

**8001**

**OPPORTUNITY ZONE**

**OWNER USER OPPORTUNITY:**

- SINGLE USER OFFICE BUILDING
- EXTENSIVELY UPDATED
- AMPLE ONSITE PARKING
- PRIVATE OFFICES
- BULL PEN AND BUILT IN CUBICLE STATIONS
- MULTIPLE CONFERENCE ROOMS
- SECURED ENTRY AND INTERIOR ACCESS POINTS
- CALL CENTER

**OFFER PRICE:**

- \$3,900,000

**LOCATION:**

From Highway 50 exit south on Howe Ave./Power Inn Rd. Right on Folsom Blvd.

Situated in close proximity to Highway 50, CSU Sacramento, Sutter and UC Davis Medical Centers and public transportation. Easy access to downtown and the Fair Oaks/Howe corridor. Close to restaurants and shopping.

**DESCRIPTION:**

Attractive Two-Story Office Building. Modern mix of private offices, conference rooms, cubicle stations, call center, wide open ground level space to congregate or hold informal meetings, and more.

# OVERVIEW

## SINGLE USER OFFICE BUILDING

For Sale ±30,928 SF OFFICE

8001 Folsom Blvd - Sacramento - CA



### YEAR BUILT:

1984

### LOT SIZE:

1.5 Acres

### OCCUPANCY:

Treat as Vacant/Owner User

### DAILY TRAFFIC COUNT:

19,641 ADT

### PROPERTY HIGHLIGHTS:

ATTRACTIVE PROGRESSIVE  
FLOORPLAN

CLOSE TO DOWNTOWN AND  
PUBLIC TRANSPORTATION

FRONT AND REAR ONSITE  
PARKING



### PROPERTY INFO:

- +/- 30,928 SF two story building • 1.5 Acre Parcel Zoned C-2
- Ample Onsite Front and Rear Parking • Mix of Private Offices
- Bullpen Cubicle Stations
- Call Center
- Large Formal Board Rooms
- Smaller Conference Rooms
- Centrally Located Elevator
- Secured Building Access and Reception



# INVESTMENT

## SINGLE USER OFFICE BUILDING

For Sale ±30,928 SF OFFICE

8001 Folsom Blvd - Sacramento - CA



### INVESTMENT HIGHLIGHTS:

Extensively Updated Owner User Office Building.

Close to CSU Sacramento, Downtown, Fair Oaks/Howe Corridor, Sutter and UC Davis Medical Centers.

Ideal Corporate Headquarters or Extension Office with a Mix of Private Offices, Conference Rooms, Bullpen Cubicle Stations, a Call Center and More.

Ample Onsite Parking.



### EXECUTIVE SUMMARY:

Extensively updated Class B owner user office building with a mix of private offices, board and conference rooms, bullpen cubicle stations, built-in cubicle stations, a call center and wide open space for informal meetings off the reception area. Break room on each floor. Elevator. Secure access controlled second floor built-in filing system that also secures the server. Reception, exterior and interior are all access controlled, as well. Ample front and rear onsite parking. Close to Highway 50, public transportation, CSU Sacramento, downtown, the Fair Oaks/Howe corridor, restaurants, and Sutter and UC Davis Medical Centers. OPPORTUNITY ZONE.

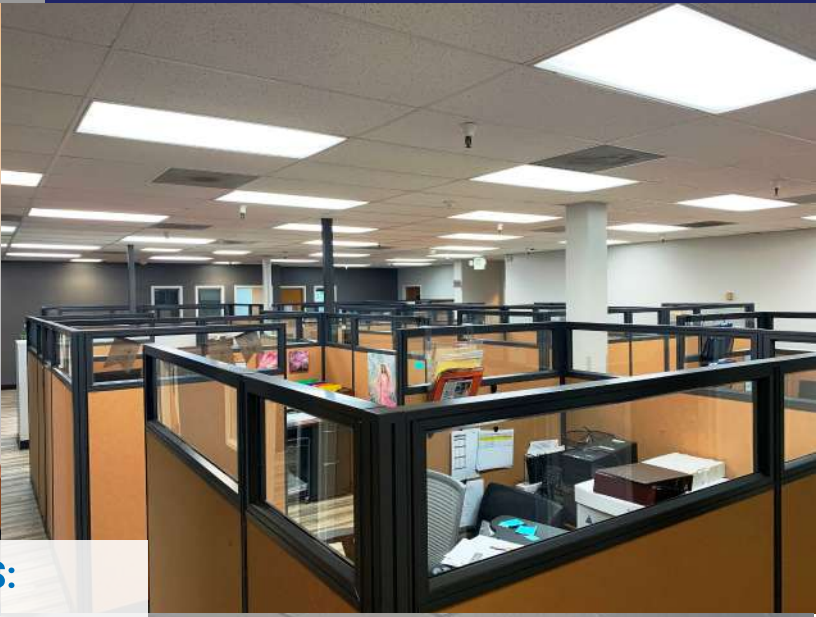


# INTERIOR

## SINGLE USER OFFICE BUILDING

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### AMENITIES:

- Bus Line
- Controlled Access
- Conferencing Facility
- Fenced Lot
- Security System
- Bicycle Storage
- Central Heating
- Natural Light
- Partitioned Offices
- Reception
- Secure Storage
- Drop Ceiling
- Outdoor Seating
- Air Conditioning
- Balcony



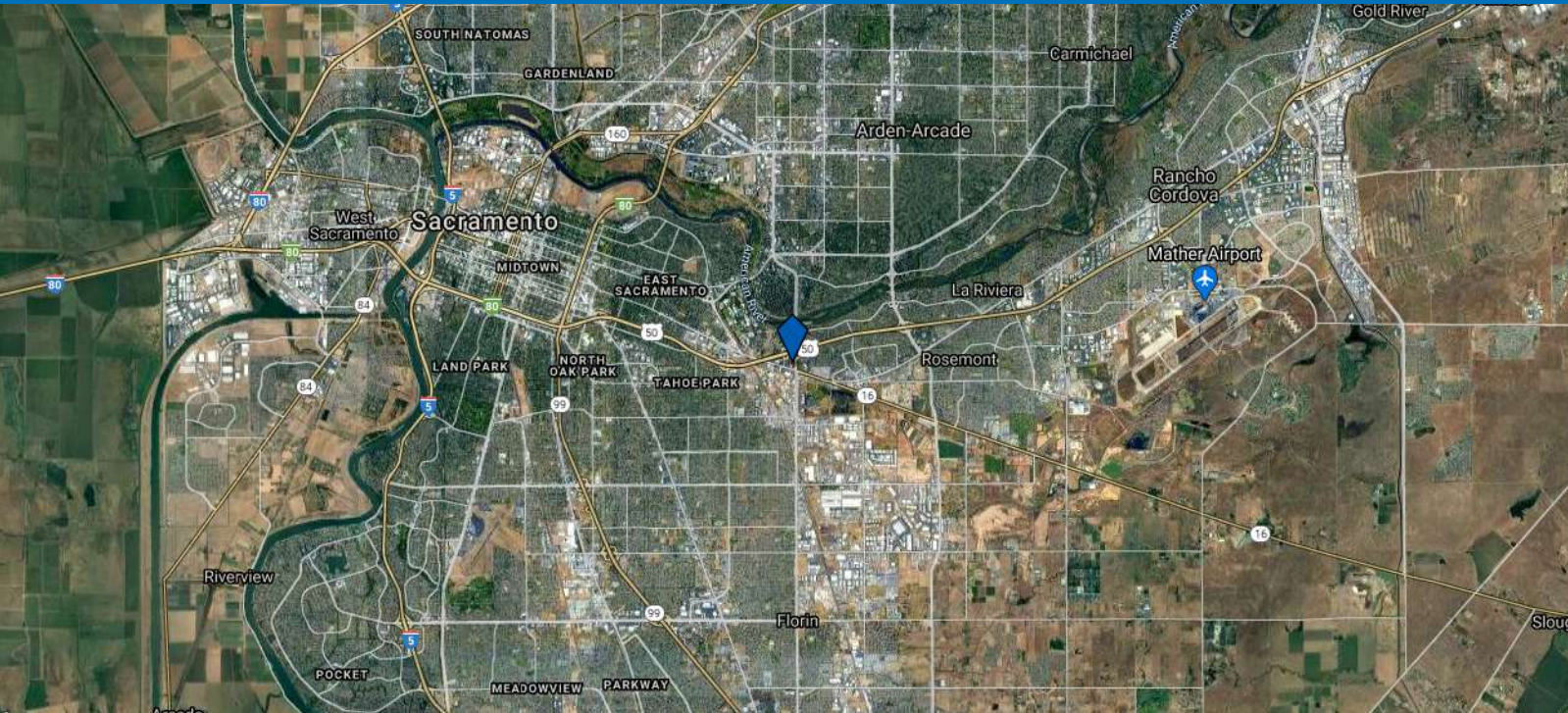


# AERIAL

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Commercial & Investment Real Estate Services  
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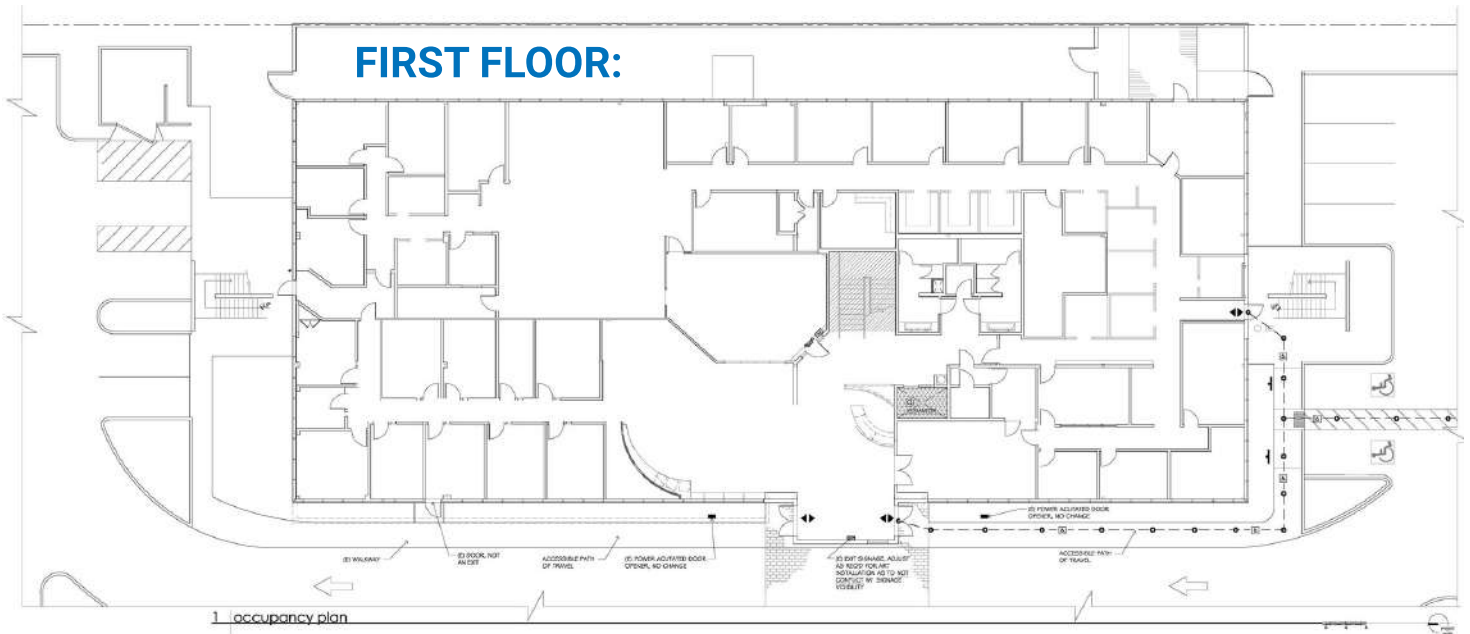
# FLOOR PLAN

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### FIRST FLOOR:



### SECOND FLOOR:



### PARCEL:

### OPPORTUNITY ZONE

