



# UNIVERSITY OFFICE PARK

Sacramento, California

## FOR OFFICE LEASING >

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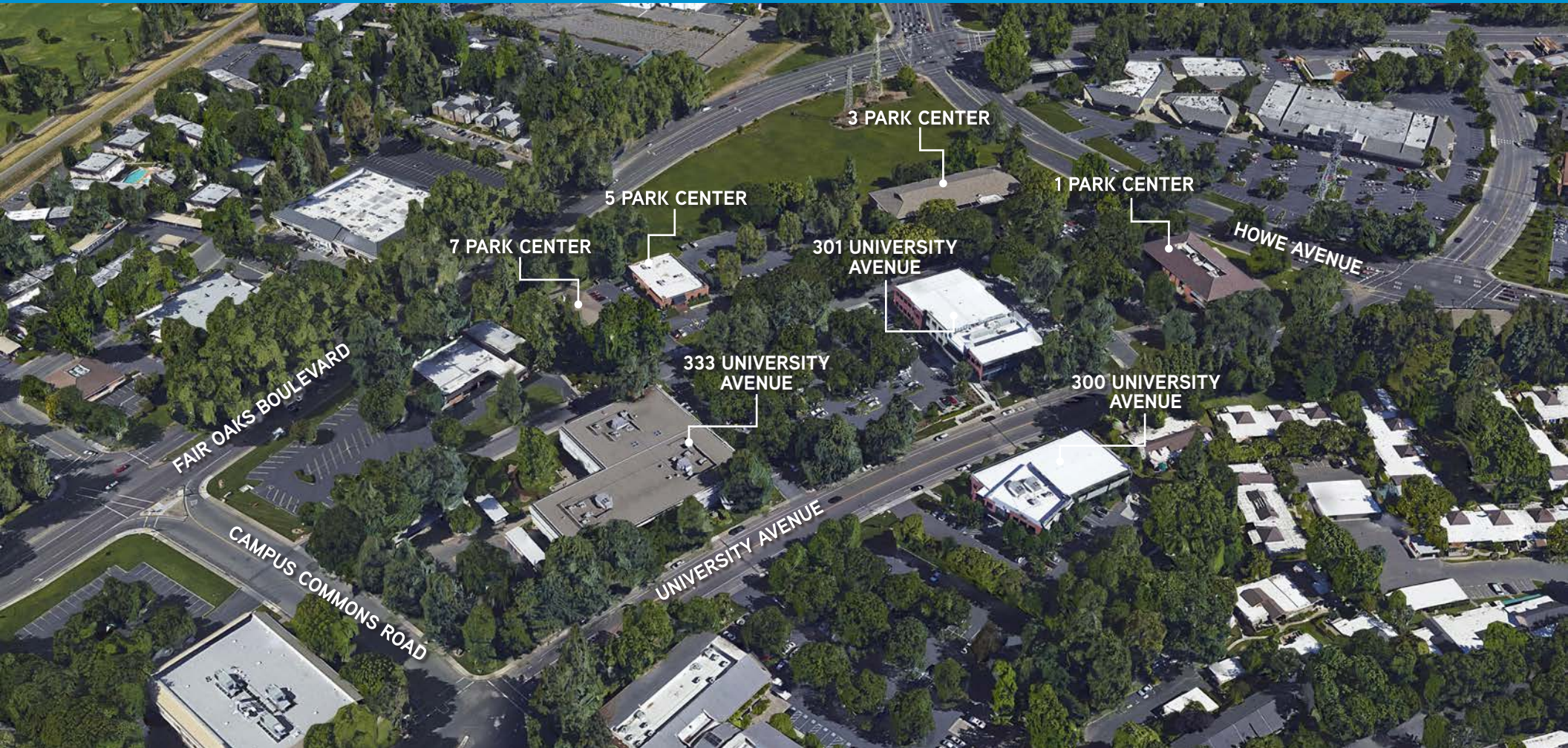
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A DEVELOPMENT OF  
**JACKSON**  
PROPERTIES, INC.

# UNIVERSITY OFFICE PARK

Sacramento, California



## CAMPUS OVERVIEW >

University Office Park is a seven building office campus offering roughly 176,178 square feet of the office, medical and retail space located at the corner of Howe Avenue and University Avenue. The setting is an attractive blend of architecture and mature lush landscaping. The grounds feature landscaped courtyards as well as outdoor lounging and eating areas. The three two-story and three single story buildings offer a variety of available space types and sizes. The smallest tenant to a full building user can be accommodated. Additionally, there is also a development site on which a 30,000 square foot class "A" Leed Certified office building can be built to suit your needs.

University Office Park is located at the gateway to the Campus Commons business district. The location is accessed via Howe Avenue which is a major thoroughfare conveniently connecting Highway 50 and I-80. The location is minutes from the legal and political communities of downtown and less than a five minute drive from many of the world's best know financial institutions. Area amenities include parks, shopping and restaurants all within walking distance of the campus. Pavilions, an upscale development with Sacramento's highest concentration of gourmet restaurants and fine shops, is just two blocks away.

University Office Park is truly a unique opportunity. There are no other office campuses in Campus Commons that can offer a central desirable location with a reputable, strong ownership.

BUILDING ADDRESS	YEAR BUILT	NUMBER OF STORIES	PARKING RATIO	RBA	TOTAL AVAILABLE SF
300 University Ave.	2008	2	4	24,925	0
301 University Ave.	2009	2	4	34,364	4,500
333 University Ave.*	1972	2	4	58,840	18,932
1 Park Center Dr.**	1980	2	4	18,481	5,488
3 Park Center Dr. ***	1971	2	6	25,602	0
5 Park Center Dr.****	1979	1	4	6,291	0
7 Park Center Dr.	1979	1	2	7,675	1,520

\* Remodeled 2016

\*\* Exterior and Landscape New in 2017

\*\*\* Exterior and Lobby Renovated in 2017

\*\*\*\* With 30 days notice

## JACKSON PROPERTIES >

Jackson Properties has been involved in developing, constructing and managing over seven million square feet of office, flex, industrial, medical and retail space throughout the Sacramento region. Working as a team, the experienced and diverse staff of Jackson Properties has the experience integrity and a proven commitment to service that continues to lead the industry.

# office space AVAILABLE

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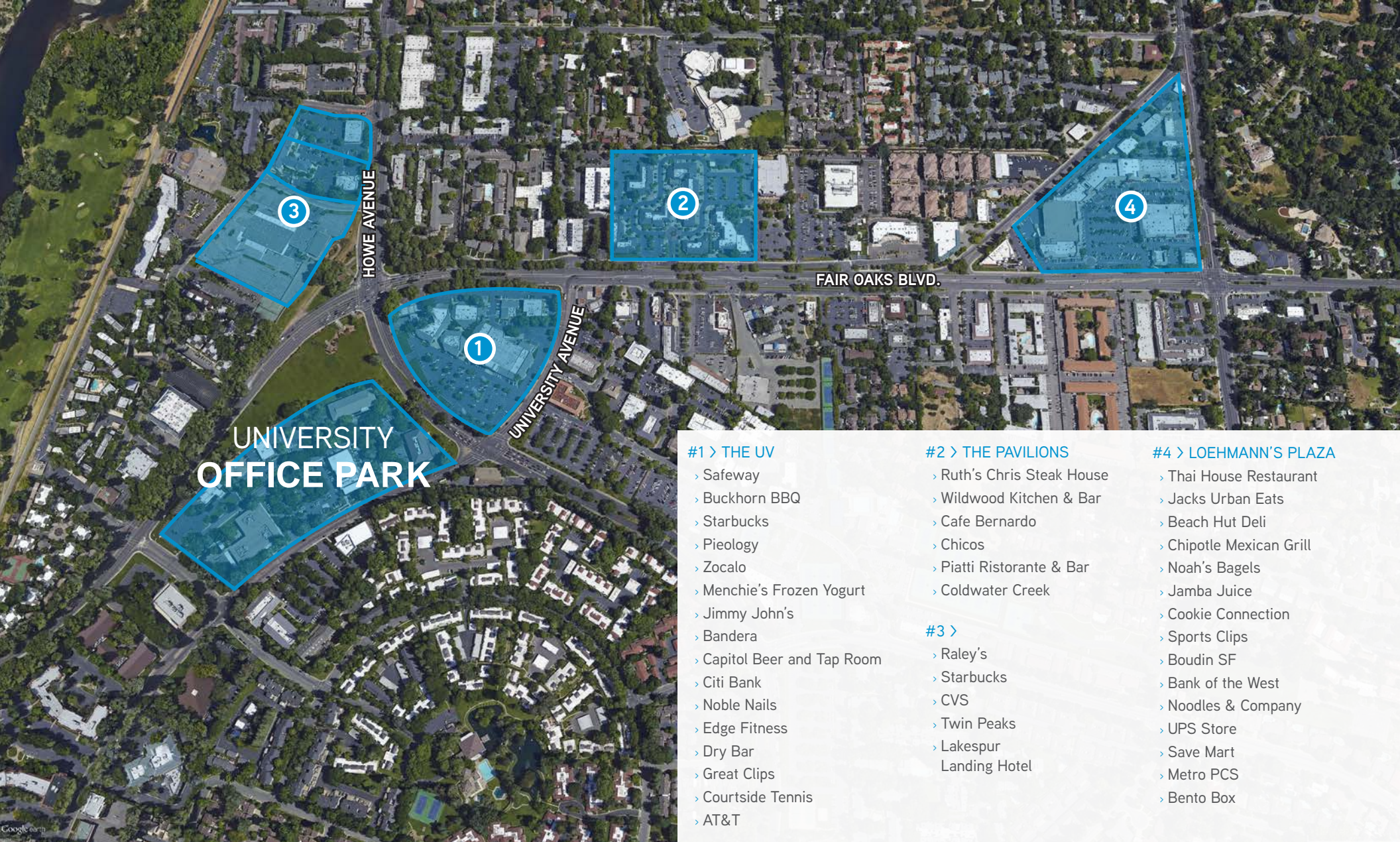
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# UNIVERSITY OFFICE PARK

## #1 > THE UV

- > Safeway
- > Buckhorn BBQ
- > Starbucks
- > Pieology
- > Zocalo
- > Menchie's Frozen Yogurt
- > Jimmy John's
- > Bandera
- > Capitol Beer and Tap Room
- > Citi Bank
- > Noble Nails
- > Edge Fitness
- > Dry Bar
- > Great Clips
- > Courtside Tennis
- > AT&T

## #2 > THE PAVILIONS

- > Ruth's Chris Steak House
- > Wildwood Kitchen & Bar
- > Cafe Bernardo
- > Chicos
- > Piatti Ristorante & Bar
- > Coldwater Creek

## #3 >

- > Raley's
- > Starbucks
- > CVS
- > Twin Peaks
- > Lakespur Landing Hotel

## #4 > LOEHMANN'S PLAZA

- > Thai House Restaurant
- > Jacks Urban Eats
- > Beach Hut Deli
- > Chipotle Mexican Grill
- > Noah's Bagels
- > Jamba Juice
- > Cookie Connection
- > Sports Clips
- > Boudin SF
- > Bank of the West
- > Noodles & Company
- > UPS Store
- > Save Mart
- > Metro PCS
- > Bento Box



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