

1755

CREEKSIDE OAKS DRIVE

SACRAMENTO | CALIFORNIA

PREMIUM CLASS A OFFICE SPACE FOR LEASE

NEWMARK



Pappas Investments

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DOWNTOWN
SACRAMENTO

5

GARDEN HWY

1755

Creekside Oaks Dr.

TRUXEL RD

MINUTES
TO DOWNTOWN SACRAMENTO

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PROPERTY HIGHLIGHTS

Suite 110: ±3,028 RSF

Suite 120: ±2,823 RSF

Suite 130: ±2,890 RSF

Suite 190: ±18,637 RSF (Divisible)

Suite 250: ±2,689 RSF

Suite 280: ±9,208 RSF

(Can be combined for a total of
±11,897 RSF)

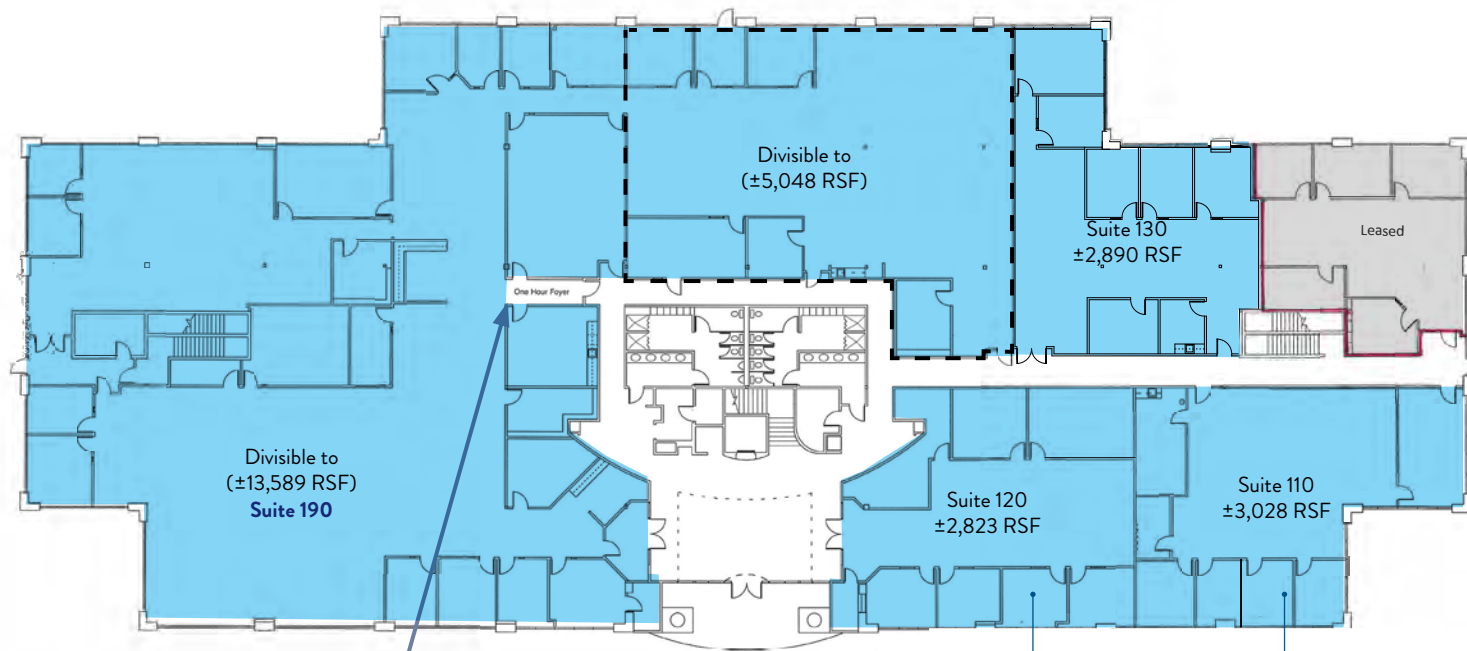
- Shared conference facility launching in Q2 2025
- Deli located in the project
- Building and monument signage options are available
- New LED lighting in all common areas & parking lot
- Secure bicycle lockers available on-site
- Shower facilities with lockers available in the building
- Convenient access to Interstates 5 and 80
- Located between Downtown Sacramento, the State Capitol and Sacramento International Airport
- RT bus stops on both sides of the center
- The building is equipped with an existing fiber-optic infrastructure
- Tranquil campus setting
- Access to the American River Bike Trail
- Strong locally based building ownership/excellent property management
- Attentive building engineers and daily porter services



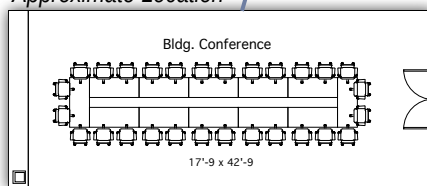
1755 CREEKSIDE OAKS DRIVE

FLOORPLAN

FIRST FLOOR



Approximate Location



**Shared Conference Facility
Launching in Q2 2025**



[Click for Photos
of Suite 120](#)



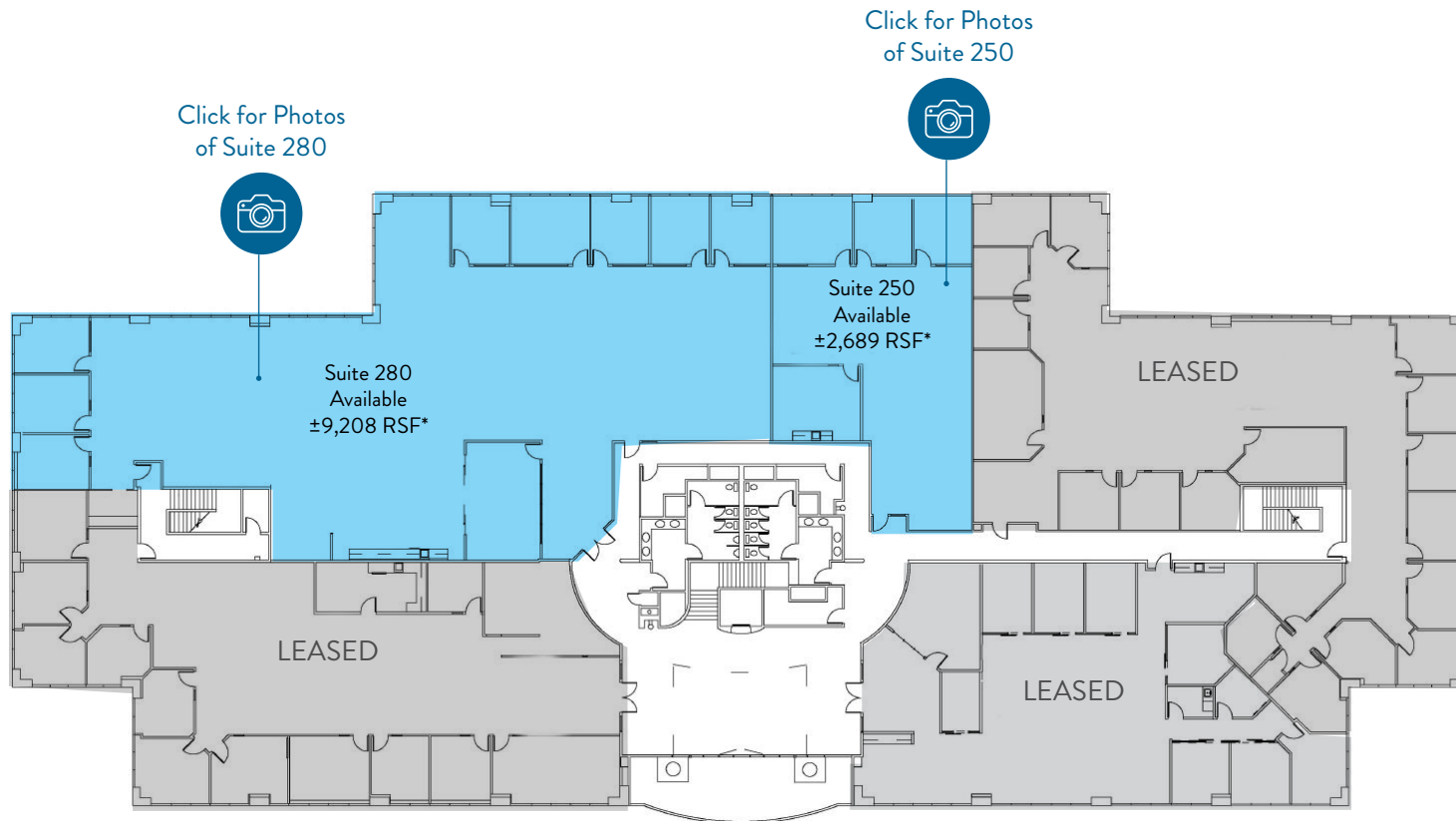
[Click for Photos
of Suite 110](#)



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FLOORPLAN

SECOND FLOOR

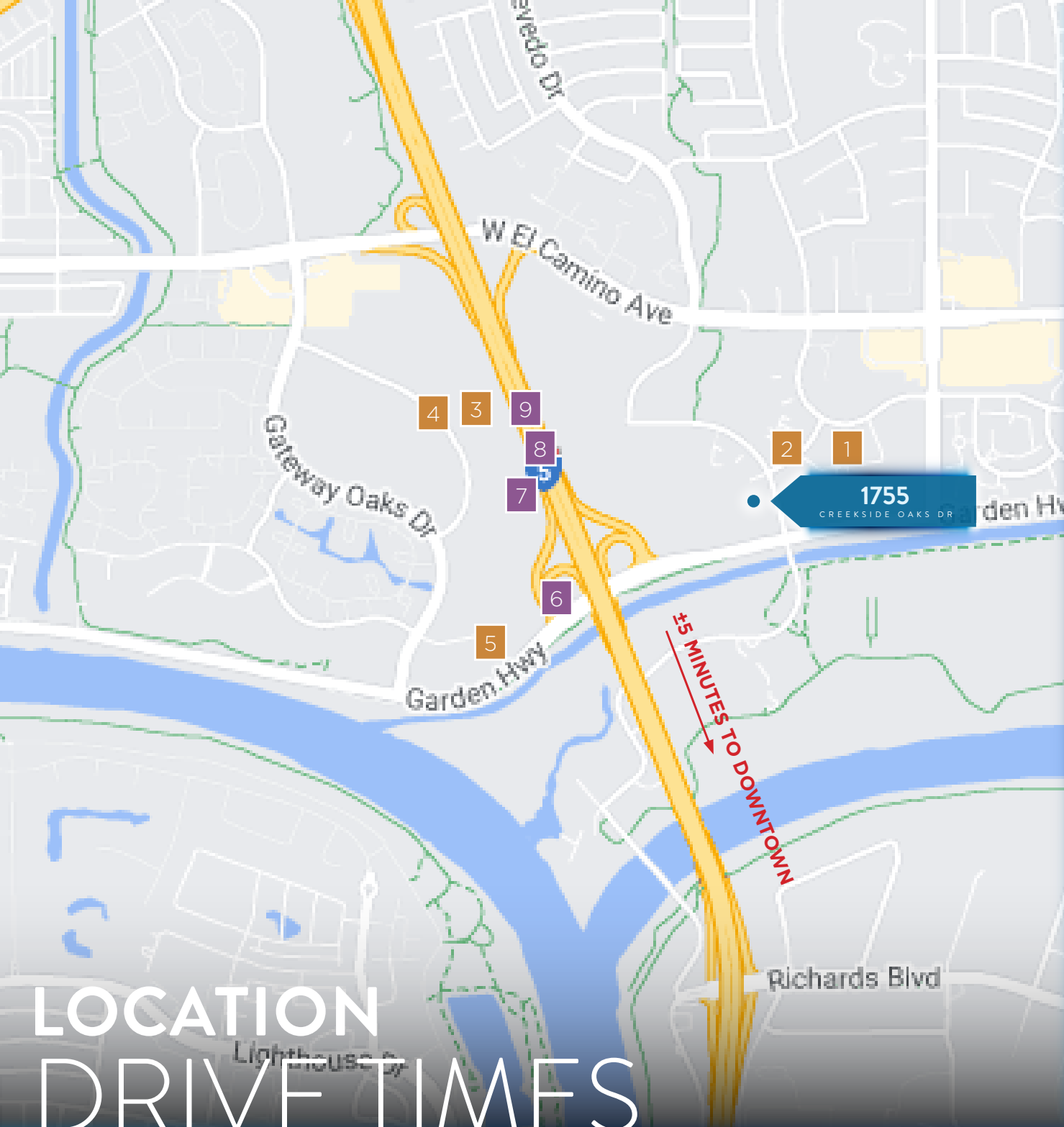


Suites 250 & 280 can be combined for a total of ±11,897 RSF



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LOCATION DRIVE TIMES

- 1** Bel Air Market
Main Street Bagel Cafe'
Starbucks
Peet's Coffee
Subway
Ole' Mexican Foods
- 2** Bangkok City Thai Cuisine
Mezcal Grill
Cheers Sports Bar
Discount Cleaners
Pizza Guys
Grocery Outlet
- 3** Starbucks
Ruchi Indian Cuisine
Fogo de Minas Steakhouse
- 4** Golden 1 Credit Union
Subway
T&Z Chinese Restaurant
New York Pizza
Sushi King
- 5** Chevys Fresh Mex
Crawdads River Cantina
Pearl on the River
- 6** Courtyard by Marriott
- 7** Marriot Springhill Suites
- 8** Hilton Garden Inn
- 9** Residence Inn by Marriott

- **Downtown Sacramento**
±2.5 Miles | ±5 Minutes
- **Sacramento International Airport**
±8 Miles - ±10 Minutes
- **Downtown San Francisco**
±89 Miles - ±2 Hours

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