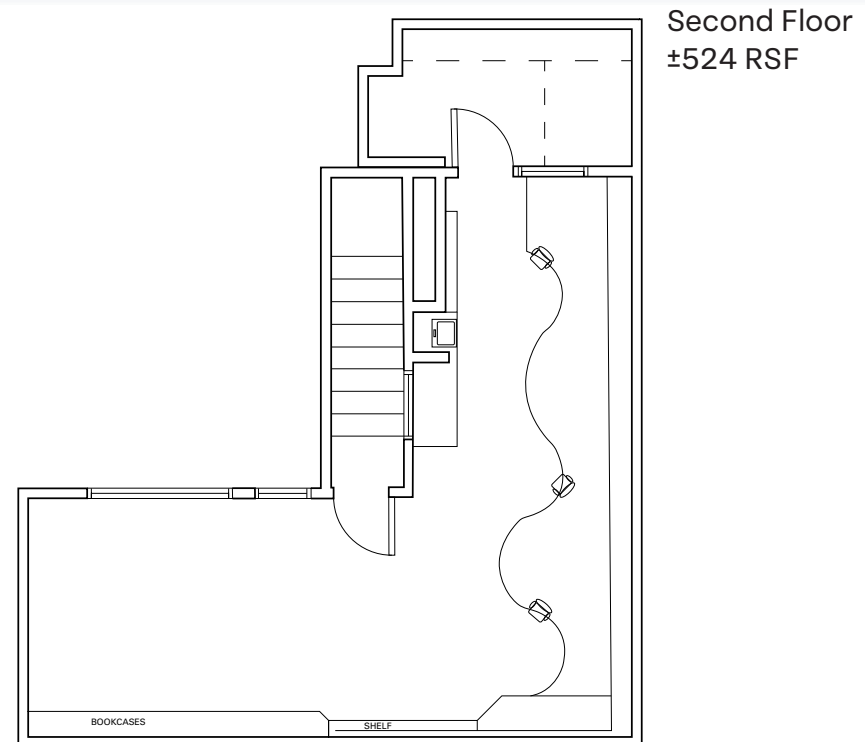
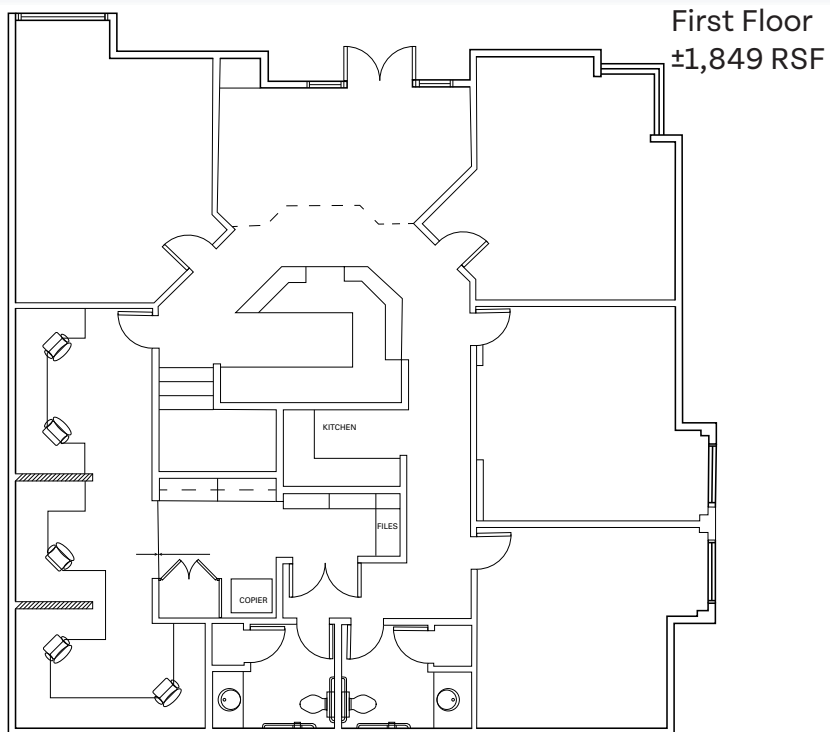
WALKING BRIDGE ACCESS TO CALIFORNIA
STATE UNIVERSITY, SACRAMENTO

PROFESSIONALLY LANDSCAPED GREEN
SURROUNDINGS WITH A QUIET, PRIVATE
SETTING



HIGHLIGHTS

- Asking \$375 PSF
- Built in 1986
- ±2,373 square feet
- ZONED *OB-R-PC-PU*
- Single story with a ±524 SF loft
- 4 private offices
- Second story office
- Restrooms
- Breakroom
- File/work room
- Server room
- Furniture available



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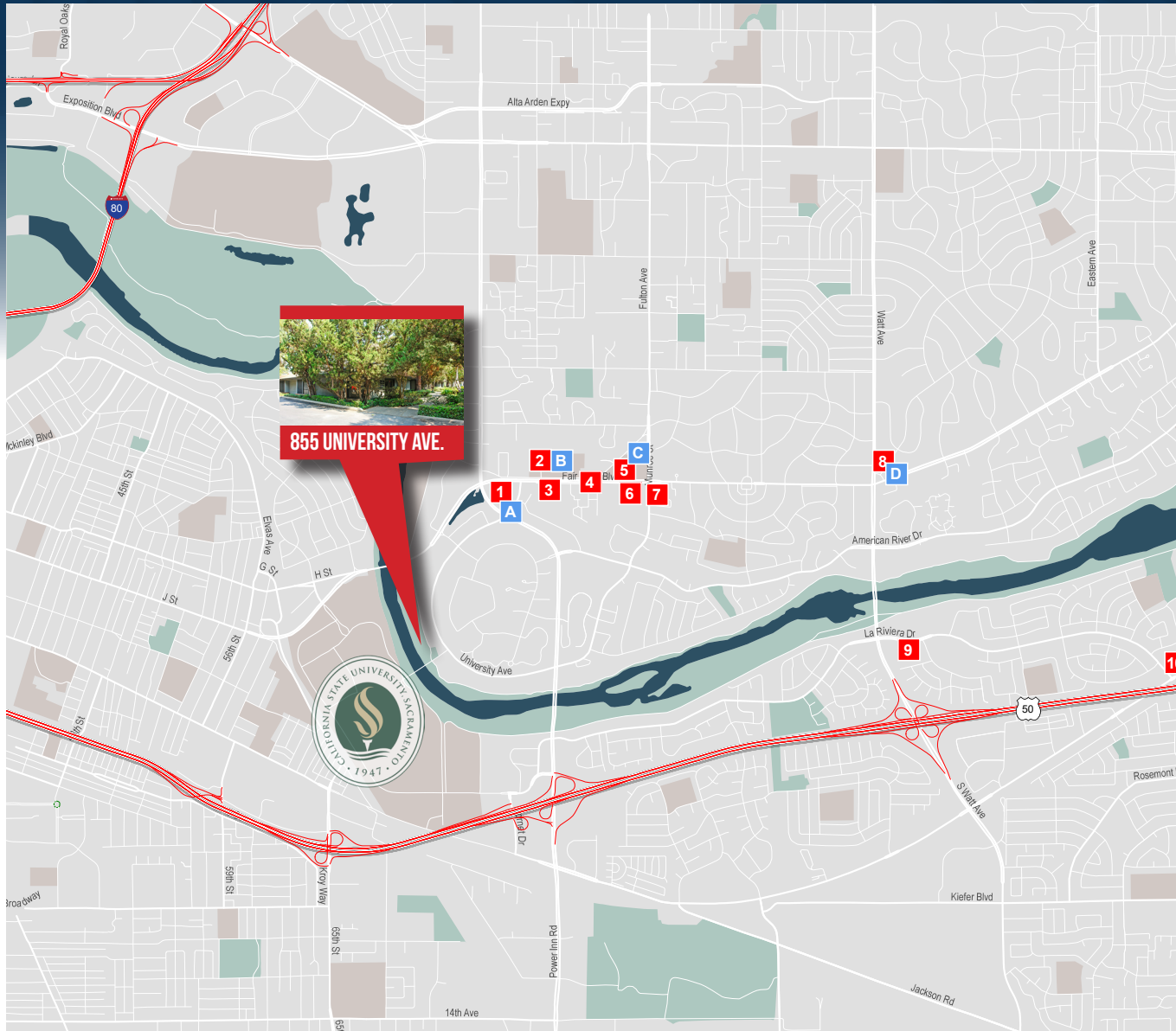
	<u>EXPENSE</u>	<u>ANNUAL COST</u>	<u>MONTHLY COST</u>	<u>ANNUAL COST PSF</u>
	Homeowners Association	\$10,385.64	\$ 865.47	\$4.38
	Insurance	\$ 1,018.00	\$ 84.84	\$0.43
	Property Tax	\$13,808.44	\$1,150.70	\$5.82
	TOTAL:	\$25,212.08	\$2,101.01	\$10.63



PHOTO GALLERY



LOCAL AMENITIES



RESTAURANTS

- 1** Pieology, Starbucks, Menchies, Aji, Zocalo, Organic Coup, Buckhorn Grill, Capitol Beer & Tap Room
- 2** Wildwood Kitchen & Bar, Cafe Bernardo, Ruth's Chris Steakhouse, Piatti
- 3** McDonald's Domino's Pizza
- 4** Ettore's Bakery & Cafe, Roxy Restaurant & Bar
- 5** Noodles and Company, Jamba Juice, Boudin SF, Smashburger, Noah's Bagels, Nothing Bundt Cake, Chipotle, Beach Hut Deli, Jacks Urban Eats, Lemon Grass, Thai House
- 6** Pete's Coffee, Miyagi Bar & Sushi
- 7** Temple Coffee Roasters, Heat Shabu Bar, The Parlor Ice Cream Puffs
- 8** Starbucks, Dukes Plates and Pints, Danielle's Creperie, Vinoteca Restaurant & Bar
- 9** River's Edge Cafe, Jack in the Box, Pitch and Fiddle
- 10** Pine Tree House, TOGO's Sandwiches, A1 Foods

SERVICES/RETAIL

- A** Safeway, AT&T, Citibank, US Bank
- B** Williams-Sonoma, Chicos, Jos A. Bank
- C** Save Mart, The UPS Store, Sports Clips, Bank of the West
- D** Chase Bank, Verizon, Golden 1 Credit Union



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NEWMARK

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