



## HARVARD PARK

2201, 2241 & 2251 HARVARD  
STREET, SACRAMENTO

**TWO PLANNED BUILDINGS**  
250,000 SF

**THREE EXISTING BUILDINGS**  
300,000 SF

**UNIQUE CAMPUS  
SETTING**

[www.harvardparkoffice.com](http://www.harvardparkoffice.com)



**NEWMARK**



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**BASIN STREET  
PROPERTIES**





The ±23.6 acre Harvard Park corporate campus is in a prime location just outside of downtown Sacramento. It features two Class A, LEED Gold Certified mid-rise office buildings totaling 280,000 square feet, two planned, fully entitled buildings totaling 250,000 square feet, a 15,000 square foot, single-story office building, a 1,034-stall parking structure and a 10,000 square foot fitness center. It is a likely target for public and private sector tenants seeking the efficiency of larger floorplates and build-to-suit opportunities. The campus is easily accessible via Business I-80 and Highway 160 as well as the regional light rail system and is close to some of the region's most desirable retail centers and restaurants.



## HIGHLIGHTS

- > 121,000 SF available for lease in existing buildings
- > Two buildings, 250,000 SF, available in Phase II
- > Unique campus setting just minutes from Downtown
- > Immediate access to Business I-80 and Highway 160
- > Adjacent to Light Rail stop with link to Downtown Sacramento and outlying areas
- > LEED Gold Certification
- > On-site La Bou Café
- > 10,000 SF fitness center with showers, lockers, steam and sauna rooms
- > Bocce ball court, horse shoe pits and outdoor picnic pavilion
- > Dedicated property management, maintenance and engineering
- > Covered 1,000 stall parking garage
- > Adjacent to Arden Fair Regional Mall (Macy's, BJ's, California Pizza Kitchen, Starbucks, Cheesecake Factory and Hilton Hotel)
- > Planned solar panel shade structure

**NEW: Concierge Services now available on demand for tenant business services, family entertainment and travel arrangements.**

Visit [Basin-Street.com/Concierge](http://Basin-Street.com/Concierge) for more info.





# HARVARD PARK

## HARVARD PARK CAMPUS



**Phase II**

**Existing  
Buildings**

**1,000 Stall  
Parking  
Garage**

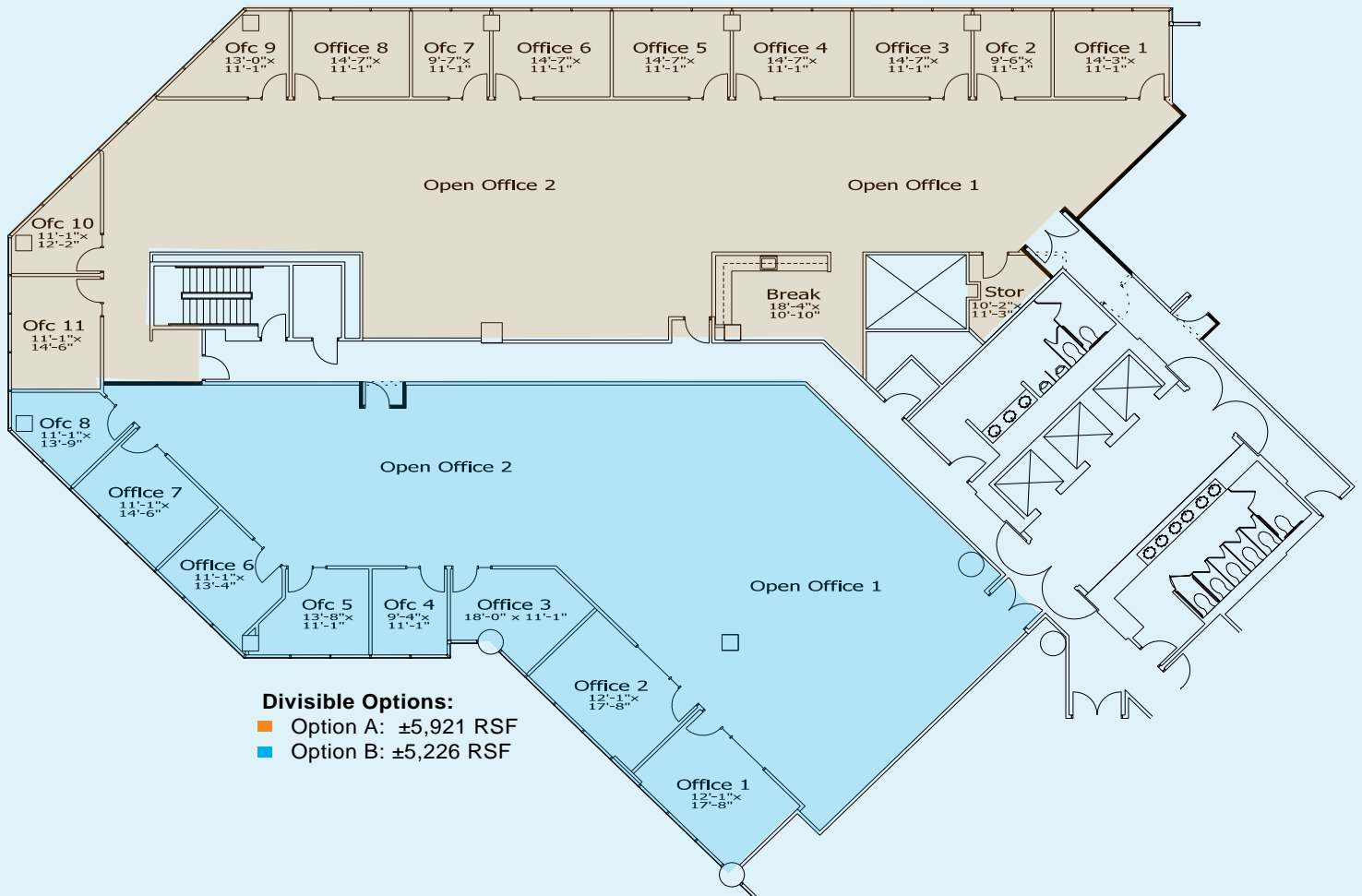
**Solar Panel  
Shade  
Structure**  
(conceptual  
locations)

**Courtyard &  
Amenities  
Pavilion**



# HARVARD PARK

## 2241 HARVARD STREET FLOOR PLANS



**THIRD FLOOR**  
±11,147 RSF AVAILABLE





# HARVARD PARK

## HARVARD PARK CAMPUS



Phase II

Existing  
Buildings

1,000 Stall  
Parking  
Garage

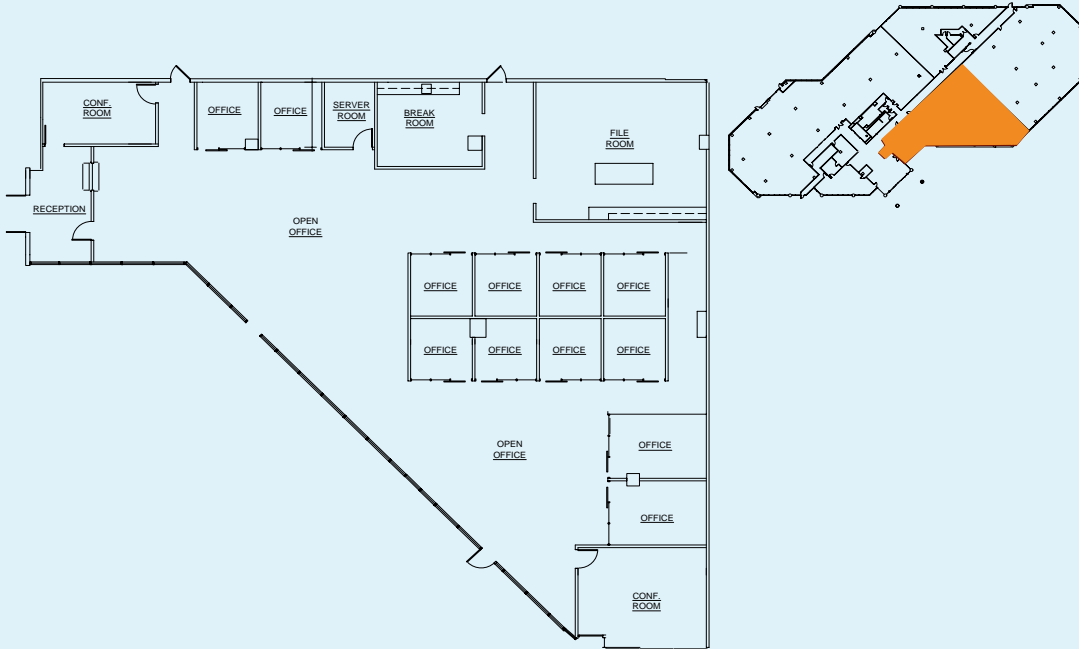
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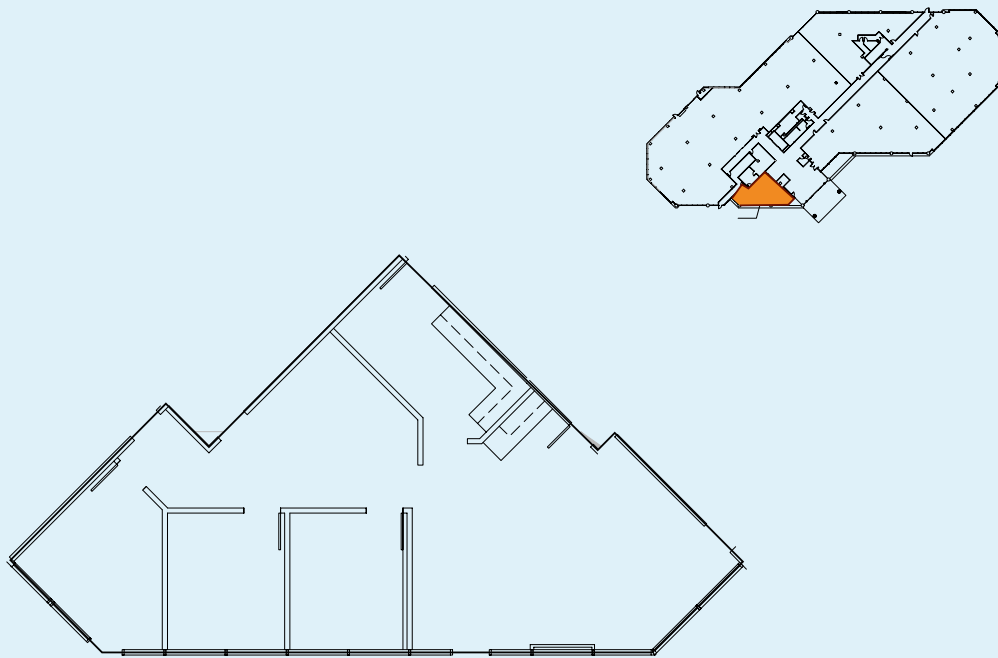
# HARVARD PARK

## 2251 HARVARD STREET FLOOR PLANS



### FIRST FLOOR

**SUITE 100:** ±7,228 RSF AVAILABLE IN MAY 2023

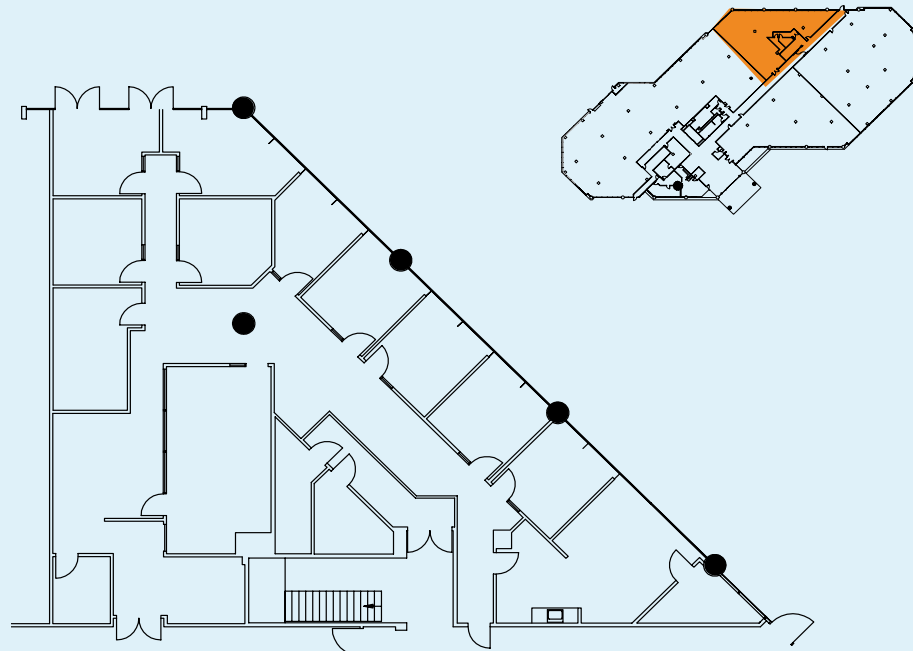


### FIRST FLOOR

**SUITE 102:** ±1,309 RSF AVAILABLE



**HARVARD  
PARK**  
2251 HARVARD STREET **FLOOR PLANS**

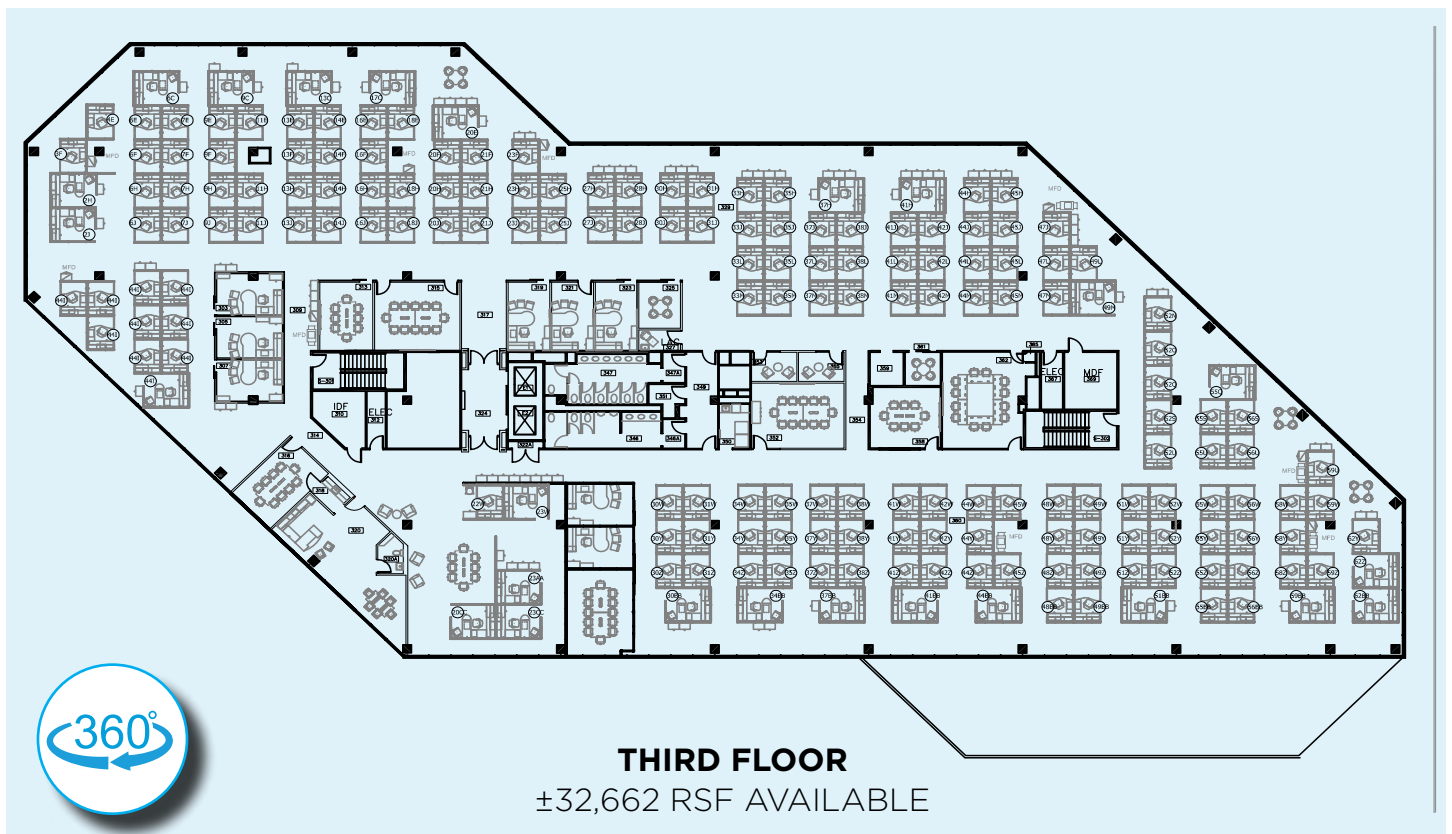
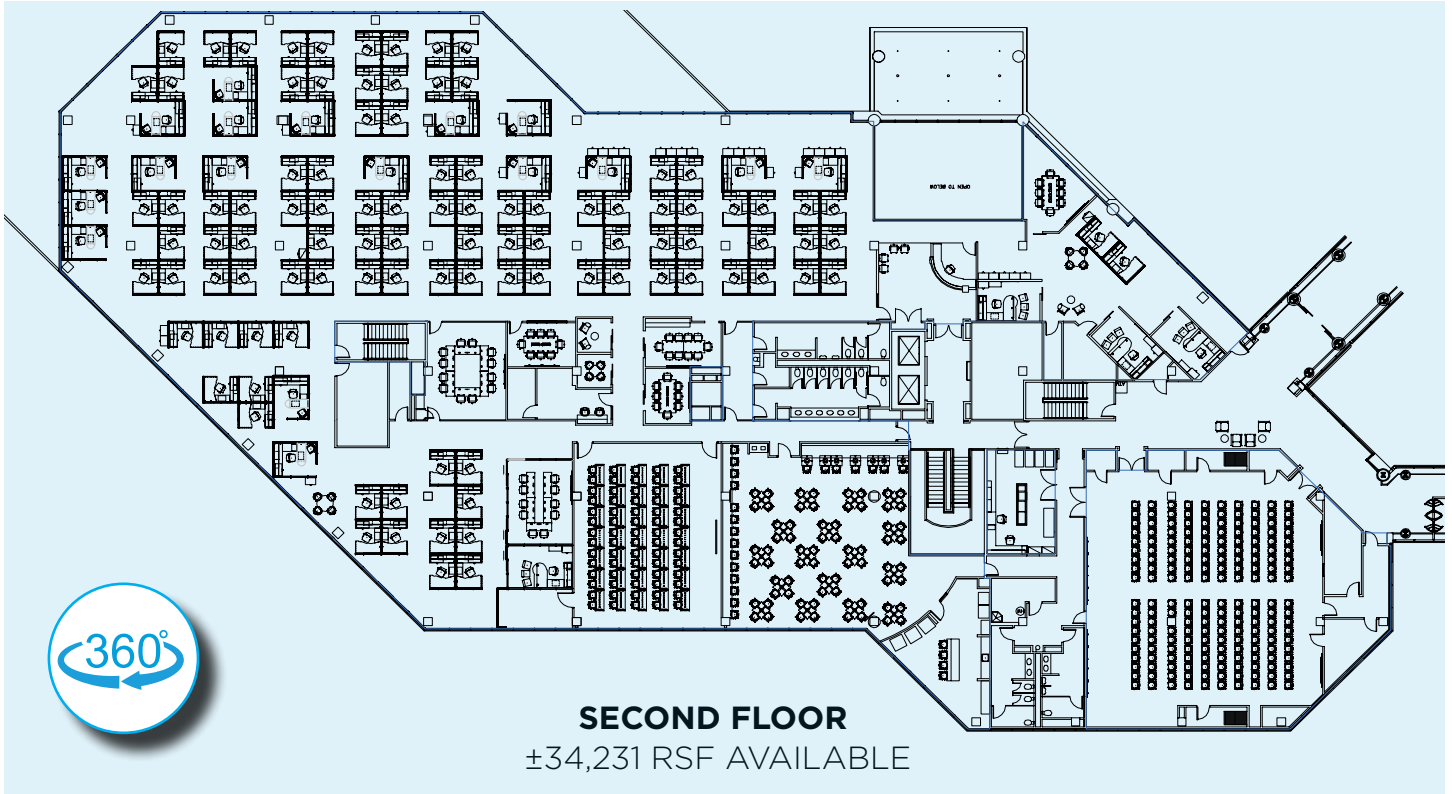


**FIRST FLOOR**  
**SUITE 134: ±4,430 RSF AVAILABLE**



# HARVARD PARK

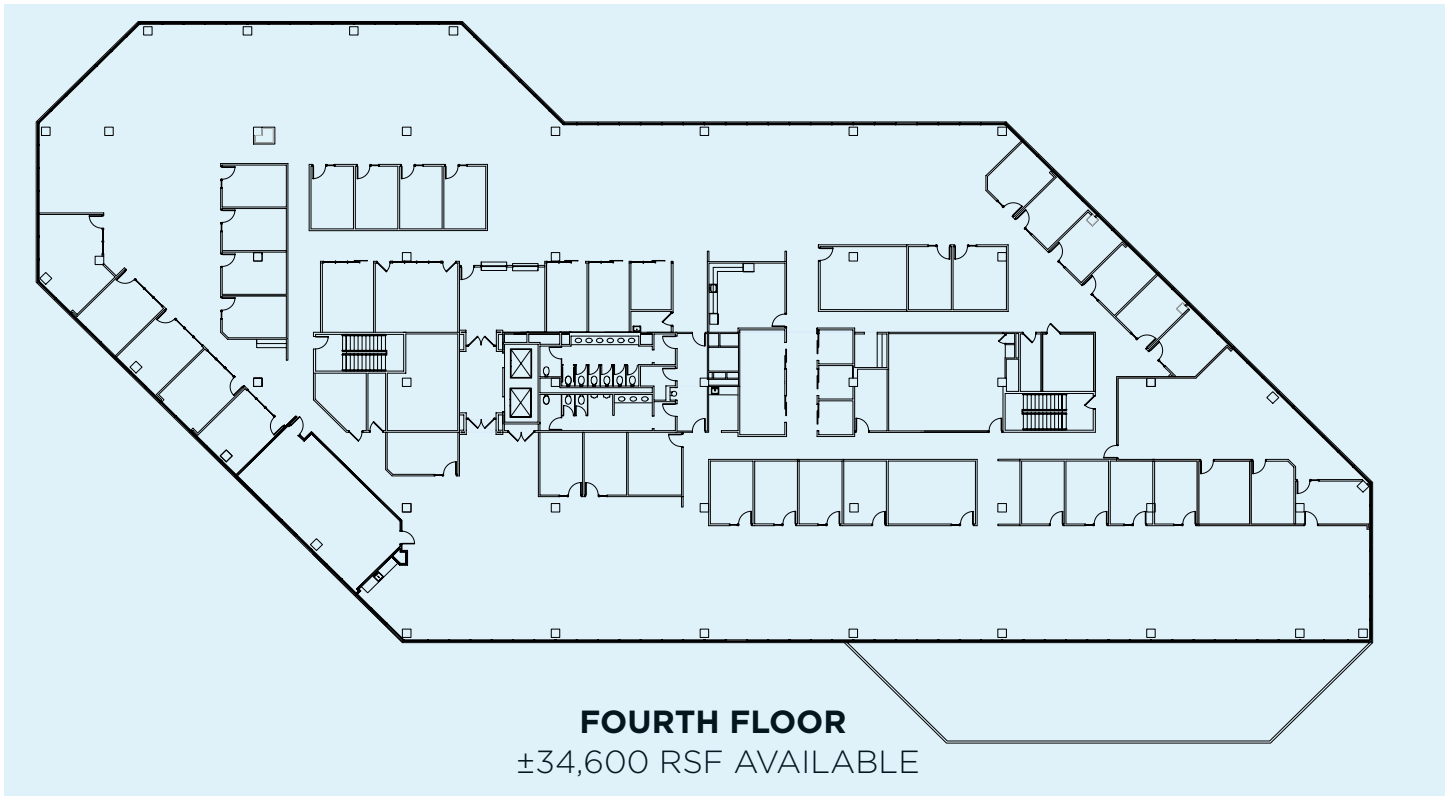
## 2251 HARVARD STREET FLOOR PLANS







**HARVARD  
PARK**  
2251 HARVARD STREET **FLOOR PLANS**





# HARVARD PARK PHASE II



[www.harvardparkoffice.com](http://www.harvardparkoffice.com)

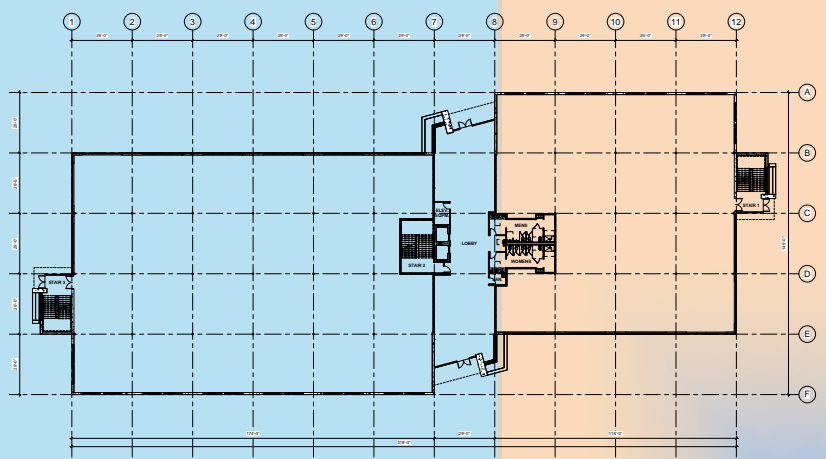
## NEW CONSTRUCTION

**TWO NEW BUILDINGS**

**250,000 SQUARE FEET**

**FULLY ENTITLED**

Typical Floor Plan | 35,000 Square Feet



**ENDLESS  
POSSIBILITIES**

**CREATE  
YOUR SPACE**

**BUILD  
YOUR CULTURE**

**NEWMARK**



**BASIN STREET  
PROPERTIES**





**ENDLESS  
POSSIBILITIES**



**HARVARD  
PARK  
PHASE II**



**BUILD  
YOUR CULTURE**



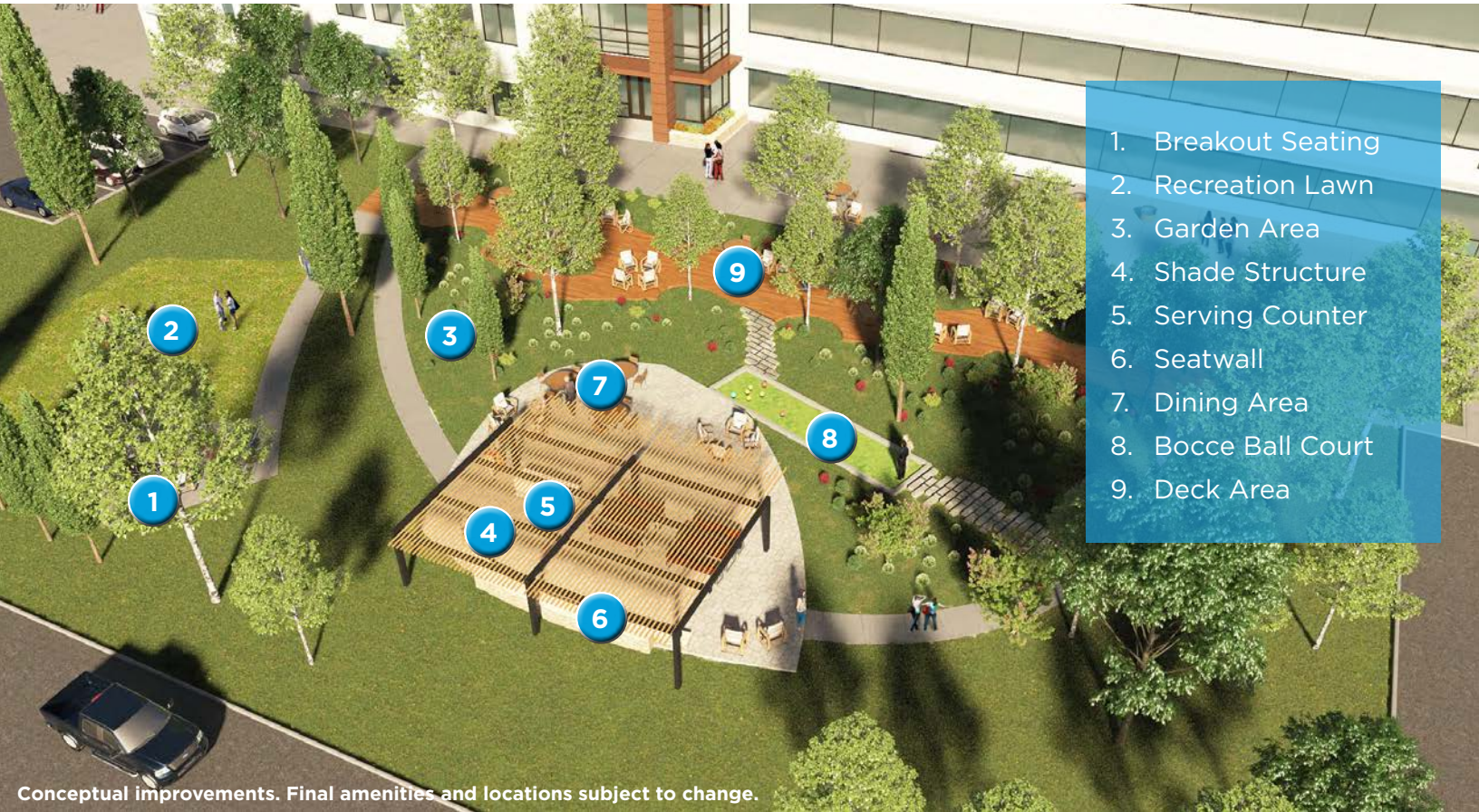
**CREATE  
YOUR SPACE**





# HARVARD PARK

## PHASE II FEATURED AMENITIES

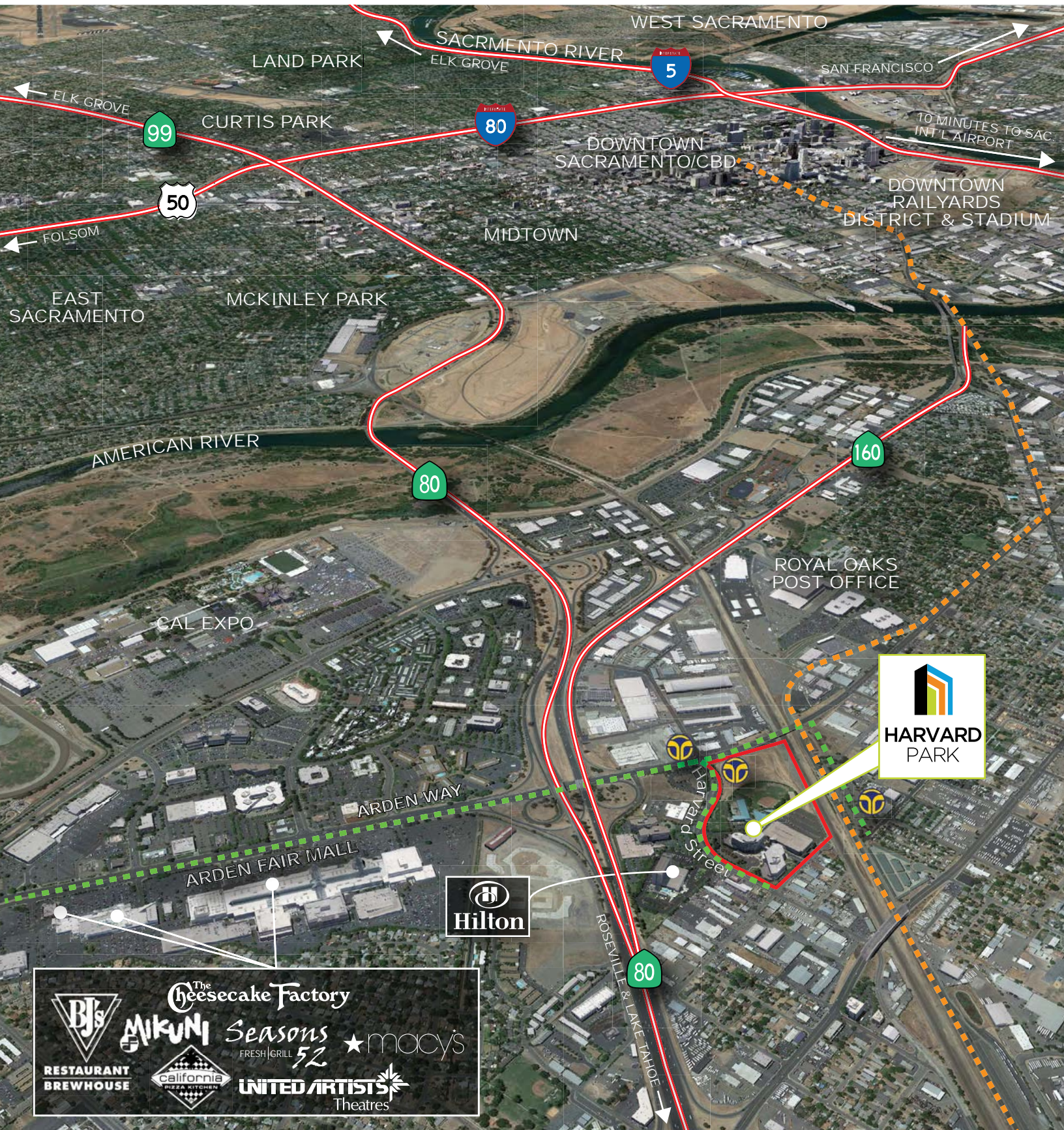






HARVARD  
PARK

## TRANSPORTATION MAP



Light Rail



Shuttle Bus



Regional Transit & Light Rail Stops





# HARVARD PARK

## GREEN INITIATIVES



### LEED Certification

LEED  
certification



### Waste Diversion/ Recycling

On-site recycling  
program for increased  
waste diversion  
and reduction



### Earth Day

Earth Day events with  
local vendor education  
and participation



### Energy Management

Gridium controls  
to maximize  
energy efficiency



### Lighting

LED lighting



### Ride Sharing

Working with  
tenants on  
education and  
incentives



### Zero Emissions Shuttle\*

Shuttle service  
to Arden Fair Mall  
and neighboring  
Light Rail Station

*\*2 floor minimum  
& long term lease*



### EV Charging Stations

Conveniently  
located adjacent  
to buildings



### Water Usage Reduction

Software controls  
to ensure  
minimum usage



### Solar

Solar panel with  
shade structure



## SACRAMENTO REGION

The Sacramento region is well located in the California Central Valley at the foothills of the Sierra Nevada Mountains. Residents enjoy seismic stability and convenient access to various popular attractions such as Napa County's Wine Country, California's historic gold country, Yosemite, Lake Tahoe and San Francisco. Sacramento is also strategically located for business as air travel times to Los Angeles, Orange County, San Diego, Portland, Las Vegas, and Phoenix are all less than 90 minutes.

The 66,000,000 square foot Sacramento office market benefits from an influx and expansion of technology-related companies and financial services firms seeking:

- > An affordable alternative for major corporations in Northern California
- > Seismic stability
- > Affordable housing and lifestyle choices for employees
- > Proximity to the State Capitol
- > Close to Lake Tahoe, the San Francisco Bay Area and the Napa Wine Country

These unique advantages are the reason that firms including NEC, Oracle Corporation, Franklin Templeton Fund, Vision Service Plan, Apple, Hewlett Packard, Intel, Wells Fargo, Pacific Bell and Bank of America have been motivated to relocate or expand in the Sacramento metropolitan area over the last 20 years.

## SACRAMENTO REVITALIZATION PROJECTS

### GOLDEN 1 CENTER ►



- > Golden 1 Center sits in the heart of downtown Sacramento encompassing four city blocks.
- > The arena is an indoor multi-use facility that accommodates sporting and top entertainment events, such as professional and collegiate sports, concerts, ice shows, indoor rodeo, indoor motocross, trade shows, large graduations, family shows, and other indoor entertainment.



### ▲ SACRAMENTO RAILYARDS

- > The 244-acre site will transform the historic Union Pacific site into a dynamic, urban environment featuring a state-of-the-art mass transit hub that will serve residents, workers and visitors.
- > The Railyards will be a mixed-use hub for entertainment, retail, housing, office, theaters, parks, hotels, and museums.



### ▲ DOWNTOWN COMMONS

- > Downtown Commons is a mixed-use development surrounding the Golden 1 Center the includes up to 1.5 million square feet of development, including 475,000 square feet of office space, 350,000 square feet of retail, a 250 room, 16-story Kimpton Hotel Tower and up to 500,000 square feet for residential units.



**HARVARD**  
PARK



# HARVARD PARK



"You've got a great team here, and it really is a pleasure to work at this excellent and ever-improving site. I've been the boss of a few places around the state, and I've certainly dealt with my share of landlords over the years, but I'd say that dealing with Basin Street has definitely been my best experience so far."

- Phil Bonnet, Executive Director  
*Alta California Regional Center*



"Thank you for the communication. I oversee multiple offices and this is, by far, the best communication we have received regarding property protocol. I appreciate it."

- Nick Cecchetti, Regional Director  
*Cornerstone Staffing Solutions*



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BASIN STREET  
PROPERTIES

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