



# HARVARD PARK

2201, 2241 & 2251 HARVARD ST.  
SACRAMENTO, CA



**NEWMARK**

 **BASIN STREET  
PROPERTIES**



Located just outside of Sacramento's vibrant downtown, Harvard Park spans approximately 2.36 acres and serves as a vibrant corporate campus, boasting an array of contemporary indoor and outdoor amenities. Offering over  $\pm 121,000$  square feet of available top-tier Class A office space, with the potential for expansion to  $\pm 250,000$  square feet, this location provides tenants with versatile and efficient floorplans that cater to both private and open workspace designs.

Harvard Park's strategic placement ensures easy access to major freeways and public transportation, while being surrounded by a diverse selection of dining, retail, and entertainment options. Harvard Park offers the ideal location for companies to thrive while prioritizing employee well-being.







# HIGHLIGHTS



## Flexibility

- 2 Class A mid-rise buildings totaling 280,000 SF
- 15,000 SF single story building
- ±121,000 SF Available
- Efficient and flexible floorplates
- Plug & Play options with Herman Miller furniture for immediate occupancy



## Access

- Immediate access to Business I-80 & Highway 60
- Adjacent to Light Rail stop
- 10 Minutes from Downtown Sacramento and Sacramento International Airport



## Wellness & Outdoor Amenities

- 10,000 SF fitness center with showers, lockers, steam and sauna rooms
- Bocce ball court, horseshoe pits and outdoor picnic pavilion
- Volleyball and basketball court
- Lighted baseball and softball field with dugouts, bleachers, and covered event space
- Outdoor seating area contiguous with Graceful Kitchen Cafe.



## Sustainability

- LEED Gold



## Food + Drink

- On-site Graceful Kitchen Café
- Adjacent to Arden Fair Regional Mall
- Ample restaurants in immediate surrounding area.



## Dedicated

- 24-Hour on-site patrol through Garda Security
- Dedicated property management, maintenance and engineering
- Stable and responsive ownership
- HVAC technician available for any needs



# EXPERIENCE THE DIFFERENCE

Basin Street Properties is proud to announce our newest tenant amenity – Concierge Services. Tenants have access to family entertainment, travel arrangements, and a host of other business services.



## Personal Services

- Housekeeping / sitting
- Pet sitting / grooming
- Auto detailing / maintenance
- Dry cleaning / laundry
- Fitness trainer / massage services
- Customized personal shopping



## Entertainment Services

- Tickets for concerts, theater and sporting events
- Restaurant reservations
- Visiting client and guest arrangements



## Event and Meeting Services

- Site selection
- Catering, food and beverage arrangements
- Multi-media / A.V. arrangements

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**SOFTBALL FIELD, BASKETBALL COURT, VOLLEYBALL COURT AND COVERED OUTDOOR SEATING**



**SECURED 1,000 STALL PARKING GARAGE**



**10,000 SF FITNESS CENTER AND LOCKER ROOMS**





# VACANT SPACES - 2251 HARVARD ST.

## 1ST FLOOR



## 2ND FLOOR



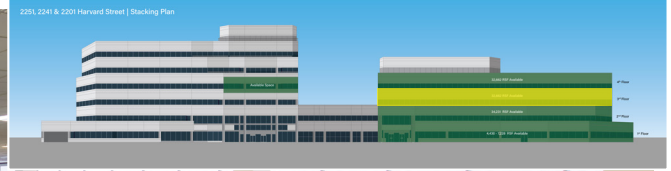


# VACANT SPACES - 2251 HARVARD ST.

## 3RD FLOOR



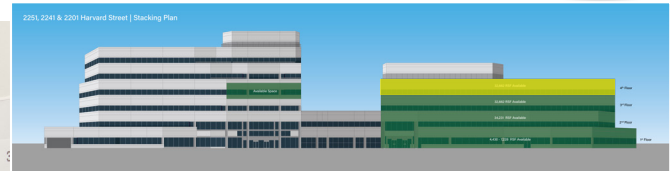
±33,000 SF | 171 CUBICLES | 6 CONFERENCE ROOMS | 9 OFFICES | TRAINING ROOM  
6 HUDDLE AREAS | 6 HUDDLE ROOMS



## 4TH FLOOR



±32,662 SF | 4 CONFERENCE ROOMS | 40 PRIVATE OFFICES | 2 SMALL TRAINING ROOMS

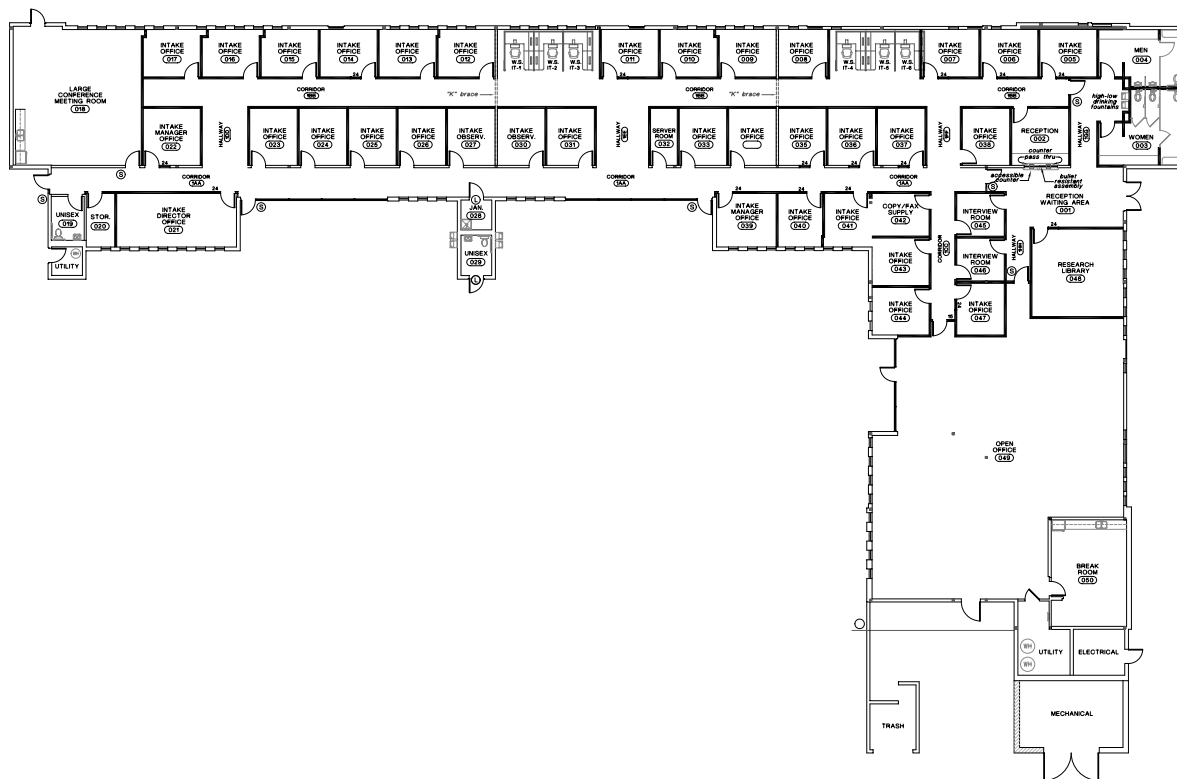




# FLOOR PLANS - 2201 HARVARD ST.

## PROPOSED FLOOR PLAN

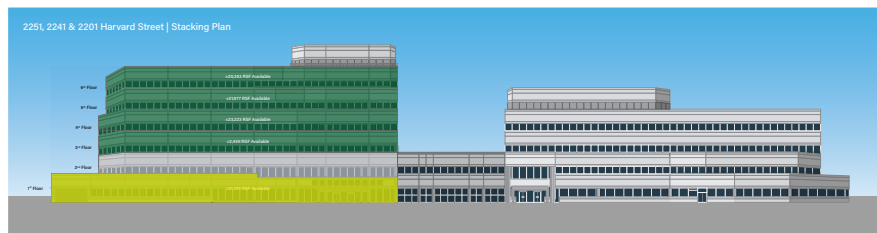
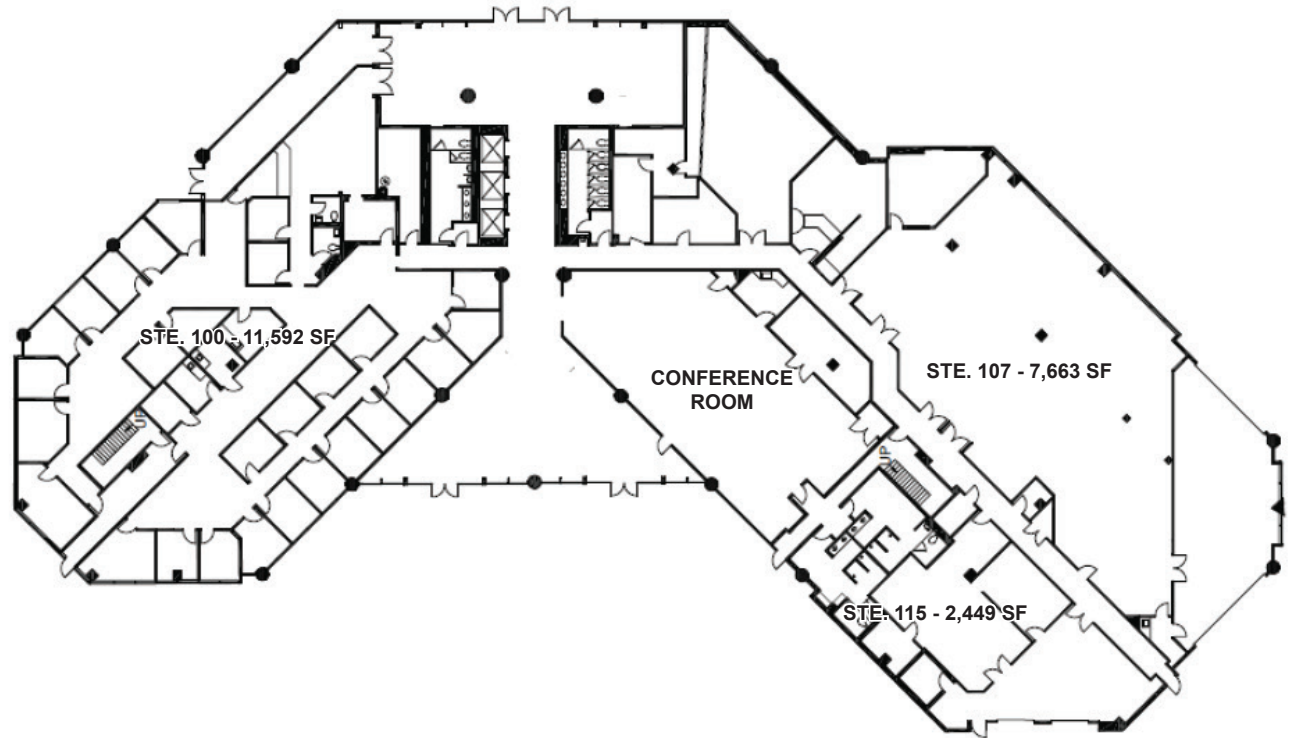
±15,480 RSF AVAILABLE





# FLOOR PLANS - 2241 HARVARD ST.

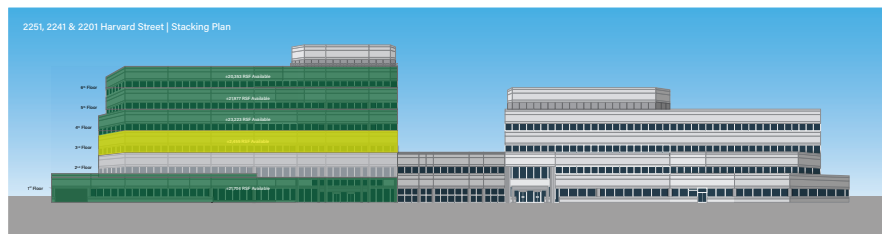
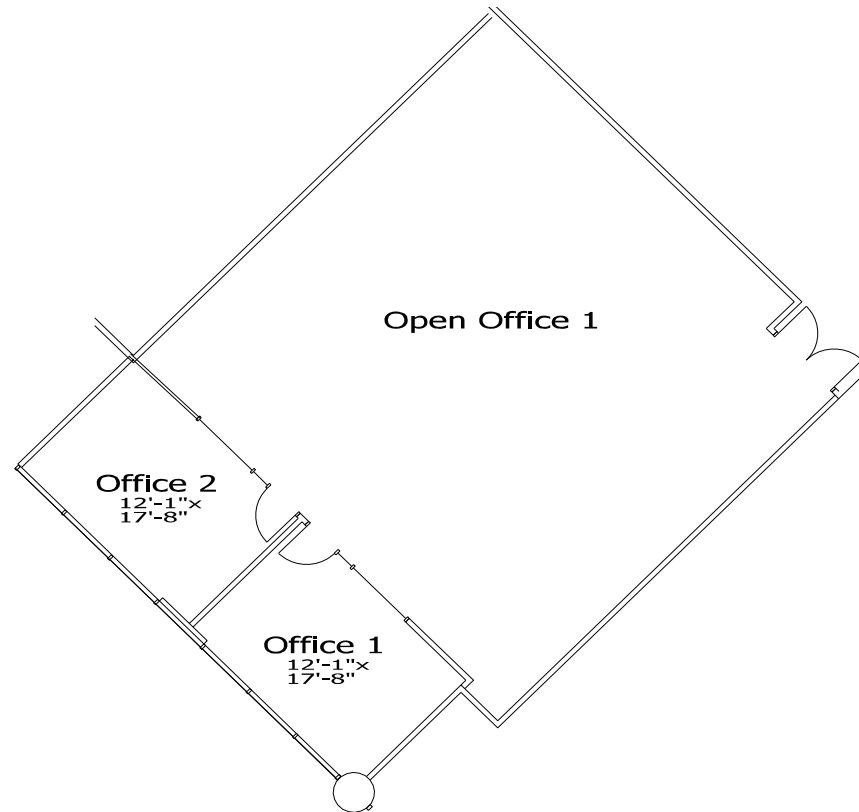
**FIRST FLOOR**  
±21,704 RSF AVAILABLE





# FLOOR PLANS - 2241 HARVARD ST.

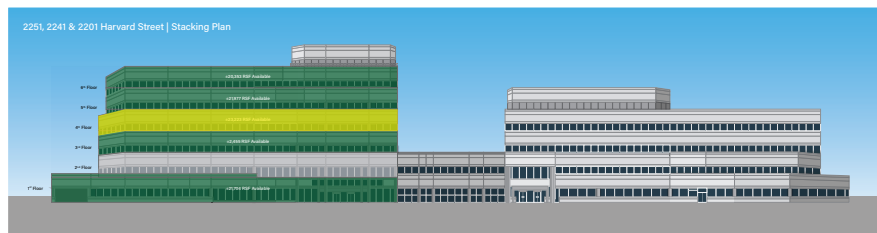
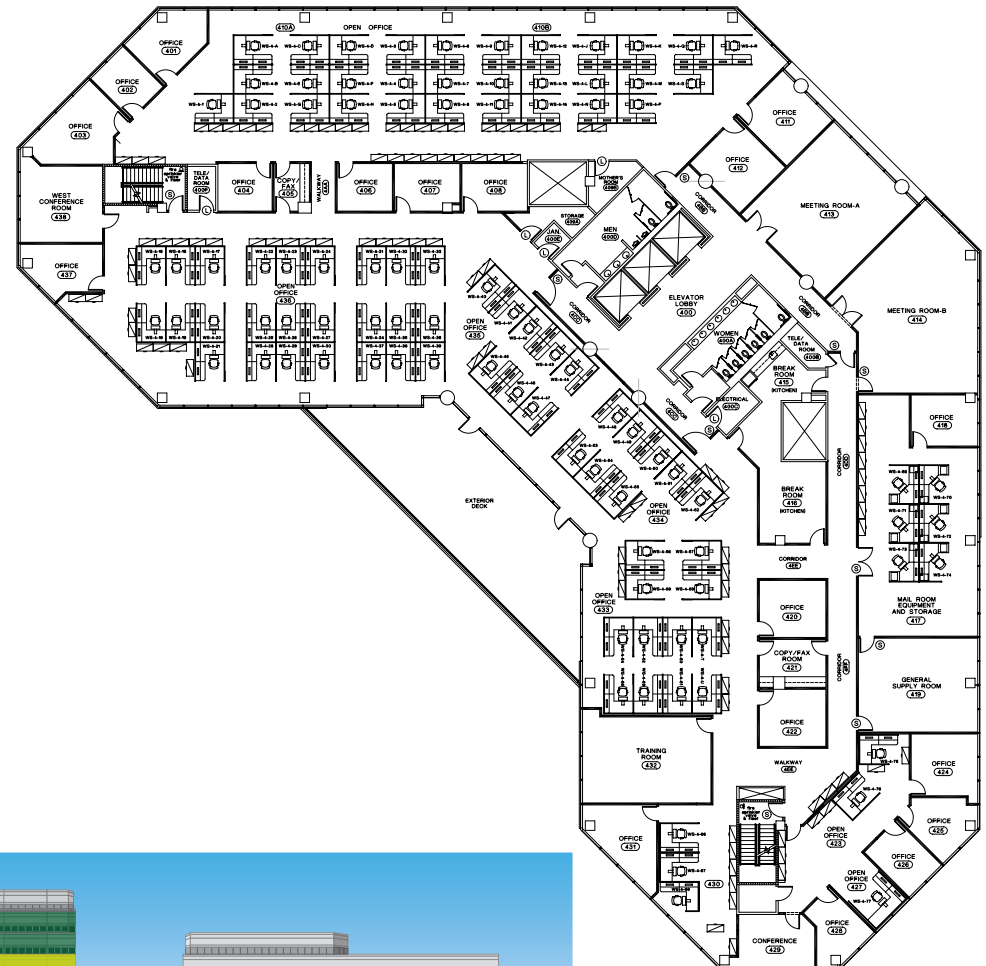
**THIRD FLOOR**  
±2,455 RSF AVAILABLE





# FLOOR PLANS - 2241 HARVARD ST.

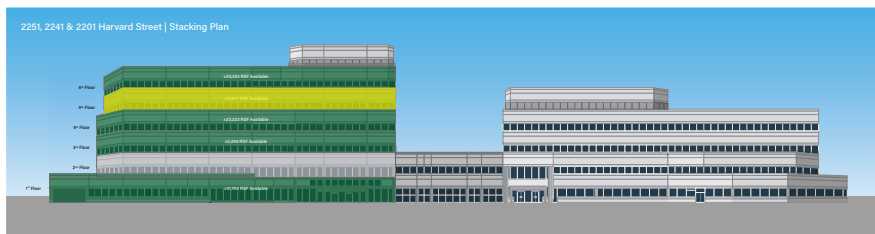
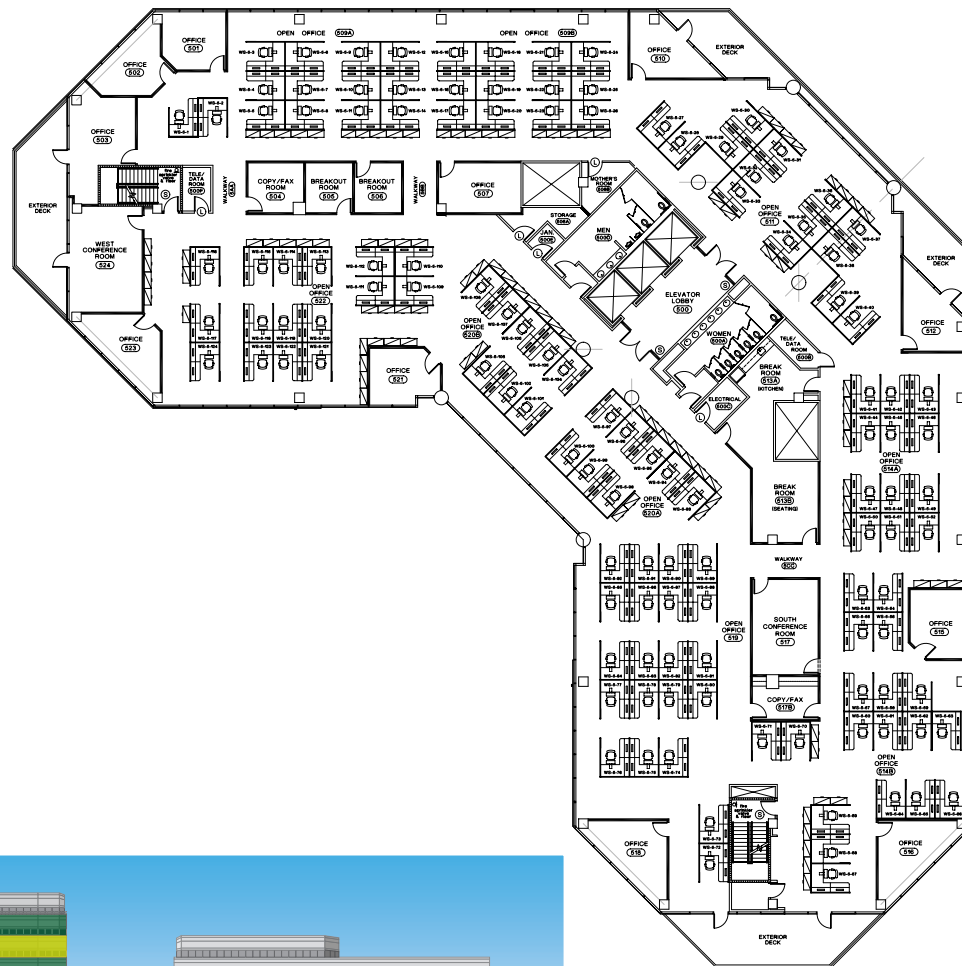
## FOURTH FLOOR ±23,223 RSF AVAILABLE





# FLOOR PLANS - 2241 HARVARD ST.

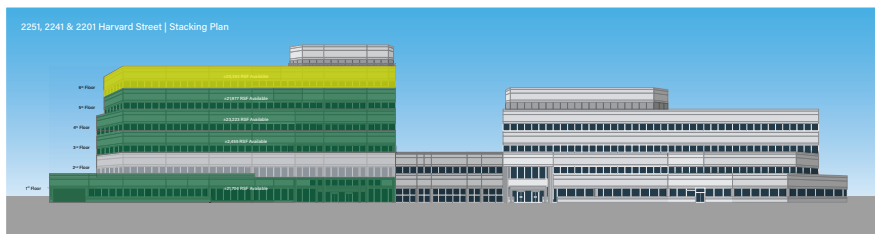
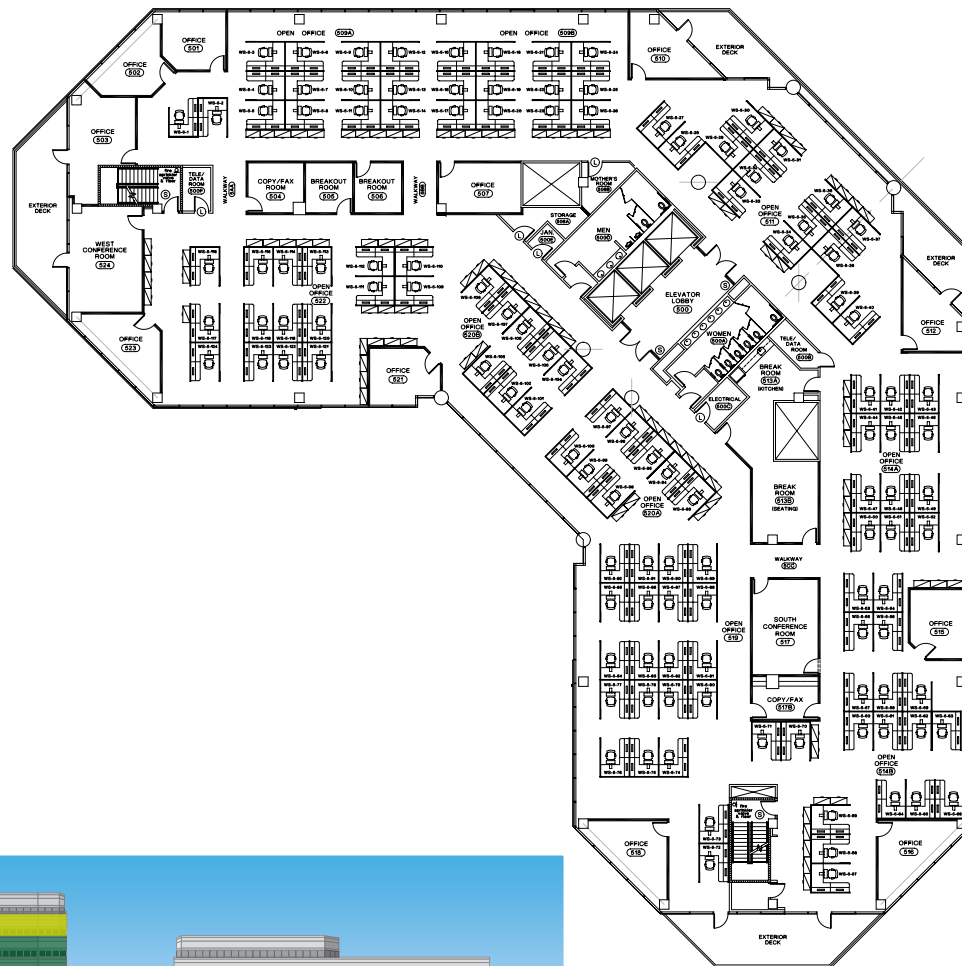
**FIFTH FLOOR**  
±21,977 RSF AVAILABLE





# FLOOR PLANS - 2241 HARVARD ST.

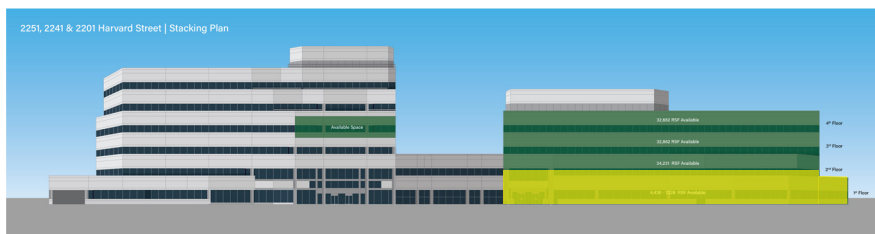
## SIXTH FLOOR ±20,353 RSF AVAILABLE





# FLOOR PLANS - 2251 HARVARD ST.

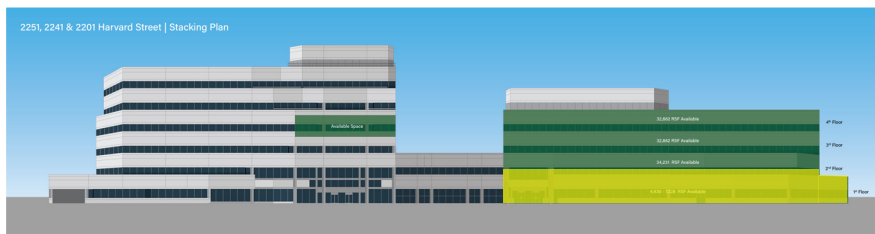
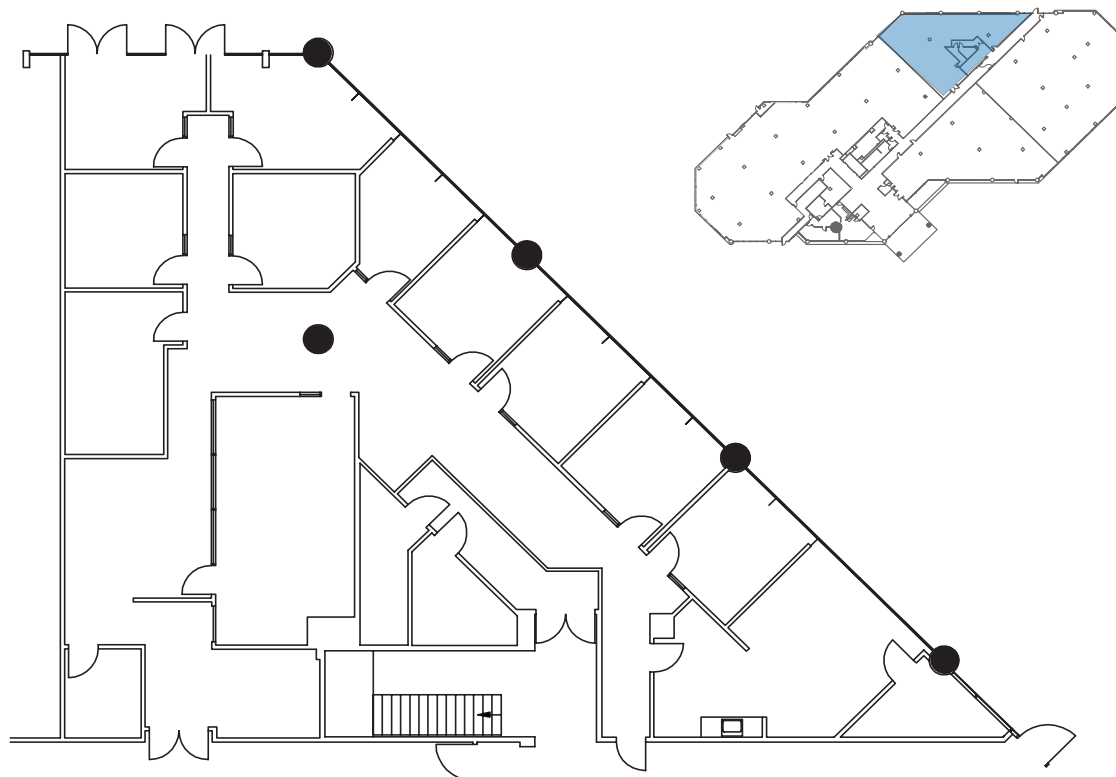
## FIRST FLOOR SUITE 100: ±7,228 RSF AVAILABLE





# FLOOR PLANS - 2251 HARVARD ST.

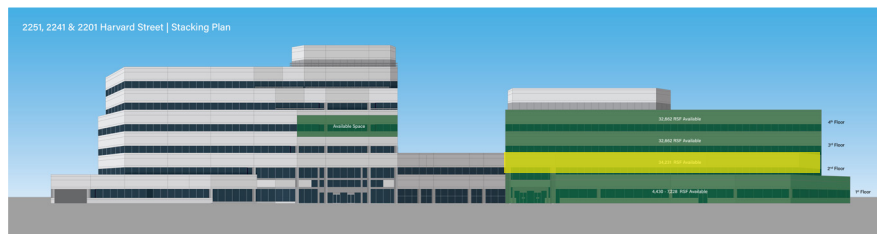
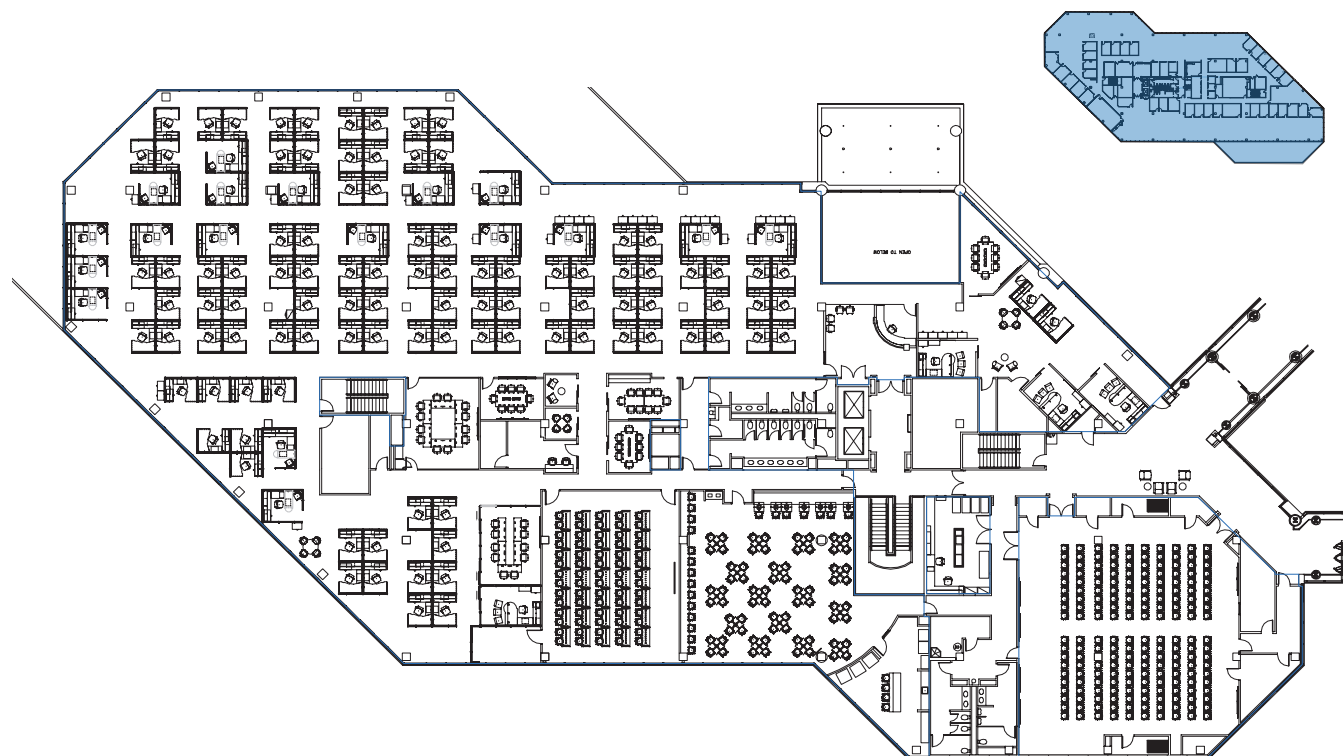
## FIRST FLOOR SUITE 134: ±4,430 RSF AVAILABLE





# FLOOR PLANS - 2251 HARVARD ST.

**SECOND FLOOR**  
±34,231 RSF AVAILABLE

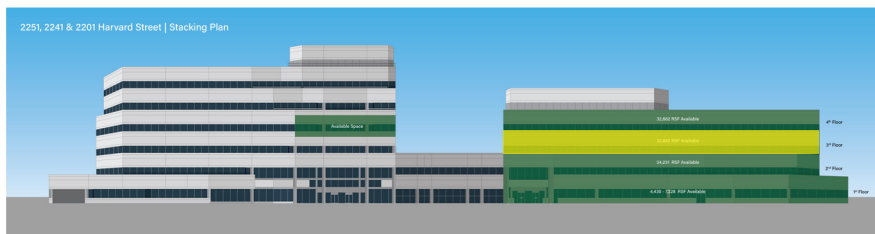
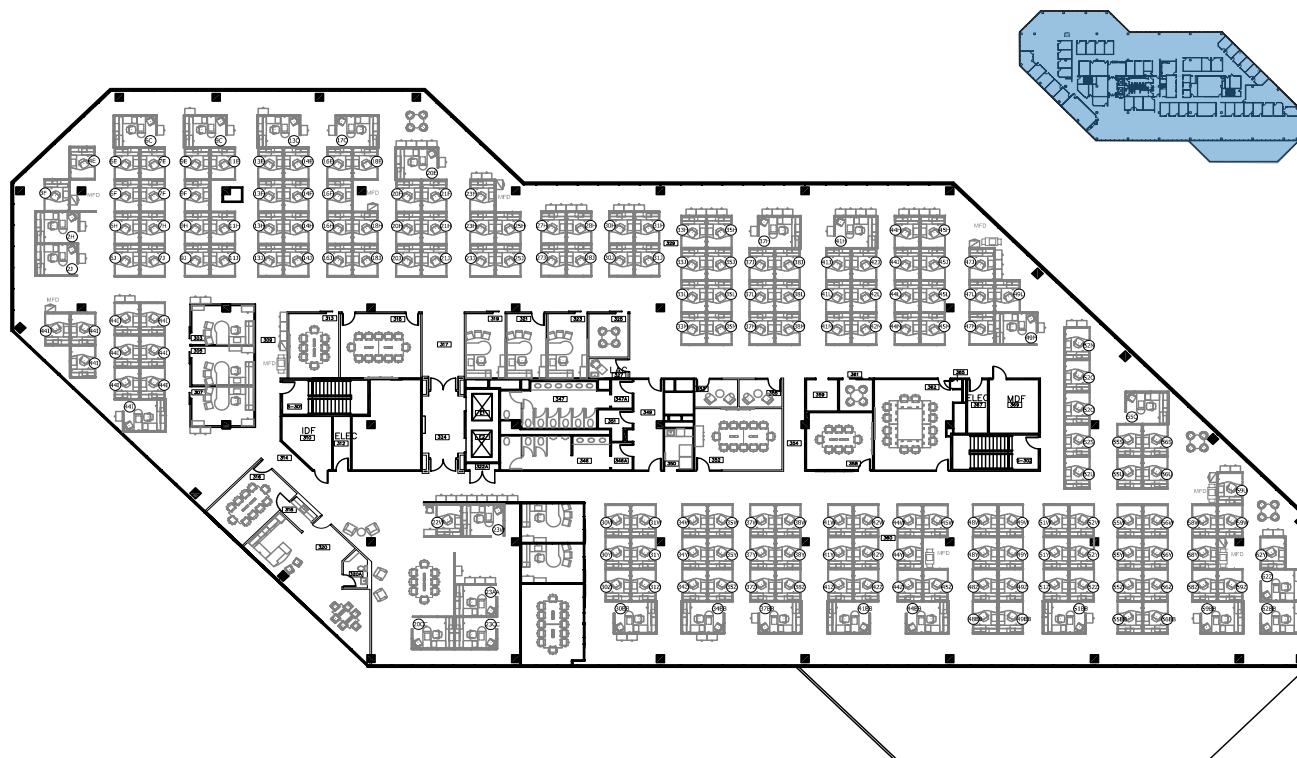


**VIEW  
VIRTUAL  
TOUR**



# FLOOR PLANS - 2251 HARVARD ST.

**THIRD FLOOR**  
±32,662 RSF AVAILABLE

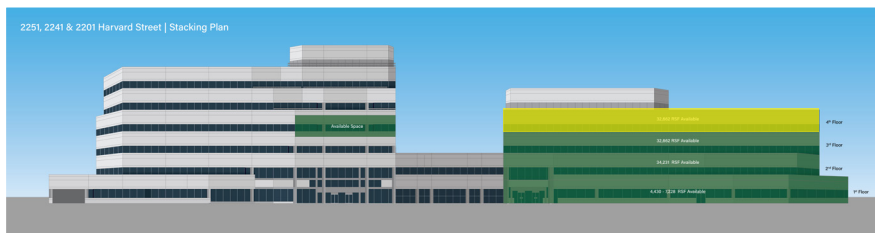
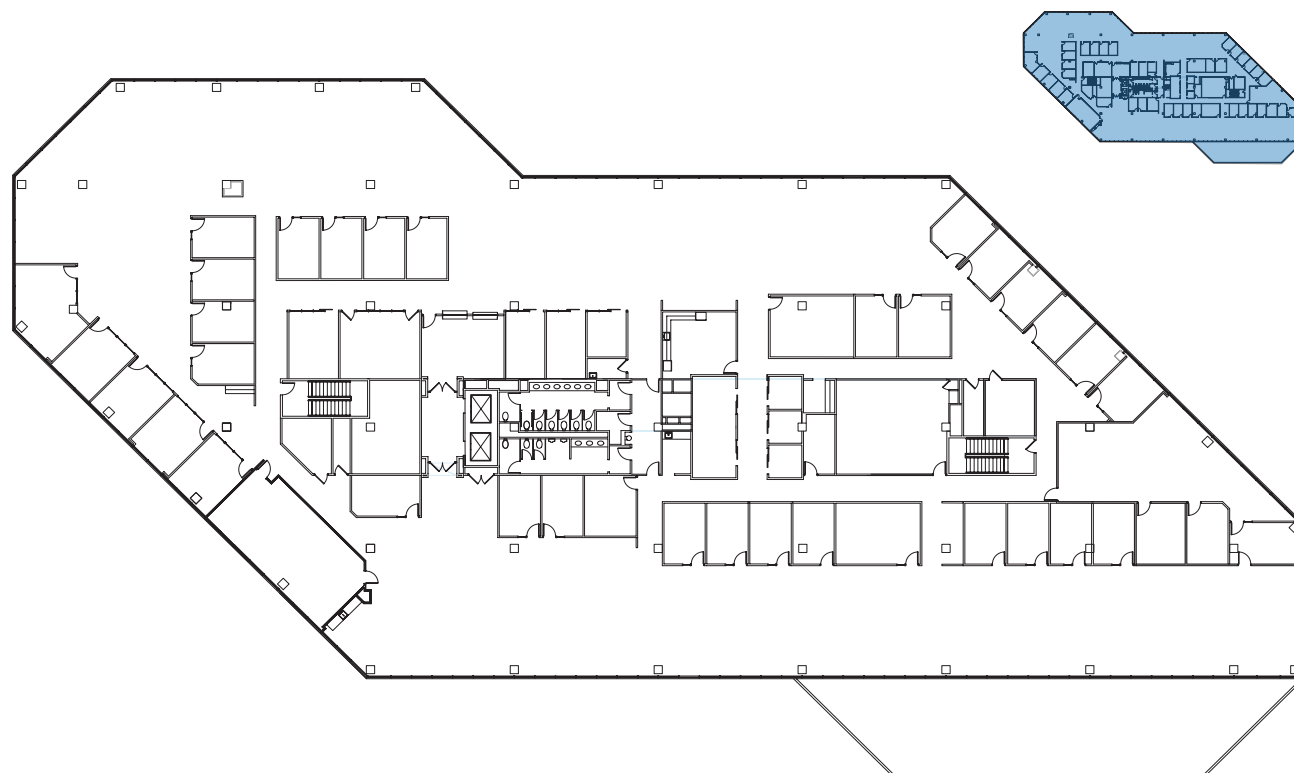


**VIEW  
VIRTUAL  
TOUR**



# FLOOR PLANS - 2251 HARVARD ST.

**FOURTH FLOOR**  
±32,662 RSF AVAILABLE





# HARVARD PARK CAMPUS MAP



**Lighted Baseball  
& Softball field**

WITH BLEACHERS

**Volleyball  
Basketball  
Court**

**Covered Event  
Space**

WITH AUDIO, SEATING, AND  
OUTDOOR KITCHENETTE

**Fitness Center**

10,000 SF FACILITY W/  
SHOWERS, LOCKERS,  
SAUNAS AND STEAM ROOMS

**Parking Garage**

1,000 STALL SECURED  
PARKING ENCLOSURE

**2241 Harvard  
Street**

137,485 SF  
6-STORY BUILDING

**2251 Harvard  
Street**

138,734 SF  
4-STORY BUILDING

**2201 Harvard  
Street**

15,480 SF  
1-STORY BUILDING

**Graceful  
Kitchen Cafe**

WITH INDOOR AND  
OUTDOOR SEATING AREA



# AMENITY MAP | BASIN STREET PROPERTIES

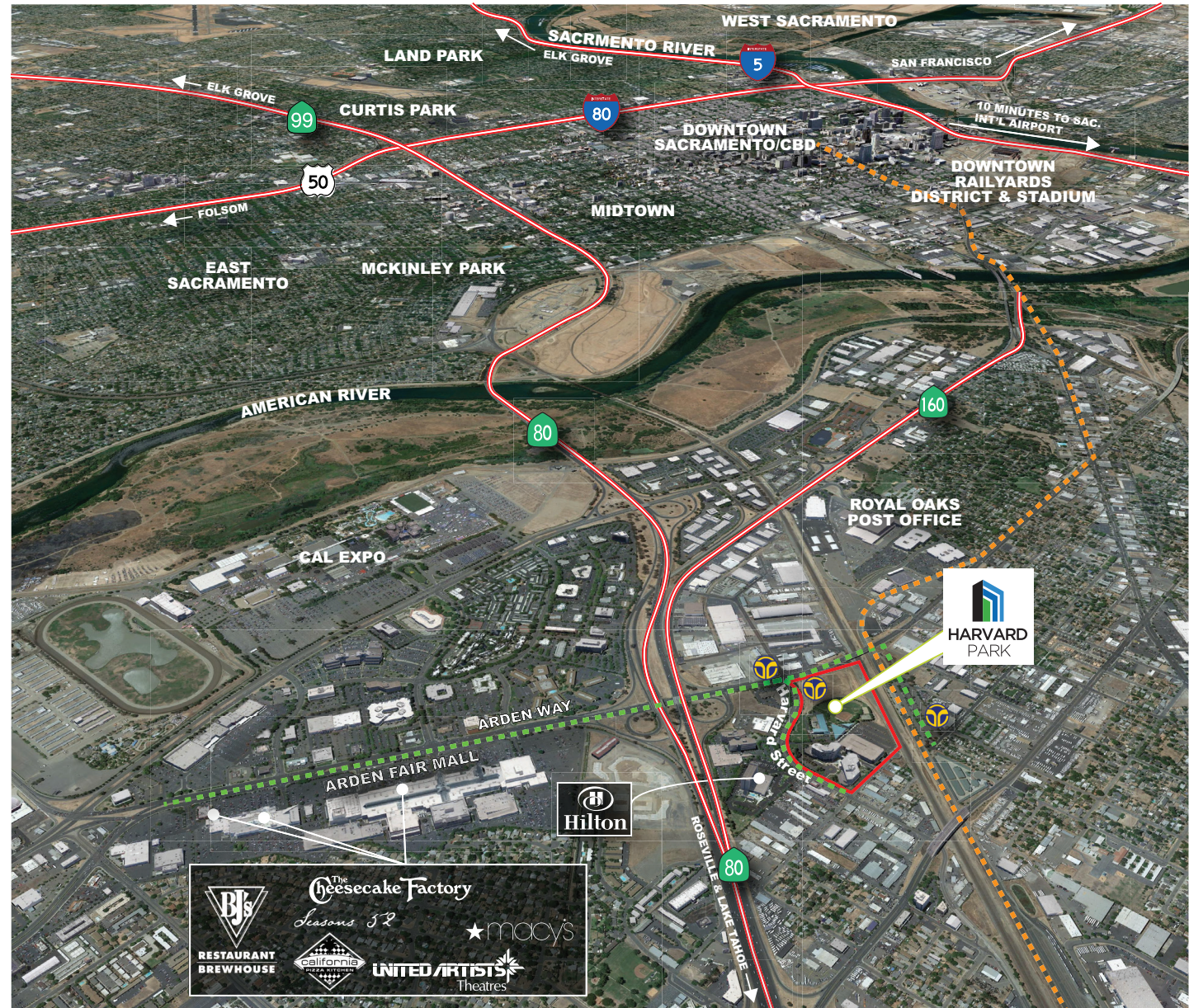


RETAIL		
1	Arden Fair Mall	1689 Arden WAY
2	Costco & Costco Fuel	1600 Expo Parkway
3	USPS	2000 Royal Oaks Drive
4	Kohls	1896 Arden Way
5	Hobby Lobby	1870 Arden Way
6	REI	1790 Expo Parkway
7	Best Buy	1901 Arden Way
8	DSW	1901 Arden Way
9	Buca Di Beppo	1249 Howe Ave
10	Olive Garden	1780 Challenge Way
11	Applebee's	2024 Arden Way
12	Buffalo Wild Wings	2023 Arden Way
13	Chili's	2029 Arden Way
14	Mimi's Bistro & Bakery	2029 Arden Way
15	In & Out	2011 Alta Arden Expressway
16	Chic-Fil A	2101 Alta Arden Expressway
17	Chipotle	1729 Howe Ave
18	Rock & Brew	1600 Exposition Blvd
19	Hilton	2200 Harvard Street
20	Shell	1600 Arden Way
21	AMPM	1949 Arden Way
22	Burger King	1915 Arden





# TRANSPORTATION MAP



● Light Rail
 ● Shuttle Bus
 ● Regional Transit & Light Rail Stops



# GREEN INITIATIVES



## LEED Certification



## Waste Diversion/ Recycling

On-site recycling  
program for increased  
waste diversion  
and reduction



## Earth Day

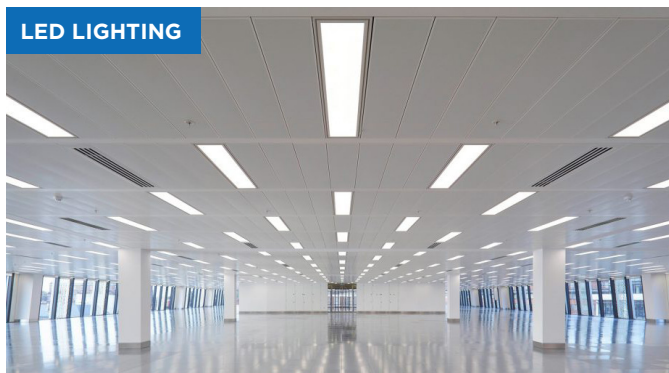
Earth Day events  
with local vendor  
education  
and participation



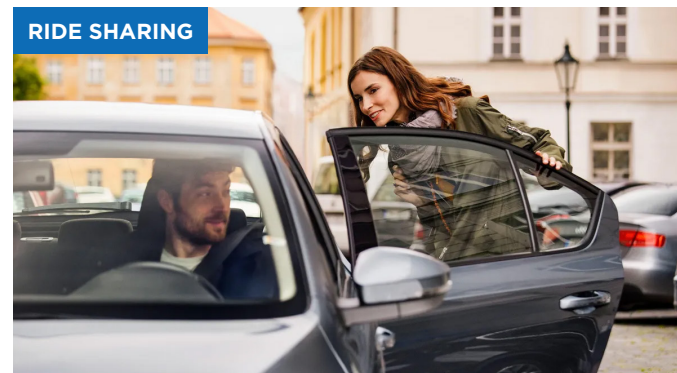
## Energy Management

Gridium controls  
to maximize energy  
efficiency

### LED LIGHTING



### RIDE SHARING



### WATER USAGE REDUCTION



### EV CHARGING STATIONS





# 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.



### 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.

### DOWNTOWN COMMONS



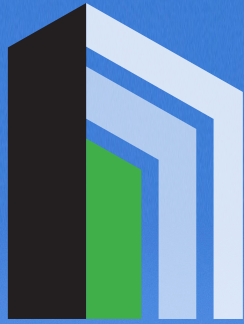
Downtown Commons is a mixed-use development surrounding the Golden 1 Center the includes up to 1.5 million square feet of development, including 475,000 square feet of office space, 350,000 square feet of retail, a 250 room, 16-story Kimpton Hotel Tower and up to 500,000 square feet for residential units.

### 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.





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

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**NEWMARK**

 **BASIN STREET**  
PROPERTIES

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