



ALL PROPERTY TYPES

MAY 2017

AVAILABLE PROPERTY SUMMARY



JACKSON
PROPERTIES, INC.



WWW.JACKSONPROP.COM

916.381.8113

| SQUARE FOOTAGE | ADDRESS/LOCATION | LEASE RATE | LEASE TYPE | # OFFICE | COMMENTS |
|----------------------|-------------------------------------|----------------|------------|----------|---|
| ELK GROVE | | | | | |
| 288 | 9281 Office Park Circle, Suite 144 | \$790 | FS | 1 | Double door entry office off lobby. Conference, private office, break/storage room and open office space. Can provide improvements to suit. |
| 310 | 9281 Office Park Circle, Suite 146 | \$785 | FS | 1 | Double door entry office off lobby. Conference, 1 private office, break/storage room and open office space. Can provide improvements to suit. |
| 727 | 9290 W. Stockton Blvd., Suite 107 | \$1,820 | FS | 2 | Two private offices and open area. Located near Hwy 99 and Laguna Blvd. |
| 730 | 9300 W. Stockton Blvd., Suite 210 | \$1,825 | FS | 2 | Two private offices and open area. Located near Hwy 99 and Laguna Blvd. |
| 805 | 9290 W. Stockton Blvd., Suite 104 | \$2,013 | FS | 2 | Two private offices and open area. Located near Hwy 99 and Laguna Blvd. |
| 1,114 | 9245 Laguna Springs Dr., Suite 130* | \$2,785 | FS | 2 | Class "A" 3-story office building within mixed-use Laguna Pointe development at Laguna/Hwy 99 interchange. The suite has 2 interior offices, conference room and open area. |
| 1,502 | 9280 W. Stockton Blvd., Suite 104 | \$2.40/SF | FS | BTS | Class "A" office building close to Hwy 99. Monument signage available. Interior to suit. Last remaining - 1st floor unit. |
| 1,630 | 9245 Laguna Springs Dr., Suite 110* | \$4,240 | FS | 4 | Reception area, 4 private offices, open area and coffee bar with direct storefront entry from Exterior of building. Awning signage available. |
| 1,924 | 9245 Laguna Springs Dr., Suite 315 | \$4,620 | FS | 2-3 | Large open area, 2-3 private offices, coffee bar. This corner suite offers an substantial window line. Additional interior offices/conference room to suite. |
| 2,082 | 9245 Laguna Springs Dr., Suite 380 | \$4,997 | FS | 5 | Class "A" 3-story office building within mixed-use Laguna Pointe development at Laguna/Hwy 99 interchange. The suite has 3 interior office, a large open area, conference room and break & work area. |
| 2,571 | 9281 Office Park Circle, Suite 100 | \$5,915 | FS | 2 | Double door entry office off lobby. Conference, 2 private offices, break/storage room and open office space. Can provide improvements to suit. |
| 4,426 | 9701 Dino Dr., Suite 170 | \$5,532 | NNN | 5 | MP Zoned office space with great visibility. Access to the Hwy 99 via Grant Line Rd. |
| HWY 50 - WEST | | | | | |
| 1,100 | 7801 Folsom Blvd., Suite 315 | From \$1.85/SF | FS | 3 | Class "A" building centrally located w/great freeway access. |
| 1,496 | 7801 Folsom Blvd., Suite 105* | From \$1.85/SF | FS | 3 | 3 private offices and conference room with exceptional window line in Class "A" building. Close to Hwy 50. |
| 1,615 | 7801 Folsom Blvd., Suite 203 | From \$1.85/SF | FS | 6 | 6 private offices, exceptional window line in Class "A" building. Move-In ready! Close to Hwy 50. |
| 1,926 | 7801 Folsom Blvd., Suite 212 | From \$1.85/SF | FS | 3 | 3 private offices, exceptional window line in Class "A" building. Move-In Ready! Close to Hwy 50. |
| 2,956 | 7801 Folsom Blvd., Suite 102 | From \$1.85/SF | FS | BTS | Class "A" building centrally located w/great freeway access. Prime location with double door lobby entry!! |

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AMERICAN RIVER

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|-------|---|-----------|----|---|--|
| 1,072 | 3600 American River Dr., Suite 250 | \$2.40/SF | FS | | This newly acquired 3 building, Class A professional office campus on American River Drive at Watt Avenue features suites that are ready to move into. Project amenities include common conference facilities, an onsite gym and direct access to the American River bike trail. |
| 1,388 | 3600 American River Dr., Suite 145 | \$2.40/SF | FS | | This newly acquired 3 building, Class A professional office campus on American River Drive at Watt Avenue features suites that are ready to move into. Project amenities include common conference facilities, an onsite gym and direct access to the American River bike trail. |
| 1,503 | 3600 American River Dr., Suite 204 | \$2.40/SF | FS | | This newly acquired 3 building, Class A professional office campus on American River Drive at Watt Avenue features suites that are ready to move into. Project amenities include common conference facilities, an onsite gym and direct access to the American River bike trail. |
| 1,651 | 3600 American River Dr., Suite 108 | \$2.40/SF | FS | 3 | This newly acquired 3 building, Class A professional office campus on American River Drive at Watt Avenue features suites that are ready to move into. Project amenities include common conference facilities, an onsite gym and direct access to the American River bike trail. |
| 1,712 | 3600 American River Dr., Suite 240 | \$2.40/SF | FS | 4 | This newly acquired 3 building, Class A professional office campus on American River Drive at Watt Avenue features suites that are ready to move into. Project amenities include common conference facilities, an onsite gym and direct access to the American River bike trail. |
| 1,847 | 3620 American River Dr., Suite 110 | \$2.40/SF | FS | | This newly acquired 3 building, Class A professional office campus on American River Drive at Watt Avenue features suites that are ready to move into. Project amenities include common conference facilities, an onsite gym and direct access to the American River bike trail. |
| 2,784 | 3600 American River Dr., Suites 240 & 250 | \$2.40/SF | FS | 6 | This newly acquired 3 building, Class A professional office campus on American River Drive at Watt Avenue features suites that are ready to move into. Project amenities include common conference facilities, an onsite gym and direct access to the American River bike trail. |
| 3,539 | 3610 American River Dr., Suite 190 | \$2.40/SF | FS | 5 | This newly acquired 3 building, Class A professional office campus on American River Drive at Watt Avenue features suites that are ready to move into. Project amenities include common conference facilities, an onsite gym and direct access to the American River bike trail. |

CAMPUS COMMONS

| | | | | | |
|--------|--------------------------------|-----------|----|-----|--|
| 1,430 | 7 Parkcenter Dr., Suite 150 | \$2.50/SF | FS | 2 | New high end finishes in corner unit with great window line. |
| 2,066 | 300 University Ave., Suite 240 | \$2.65/SF | FS | 6 | 2-story office building in prominent Campus Commons location. |
| 2,182 | 333 University Ave., Suite 130 | \$2.50/SF | FS | | Newly renovated. 2-story office building in beautiful campus setting. Building and monument signage available. |
| 3,412 | 155 Cadillac Dr., Suite 120 | \$2.35/SF | FS | 9 | Prominent Campus Commons location with floor to ceiling windows, excellent visibility, potential for signage close to excellent retail services and amenities. |
| 12,168 | 333 University Ave., Suite 210 | \$2.50/SF | FS | BTS | Newly renovated. 2-story office building in beautiful campus setting. Building and monument signage available. DIVISIBLE. |
| 13,153 | 3 Parkcenter Dr., Suite 200 | \$2.50/SF | FS | 8 | Renovation underway. Located in a beautiful campus setting. |

| SQUARE FOOTAGE | ADDRESS/LOCATION | LEASE RATE | LEASE TYPE | # OFFICE | COMMENTS |
|----------------|------------------|------------|------------|----------|----------|
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CAMPUS COMMONS (cont.)

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|--------|-----------------------------|----------------|-----|----|--|
| 13,780 | 3 Parkcenter Dr., Suite 100 | \$2.50/SF | FS | 8 | Renovation underway. First floor office space in 2-story building. Located in a beautiful campus setting. |
| 19,381 | 1 Parkcenter Dr. | From \$2.50/SF | NNN | 4 | Former Bank Building with tremendous visibility and identity at the corner of Howe & University Ave. Suitable for Office and/or Retail. Building and Monument Signage Available. DIVISIBLE. |
| 26,933 | 3 Parkcenter Dr. | \$2.50/SF | FS | 16 | Renovation underway. Located in a beautiful campus setting in desirable Campus Commons. |

POWER INN & HWY 50

| | | | | | |
|-------|-------------------------------|----------------------------|-----|---|---|
| 800 | 8031 Fruitridge Rd, Suite A | \$840 | NNN | 2 | Small office space located at the corner of Power Inn and Fruitridge. High visibility building signage available. |
| 919 | 3463 Ramona Ave., Suite 16 | \$1,150 | NNN | 2 | Efficient office with 2 privates, a break bar and great window line. |
| 923 | 7801 Folsom Blvd., Suite 106 | From \$1.85/SF | FS | 2 | First floor suite with two offices and small conference room available for sublease. Centrally located with easy freeway access! Move-In ready! |
| 1,250 | 8031 Fruitridge Rd, Suite C | \$1,315 | NNN | 1 | Corner unit with building signage available, located at the intersection of Power Inn Rd & Fruitridge Rd. Open floor plan with break room. Contiguous to 2,293 SF. |
| 1,600 | 4191 Power Inn Rd., Suite F | \$1,360 | NNN | 4 | Efficient office layout with private and open office spaces and a private restroom located close to Highway 50 on Power Inn Road. |
| 1,984 | 4191 Power Inn Rd., Suite B | \$1,785 | NNN | 3 | 3 private offices and open office area with conditioned storage room with roll up and two restrooms fronting Power Inn Road. |
| 2,195 | 3443 Ramona Ave., Suite 24 | \$1,975 \$988 | NNN | 3 | PROMOTIONAL RATE! 1/2 rent promotion up to 6 months. Full rent is \$1,975/month. Corner suite with great natural lighting. 1,575 SF yard available separately. |
| 2,500 | 7324 Folsom Blvd., Suite A | \$2,880 | NNN | 5 | Office space with good exposure on Folsom Boulevard. Great classroom space with multiple restroom fixtures. Small fenced yard included as part of the premises. |
| 3,360 | 7917 Fruitridge Rd., Suite A | \$3,025 | NNN | 6 | End cap office unit with perimeter offices and open workspace. |
| 3,430 | 5301 Power Inn Rd., Suite 180 | \$3,945 \$1,975 | NNN | 6 | PROMOTIONAL RATE! 1/2 rent promotion up to 6 months. Full rent is \$3,945/month. Office/Showroom with Power Inn Rd. frontage and high traffic counts. |
| 3,990 | 4121 Power Inn Rd., Suite A* | \$3,390 | NNN | 4 | Large office space with three private offices, open office area and large open meeting space. Ideal for a small Church or large open office requirement. Located on Power Inn Rd., close to Highway 50. |
| 5,150 | 7273 14th Ave., Suite 125 | \$1.10/SF | NNN | 7 | Open layout featuring skylights for natural lighting and a breakroom. High visibility building. Signage available. |
| 7,113 | 3651 Business Dr., Suite 120 | From \$0.95/SF | NNN | 5 | Large office/tech suite in campus setting. Close to Hwy 50. |

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POINT WEST

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|-------|----------------------------------|-----------|----|----|--|
| 1,778 | 1375 Exposition Blvd., Suite 220 | \$2.30/SF | FS | 2 | 2nd Floor space available in beautiful Class A office building. Exceptional window line. Immediate access to Cap City Freeway & Hwy 160. |
| 4,399 | 1375 Exposition Blvd., Suite 109 | \$2.30/SF | FS | 9 | Double door entry off the first floor lobby with 9 private offices! Prominent building in Point West. |
| 9,781 | 1375 Exposition Blvd., 3rd Floor | \$2.30/SF | FS | 28 | 3rd floor space available in beautiful Class "A" office building. Exceptional window line. Immediate access to Capital City Fwy & Hwy 160. DIVISIBLE. |

EL DORADO HILLS

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|-------|---------------------------------------|----------------------------|-----|---|--|
| 590 | 5145 Golden Foothill Pkwy., Suite 170 | \$885.00 | NNN | 2 | Two private offices, break bar counter and private restroom. |
| 2,807 | 5151 Golden Foothill Pkwy., Suite 150 | \$2,245.00 | NNN | 5 | Large office in a quiet business park. Includes large open office. |
| 2,982 | 5151 Golden Foothill Pkwy., Suite 110 | \$2,385 \$1,195 | NNN | 2 | PROMOTIONAL RATE! 1/2 rent promotion up to 6 months. Full rent is \$2,385/month. Large open office space with street frontage. Close to Hwy 50, located at the 1st entrance to EDH Business Park. |

FOLSOM

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|-------|-------------------------------|-----------|----|-----|--|
| 1,769 | 80 Blue Ravine Rd., Suite 105 | \$2.05/SF | FS | 2 | Functional small office suite with two (2) privates. Offering lake views with access to common conference and break rooms. |
| 2,053 | 81 Blue Ravine Rd., Suite 240 | \$1.90/SF | FS | 4 | Beautiful 2 story office building in Lake Forest Tech Center. Close to Hwy 50, food services and shopping. |
| 2,800 | 81 Blue Ravine Rd., Suite 115 | \$1.90/SF | FS | 3 | Beautiful 2 story office building in Lake Forest Tech Center. Close to Hwy 50, food services and shopping. |
| 3,818 | 81 Blue Ravine Rd., Suite 130 | \$1.90/SF | FS | 8 | Beautiful 2 story office building in Lake Forest Tech Center. Close to Hwy 50, food services and shopping. 8 offices, large conference room, spacious reception area and break room. |
| 8,091 | 80 Blue Ravine Rd., Suite 250 | \$2.15/SF | FS | BTS | Stunning lake view in a completely remodeled building. |

DOWNTOWN SAC

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|-----|------------------------|-----------|----|-----------------|--|
| 520 | 1010 S Street, Suite A | \$2.25/SF | MG | Open Floor Plan | Cottage like studio in garden setting for small studio/office user. Ideally located in Downtown Sacramento offering excellent freeway access and close proximity to the State Capitol and R-Street Corridor. |
| 520 | 1014 S Street, Suite A | \$2.50/SF | MG | Open Floor Plan | Small hair salon studio conveniently located near the corner of 10th & S St. Parking space included and visitor parking also available. |

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| ELK GROVE | | | | | |
| 288 | 9281 Office Park Circle, Suite 144 | \$790 | FS | | Double door entry office off lobby. Conference, 2 private offices, break/storage room and open office space. Can provide improvements to suit. |
| 310 | 9281 Office Park Circle, Suite 146 | \$785 | FS | | Double door entry office off lobby. Conference, 2 private offices, break/storage room and open office space. Can provide improvements to suit. |
| 1,114 | 9245 Laguna Springs Dr., Suite 130* | \$2,785 | FS | 2 | Class "A" 3-story office building within mixed-use Laguna Pointe development at Laguna/Hwy 99 interchange. The suite has 2 interior offices, conference room and open area. |
| 2,571 | 9281 Office Park Circle, Suite 100 | \$5,915 | FS | 2 | Double door entry office off lobby. Conference, 2 private offices, break/storage room and open office space. Can provide improvements to suit. |

CAMPUS COMMONS

| | | | | | |
|--------|--------------------------------|-----------|---------|-----|---|
| 2,182 | 333 University Ave., Suite 130 | \$2.50/SF | FS | 4 | Newly renovated. 2-story office building in beautiful campus setting. Building and monument signage available. |
| 12,168 | 333 University Ave., Suite 210 | \$2.50/SF | FS | BTS | Newly renovated. 2-story office building in beautiful campus setting. Building and monument signage available. DIVISIBLE. |
| 13,153 | 3 Parkcenter Dr., Suite 200 | \$2.50/SF | FS | 8 | Renovation underway. Located in a beautiful campus setting. |
| 13,780 | 3 Parkcenter Dr., Suite 100 | \$2.50/SF | FS | 8 | Renovation underway. First floor office space in 2-story building. Located in a beautiful campus setting. |
| 19,381 | 1 Parkcenter Dr. | \$2.50/SF | NNN/ FS | 4 | Renovations coming soon. Former Bank Building located at the corner of Fair Oaks & Howe. Suitable Office/Retail. Building & Monument Signage Available. DIVISIBLE. |
| 26,933 | 3 Parkcenter Dr. | \$2.50/SF | FS | 16 | Renovation underway. Located in a beautiful campus setting. |

| SQUARE FOOTAGE | OFFICE SQUARE FOOTAGE | ADDRESS/LOCATION | LEASE RATE | LEASE TYPE | # OFFICE | OHD D=Dock CD=Common Dock | COMMENTS |
|------------------|-----------------------|-----------------------------------|------------|------------|----------|---------------------------------|---|
| ELK GROVE | | | | | | | |
| 1,360 | 325 | 9110 Union Park Way, Suite 105 | \$1,090 | NNN | 1 | | Small office/warehouse unit. Great starter units! |
| 1,412 | 305 | 10463 Grant Line Rd., Suite 118 | \$1,200 | NNN | 1 | 10x12 | Grant Line Rd adjacent to Highway 99, easy access on/off freeway, great visibility. Building signage available. |
| 1,412 | 305 | 10463 Grant Line Rd., Suite 119 | \$1,200 | NNN | 1 | 10x12 | Grant Line Rd adjacent to Highway 99, easy access on/off freeway, great visibility. Building signage available. |
| 1,996 | 294 | 9766 Waterman Rd., Suite A | \$1,800 | NNN | 1 | 10x12 | MP Zoned building with Waterman Road frontage. |
| 2,262 | 565 | 10461 Grant Line Rd., Suite 120 | \$2,490 | NNN | 1 | 10x12 | Frontage unit on Grant Line Rd adjacent to Highway 99, easy access on/off freeway, great visibility. Building signage available. |
| 3,450 | 269 | 9882 Waterman Rd., Suite 140 | \$3,105 | NNN | 1 | (3) 10x12 | Frontage on Waterman Rd., Monument signage available. |
| 4,458 | 1,100 | 10461 Grant Line Rd., Suite 150* | \$4,905 | NNN | 1 | (2) 10x12 | Frontage unit on Grant Line Rd adjacent to Highway 99, easy access on/off freeway, great visibility. Building signage available. |
| 4,855 | 440 | 9731 Dino Dr., Suite 120 | \$2,915 | NNN | None | 1 10x12 | Light industrial zoned storage/distribution space. Great loading access with common dock. Two restrooms. Contiguous to 19,480 SF. |
| 4,855 | 440 | 9731 Dino Dr., Suite 130* | \$2,915 | NNN | None | 1 10x12 | Light industrial zoned storage/distribution space. Great loading access with common dock and a single restroom. Contiguous to 19,480 SF. |
| 6,765 | 1,994 | 9824 Dino Dr., Suite 140 | \$4,059 | NNN | 3 | (3) 12x12 OHD | Warehouse unit with great street frontage and large showroom area within the Waterman Road industrial area. |
| 8,062 | 1,701 | 9820 Dino Dr., Suite 130 | \$4,835 | NNN | 5 | (2) 12x12 | Great distribution space with a conference room, 3 private offices, and a large tech/break room. |
| 8,559 | 1,744 | 9701 Dino Dr., Suite 150 | \$6,420 | NNN | 3 | (4) 10x12 | MP Zoned building with Waterman Frontage. Access to the Hwy 99 via Grant Line Rd. |
| 9,710 | 1,937 | 9731 Dino Dr., Suite 100 | \$5,825 | NNN | 7 | 2 10x12 | Light industrial zoned space with Dino Drive frontage and heavy office build out. Common Dock loading access. |
| 10,000 | 740 | 9735 Dino Dr., Suite 110* | \$5,305 | NNN | 2 | (3) 12x14 OHD; (1) CD | Great storage & distribution space on Dino Drive near Waterman Rd. Lease includes 13,500 SF gravel/fenced yard space and access to a common dock. |
| 10,000 | 4,000 | 9735 Dino Dr., Suite 100* | \$4,600 | NNN | 7 | (2) 10x12 | Warehouse with 40% office/tech space. Adjacent to common dock. |
| 20,000 | 4,565 | 9735 Dino Dr., Suites 100* & 110* | \$9,800 | NNN | 9 | (5) 10x12; (1) CD | Includes 13,500 SF of fenced yard. Some office space can be removed. |

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|-------------------------------|-----------------------|-------------------------------|----------------|------------|----------|---------------------------------|---|
| POWER INN & HWY 50 | | | | | | | |
| 848-5,456 | BTS | 5301 Power Inn Rd. | From \$1.25/SF | NNN | BTS | 10x12 | Newer building with prominent Power Inn frontage. Join SQUEEZE INN & I LOVE TERIYAKI!! |
| 1,500 | 605 | 4101 Power Inn Rd., Suite C | \$1,650 | NNN | 1 | 10x12 | Small warehouse and office space with retail street frontage. |
| 1,567 | 225 | 8166 14th Ave., Suite G | \$1,330 | NNN | 1 | 10x12 | Warehouse and office space with private restroom located near Power Inn Rd and Hwy 50. |
| 1,897 | 700 | 5675 Power Inn Rd, Suite C | \$1,615 | NNN | 3 | 10x12 | High visibility building signage available, fronting Power Inn Road. Efficient office layout, with warehouse loading from the rear. |
| 1,940 | 1,275 | 5665 Power Inn Rd., Suite 130 | \$1,650 | NNN | 2 | 10x12 | Small office and warehouse with Power Inn frontage. |
| 1,980 | 915 | 5665 Power Inn Rd., Suite 148 | \$1,685 | NNN | 3 | 10x12 | Front office with warehouse / loading in the rear. |
| 1,984 | 1,984 | 4191 Power Inn Rd., Suite B | \$1,785 | NNN | 3 | 10x12 | 3 private offices and open office area with conditioned storage room with roll up and two restrooms fronting Power Inn Road. |
| 2,000 | 450 | 8179 Belvedere Ave., Suite A | \$1,600 | NNN | 1 | 10x12 | Frontage office/showroom with warehouse. |
| 2,157 | 1,612 | 3460 Business Dr., Suite 104 | \$1,725 | NNN | 5 | 10x12 | Functional office warehouse unit in a campus setting. |
| 2,262 | 1,662 | 4191 Power Inn Rd., Suite C | \$1,795 | NNN | 7 | 10x12 | Efficient office layout with rear loading warehouse and private restroom, located close to Highway 50 on Power Inn Road. |
| 2,323 | 1,480 | 3460 Business Dr., Suite 100 | \$1,860 | NNN | 4 | None | Spacious office with conditioned tech space and generous window line. |
| 2,501 | 936 | 3453 Ramona Ave., Suite 12 | \$1,875 | NNN | 2 | 10x12 OHD | Great Power Inn location near the intersection of Ramona Ave. & Power Inn Road. Over-sized offices & break room. Insulated warehouse. |
| 2,830 | 895 | 4131 Power Inn Rd., Suite C* | \$1,875 | NNN | 3 | 12x14 | Front loading warehouse with private offices with street frontage located at Power Inn Road and Belvedere Ave., close to Highway 50. 20,000sf of fenced yard area available separately. |
| 3,000 | None | 4111 Power Inn Rd., Suite C* | \$1,650 | NNN | None | (2)12x14 | Rear loading warehouse with two roll up doors located on Power Inn Road and very close to highway 50. |
| 3,500 | None | 7322 Folsom Blvd., Suite C | \$2,275 | NNN | None | 12x14 OHD | Clean warehouse space with easy access to Folsom Boulevard and freeway on-ramps. Unique C-2 zoning allows for a wide variety of uses. |
| 3,860 | 1,128 | 4121 Power Inn Rd., Suite B | \$2,510 | NNN | 1 | 12x14 | Office with open tech space located on Power Inn Road near Highway 50. |
| 3,990 | 3,990 | 4121 Power Inn Rd., Suite A* | \$3,390 | NNN | 4 | N/A | Large office space with three private offices, open office area and large open meeting space. Ideal for a small Church or large open office requirement. Located on Power Inn Rd., close to Highway 50. |

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|----------------|-----------------------|------------------|------------|------------|----------|---------------------------------|----------|
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POWER INN & HWY 50 (cont.)

| | | | | | | | |
|--------|-------|-----------------------------------|---------|-----|------|-----------------------|---|
| 4,150 | None | 4121 Power Inn Rd., Suite C | \$2,245 | NNN | None | 12x14 | Office with open tech space and large warehouse located on Power Inn Road near Highway 50. |
| 4,480 | 3,035 | 3460 Business Dr., Suites 100/104 | \$3,225 | NNN | 9 | 10x12 | Spacious office with showroom, 9 offices and warehouse. DIVISIBLE. |
| 4,700 | None | 7322 Folsom Blvd., Suite C&D | \$3,055 | NNN | None | 10x10 12x14 OHD | Clean warehouse space with easy access to Folsom Boulevard and freeway on-ramps. Unique C-2 zoning allows for a wide variety of uses. |
| 5,160 | 1,620 | 4181 Power Inn Rd., Suite C* | \$2,970 | NNN | 4 | (3)12x14 | Efficient office layout with large rear loading warehouse located close to Highway 50. 20,000sf of fenced yard area available separately. |
| 6,400 | 670 | 5715 Power Inn Rd. | \$4,160 | NNN | 2 | 12x12 | Excellent Power Inn Rd visibility. Includes small attached yard. |
| 6,667 | 182 | 8160 14th Ave., Suite C | \$3,245 | NNN | 1 | (2) 12x14, CD | Large open warehouse with newly renovated small office and restroom near Hwy 50 and Power Inn Rd. |
| 8,010 | 1,128 | 4121 Power Inn Rd., Suites B&C | \$4,755 | NNN | 2 | (2) 12x14 | Office tech space and warehouse located on Power Inn Road near Highway 50. |
| 13,300 | 705 | 8210 Berry Ave, Suite 100 | \$5,600 | NNN | 1 | (2)12x14; 10x10(D) | Endcap unit with easy access to one loading dock and two grade level doors. |

POWER INN & HWY 50 - STORAGE

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|-------|------|--------------------------------|---------|-----|------|-------|---|
| 688 | None | 5665 Power Inn Rd, Suite B | \$550 | MG | None | 10x10 | Conveniently located at Power Inn & Fruitridge. Storage only - no access to power or restroom. |
| 1,200 | None | 7322 Folsom Blvd., Suite D | \$900 | NNN | None | 10x10 | Storage only unit with great proximity to freeway on ramps. 24 hour access. (Storage only - no access to power or restroom) |
| 1,235 | None | 7830 Cucamonga Ave., Suite 26B | \$926 | NNN | None | 10x12 | Storage unit. |
| 1,415 | None | 3443 Ramona Ave., Suite 27B | \$925 | NNN | None | 12x14 | Storage unit only with common area restroom. 1,575 SF yard available separately. |
| 1,455 | None | 5665 Power Inn Rd., Suite D | \$1,015 | NNN | None | 10x12 | Conveniently located at Power Inn & Fruitridge. Storage only - no access to power or restroom. |

POWER INN & HWY 50 - YARD

| | | | | | | | |
|--------|------|-----------------------------------|---------|-----|-----|-----|--|
| 13,425 | Yard | 4191 Power Inn Rd., Yard 1, 5 & 6 | \$2,015 | NNN | N/A | N/A | Large fenced yard area located at Power Inn Road close to highway 50. Suitable for equipment storage or vehicle storage for contractors or industrial companies. |
|--------|------|-----------------------------------|---------|-----|-----|-----|--|

| SQUARE FOOTAGE | OFFICE SQUARE FOOTAGE | ADDRESS/LOCATION | LEASE RATE | LEASE TYPE | # OFFICE | OHD D=Dock CD=Common Dock | COMMENTS |
|-----------------------------|-----------------------|--|-----------------------------------|------------|----------|---------------------------------|---|
| SUNRISE & HWY 50 | | | | | | | |
| 972 | 804 | 11430 Sunrise Gold Circle, Suite 1 | \$825 | NNN | 3 | 10x12 | Office with small warehouse on corner of building with street frontage. Great location for a tech or manufacturing use. |
| 990 | 160 | 11440 Sunrise Gold Circle, Suite 6 | \$840 | NNN | 1 | 10x12 | Small front loading warehouse with private office and restroom, located close to Sunrise Blvd. and Highway 50. |
| 1,089 | 160 | 11430 Sunrise Gold Circle, Suite 14* | \$925 | NNN | 1 | 10x12 | Small front loading warehouse with private office and restroom, located close to Sunrise Blvd. and Highway 50. |
| 1,089 | 543 | 11430 Sunrise Gold Circle, Suite 2 | \$925 | NNN | 2 | 10x12 | Small warehouse with two offices located close to highway 50 and Sunrise Blvd. |
| 1,980 | 320 | 11440 Sunrise Gold Circle, Suites 3 & 4* | \$1,585 | NNN | 1 | (2) 10x12 | Large warehouse with small office located close to highway 50 and Sunrise Blvd. |
| EL DORADO HILLS | | | | | | | |
| 2,982 | 2,982 | 5151 Golden Foothill Pkwy., Suite 110 | \$2,385 \$1,195 | NNN | 3 | 12x14 | PROMOTIONAL RATE! 1/2 rent promotion up to 6 months. Full rent is \$2,385/month. Flex office which can be used for office space and/or tech space. |

| SQUARE FOOTAGE | ADDRESS/LOCATION | LEASE RATE | LEASE TYPE | # OFFICE | OHD D=Dock CD=Common Dock | COMMENTS |
|-------------------------------|------------------------------------|----------------------------|------------|----------|---------------------------------|--|
| ELK GROVE | | | | | | |
| 5,442 | 9692 Elk Grove-Florin Rd., Suite A | \$6,800 | NNN | None | N/A | Former Dimple Records space with open showroom and street frontage. End cap suite. |
| CAMPUS COMMONS | | | | | | |
| 19,381 | 1 Parkcenter Dr. | \$2.50/SF | NNN | 4 | N/A | Renovations underway. Former Bank Building located at the corner of Fair Oaks & Howe. Suitable Office/Retail. Building & Monument Signage Available. DIVISIBLE. |
| POWER INN & HWY 50 | | | | | | |
| 848-5,456 | 5301 Power Inn Rd. | From \$1.25/SF | NNN | BTS | 10x12 | NOW LEASING! New building with prominent Power Inn frontage. |
| 1,500 | 4101 Power Inn Rd., Suite C | \$1,650 | NNN | 1 | 10x12 | Small retail showroom and warehouse space with great street frontage. |
| 2,262 | 4191 Power Inn Rd., Suite C | \$1,795 | NNN | 7 | 10x12 | Efficient office layout with rear loading warehouse and private restroom, located close to Highway 50 on Power Inn Road. |
| 3,430 | 5301 Power Inn Rd., Suite 180 | \$3,945 \$1,975 | NNN | None | N/A | PROMOTIONAL RATE! 1/2 rent promotion up to 6 months. Full rent is \$3,945/month. Office/Showroom with Power Inn Rd. frontage and high traffic counts. |
| 4,558 | 5301 Power Inn Rd., Suite 130 | From \$1.25/SF | NNN | BTS | 10x12 | Open Retail for BTS. Power Inn Rd. frontage w/SQUEEZE INN & I LOVE TERIYAKI. |
| DOWNTOWN SAC | | | | | | |
| 520 | 1014 S Street, Suite A | \$2.50/SF | MG | 2 | N/A | Small hair salon studio conveniently located near the corner of 10th & S St. Parking space included and visitor parking also available. |

FOR ADDITIONAL INFORMATION REGARDING AVAILABLE PROPERTY PLEASE CONTACT:

Jackson Properties, Inc.
155 Cadillac Dr., Suite 100
Sacramento, CA 95825

916.381.8113 PHONE
916.381.3153 FAX
www.jacksonprop.com

Ben Smith:
Bernardo Hubbard:
Eric Edelmayer:
Fanny Cragun:
Gregg Mason:
Tracy Kelly
Trevor Johnson

bsmith@jacksonprop.com
bhubbard@jacksonprop.com
eedelmayer@jacksonprop.com
fcragun@jacksonprop.com
gmason@jacksonprop.com
tkelly@jacksonprop.com
tjohnson@jacksonprop.com