



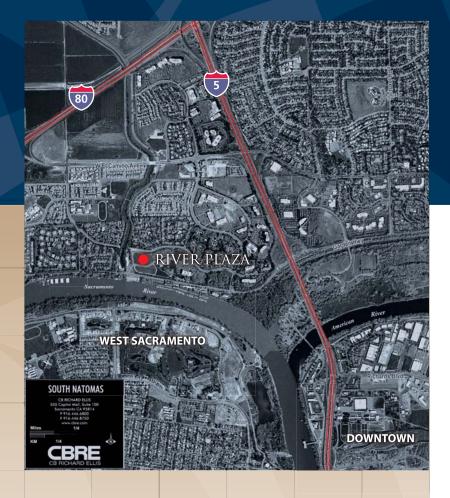


PROJECT FEATURES INCLUDE:

- Immediate access to regional mass transit and both Interstates 5 and 80
- Spacious, professional, business environment in a park-like setting
- Only minutes from Downtown Sacramento and the International Airport
- In close proximity to abundant variety of housing, both single family and multi-family
- Nearby restaurants, lodging, banking, and child care facilities
- Extensive landscaping and open space entry area
- Outdoor eating areas with pools and water features



Building "B" Front Elevation



PLAZA
CORPORATE
C.E.N.T.E.R

2500 - 2566

RIVER PLAZA DRIVE

SACRAMENTO

CALIFORNIA

95883

WWW.RIVERPLAZACC.COM

Exclusively Listed by:

CBRE
CB RICHARD ELLIS

555 Capitol Mall, Suite 100 Sacramento, California 95814 Tel 916.446.6800 Fax 916.446.8750

GREG LEVI Senior Vice President greg.levi@cbre.com 916.446.8285

KEN TURTON Senior Vice President ken.turton@cbre.com 916.446.8288

A JOINT VENTURE BY:



www.allengroup.com



FACTS

Location

2500 through 2566 River Plaza Drive Sacramento, California 95833

Project Size

Twelve (12) separate office buildings ranging in size from $\pm 11,000$ SF to $\pm 17,000$ SF.

Unit Size

Units and/or buildings available for sale ranging in size from $\pm 4,500$ SF to $\pm 17,000$ SF.

Surface Parking/Garage

- 3.3 stalls per 1,000 square feet.
- Each building has five covered, secured and enclosed parking spaces.

Exterior

Wood framed with brick and sandstone veneer. Standing seam metal roof. R-19 insulation at the exterior walls and R-30 at the roof. Insulated low E bronze glass.

Design Load

50 lbs. per square foot live load + 20 lbs. per square foot partition load for 70 lbs. per square foot floor load.

Ground Floor: 5" concrete slab on grade with reinforcing steel.

Second Floor:

2" concrete on metal structural decking.

Elevator

Each building will have its own elevator with a 2500 lb. capacity.

HVAC

Grade mounted condensers with fan coil units mounted above ceilings to be constructed as part of tenant improvements. No roof top units are permitted.

Electrical

1200 amp service to each building's electrical room.

Ceilings

Potential for 10'-0" ceilings 1st and 2nd floors. Vaulted ceiling at 2nd floor up to ±24 feet. 2nd floor has a pop-up clear story area allowing for natural light into the center of the space.

Fire Sprinklers

Building is fully sprinklered throughout with monitored fire alarm system, smoke detectors, and manual audible system.

Plumbing

Restrooms not included with shell, however, units are designed to accommodate construction of private restrooms during tenant improvement build-out.

Developer/Owner

The Allen Group & California Farm Bureau Federation

Architect

Smith Consulting Architects, Inc.

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PRICES

Prices good until December 31 • 2007

PHASE ONE	Building	Floor	Address	SF	Price Per SF	Total Price
	B - 1*	First Second	2512-1 2512-2	4,489 6,645	\$295 \$295	\$1,324,000 \$1,960,000
	B - 2	First Second	2518-1 2518-2	5,582 7,738	\$295 \$295	\$1,646,000 \$2,282,000
	Е	First Second	2530-1 2530-2	7,043 9,227	\$275 \$275	\$1,936,000 \$2,537,000
	F	First Second	2542-1 2542-2	7,097 9,443	\$275 \$275	\$1,951,000 \$2,596,000
	H - 1	First Second	2560-1 2560-2	5,582 7,738	\$275 \$275	\$1,535,000 \$2,127,000
	H - 2	First Second	2566-1 2566-2	7,469 9,625	\$275 \$275	\$2,053,000 \$2,646,000

PHASE TWO	Building	Floor	Address	SF	Price Per SF	Total Price
	A - 1	First Second	2500-1 2500-2	5,582 7,738	=	TBD
	A - 2	First Second	2506-1 2506-2	4,489 6,645	_	TBD
	С	First Second	2524-1 2524-2	7,097 9,443	_	TBD
	D	First Second	2536-1 2536-2	7,043 9,227	_	TBD
	G - 1	First Second	2548-1 2548-2	7,469 9,625		TBD
	G - 2	First Second	2554-1 2554-2	5,582 7,738	=	TBD

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^{*}Model B-1 will be constructed with full tenant improvements. Price does not reflect full tenant improvements.