



RIVER

PLAZA
CORPORATE
C·E·N·T·E·R

The logo for River Plaza Corporate Center. It consists of a vertical rectangular box. At the top, the word "RIVER" is written in white, serif, all-caps font. Below it is a square graphic with a blue background and a pattern of overlapping, stylized leaf shapes in a darker blue. Underneath the graphic, the word "PLAZA" is written in white, serif, all-caps font. At the bottom, the words "CORPORATE" and "C·E·N·T·E·R" are written in white, serif, all-caps font, with dots between the letters of "C·E·N·T·E·R".



RIVER PLAZA CORPORATE CENTER



■ PHASE ONE
■ PHASE TWO

2500 - 2566
RIVER PLAZA DRIVE
SACRAMENTO
CALIFORNIA
95883



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



Exclusively Listed by:

CBRE
CB RICHARD ELLIS

555 Capitol Mall, Suite 100
Sacramento, California 95814
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WWW.RIVERPLAZACC.COM

A JOINT VENTURE BY:



www.allengroup.com



CALIFORNIA
FARM BUREAU
FEDERATION

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
vener. 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	2512-1	4,489	\$295	\$1,324,000
	Second	2512-2	6,645	\$295	\$1,960,000
B - 2	First	2518-1	5,582	\$295	\$1,646,000
	Second	2518-2	7,738	\$295	\$2,282,000
E	First	2530-1	7,043	\$275	\$1,936,000
	Second	2530-2	9,227	\$275	\$2,537,000
F	First	2542-1	7,097	\$275	\$1,951,000
	Second	2542-2	9,443	\$275	\$2,596,000
H - 1	First	2560-1	5,582	\$275	\$1,535,000
	Second	2560-2	7,738	\$275	\$2,127,000
H - 2	First	2566-1	7,469	\$275	\$2,053,000
	Second	2566-2	9,625	\$275	\$2,646,000

PHASE TWO

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

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