

**FOR LEASE**

**2180 HARVARD ST | SACRAMENTO, CA**

# PREMIER CLASS A OFFICE BUILDING

**158,704 SF BUILDING | 2,000 - 27,000 SF AVAILABLE**



**HARVARD  
SQUARE**

Amenity-rich office building close to downtown with abundant parking and multiple signage opportunities.



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**Colliers**  
INTERNATIONAL

“The open, collaborative lounge and outdoor seating provides an improved, Class A tenant experience.”



## HARVARD SQUARE AMENITIES



### Tenant Lounge

Remodeled in 2017, this building features a new tenant lounge, all-new cafe, and a new creative outdoor/patio seating area.



### Ample Surface Parking

Over 150 reserved/covered spaces and ample surface parking. Parking ratio is 4/1000.



### Management on-site

The first point of contact for any concerns or questions, right on site.



### Open/Creative Office Layout

Open and/or creative office opportunities available. Multiple floor plan and design layout options.



## HARVARD SQUARE AMENITIES



### Freeway Visible

This building is freeway adjacent. Visibility for your brand & easy access for visitors or inquiries



### Building Signage

Hoping to make a good first impression? Signage is your customer's initial contact with your business and brand.



### Central Location

Located 10 minutes from downtown, Arden Fair adjacent, and 5 minutes from the light rail, Sacramento is at your fingertips.

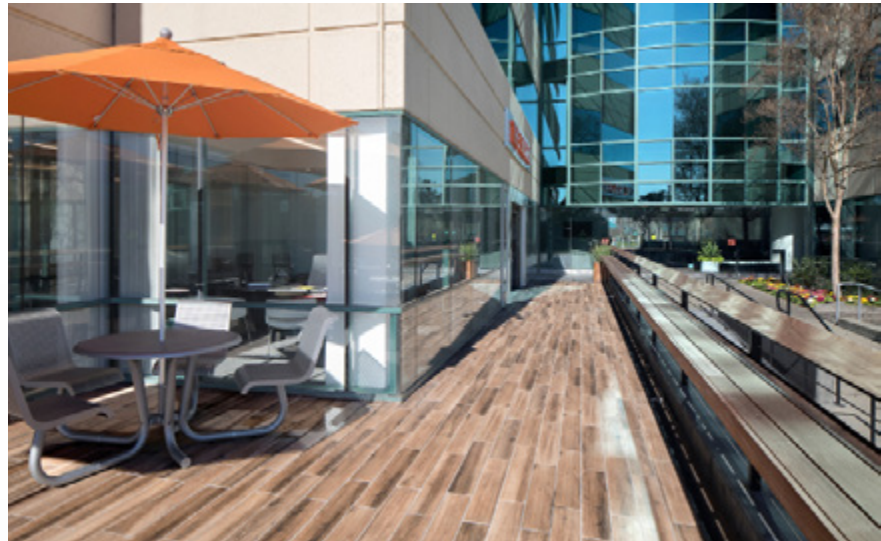


### Hilton Adjacent

Building users get preferred rates. Easy access to the Hilton's Cafe Espresso, full service bar and the Harvard Street Grille.







## PROPERTY SPECIFICATIONS

Address	2180 Harvard St., Sacramento, CA 95815
Building SF	158,704 SF
Available SF	45,209 SF
Parking	150 covered/reserved spaces available Extensive surface spaces available Ratio of 4.00/1,000 SF
Floors	5
Class	A
Elevators	3
Year Built / Renovated	1990 / 2017



## THE AREA



**5 miles to**  
**DOWNTOWN**  
**SACRAMENTO**



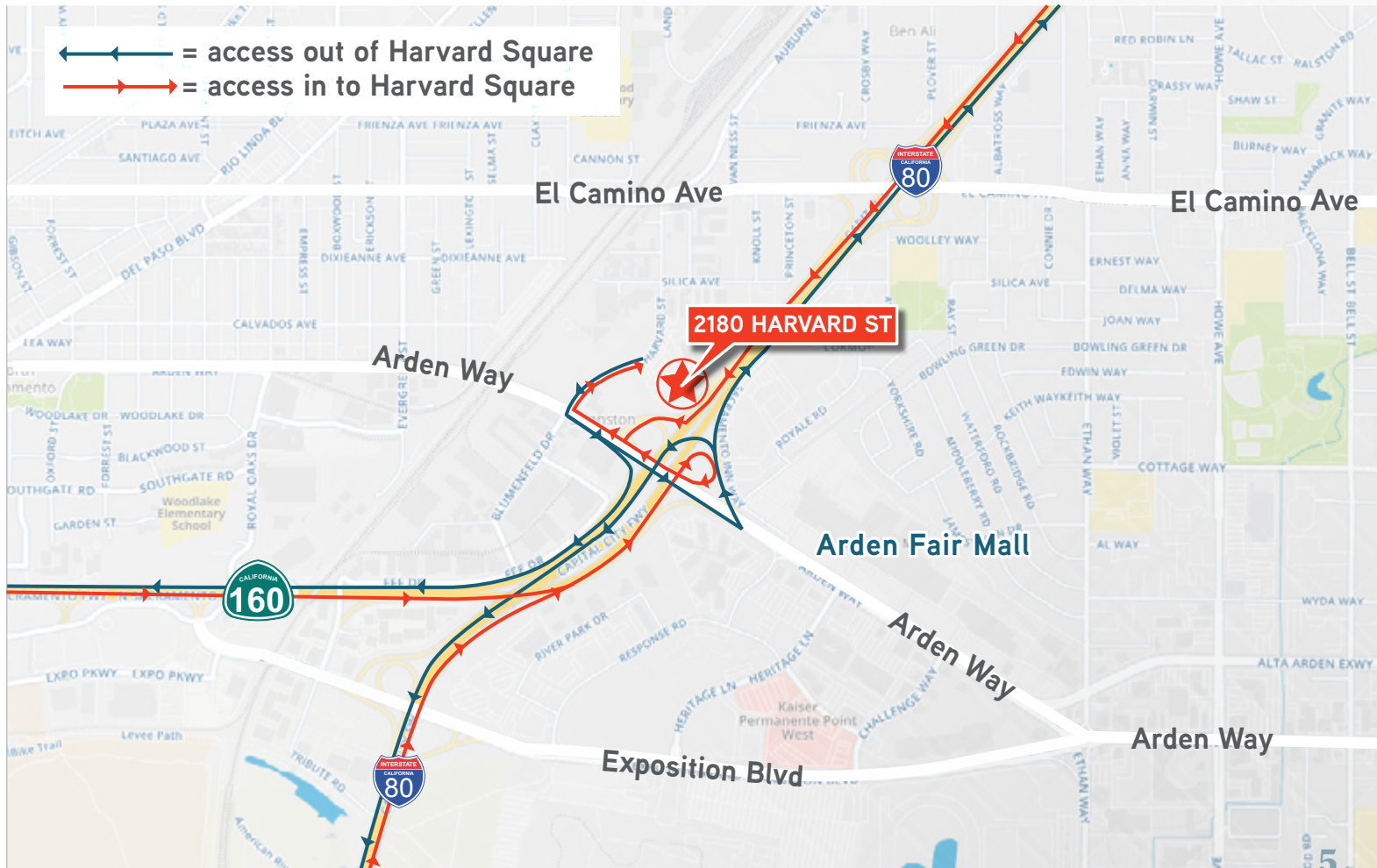
**16 miles to**  
**ROSEVILLE**



**12 miles to**  
**SACRAMENTO**  
**INTERNATIONAL**  
**AIRPORT**



Located just minutes from Downtown, the Arden/Point West area is a well-established and thriving retail and commercial district, and continues to be a preferred shopping, dining, and office destination for the greater Sacramento area. Nearby restaurants include Elephant Bar, Seasons 52, The Cheesecake Factory, In-N-Out, Chick-fil-A, California Pizza Kitchen, as well as many others.



## AVAILABLE SUITES

Suite 100 4,798 SF

Suite 160 11,139 SF

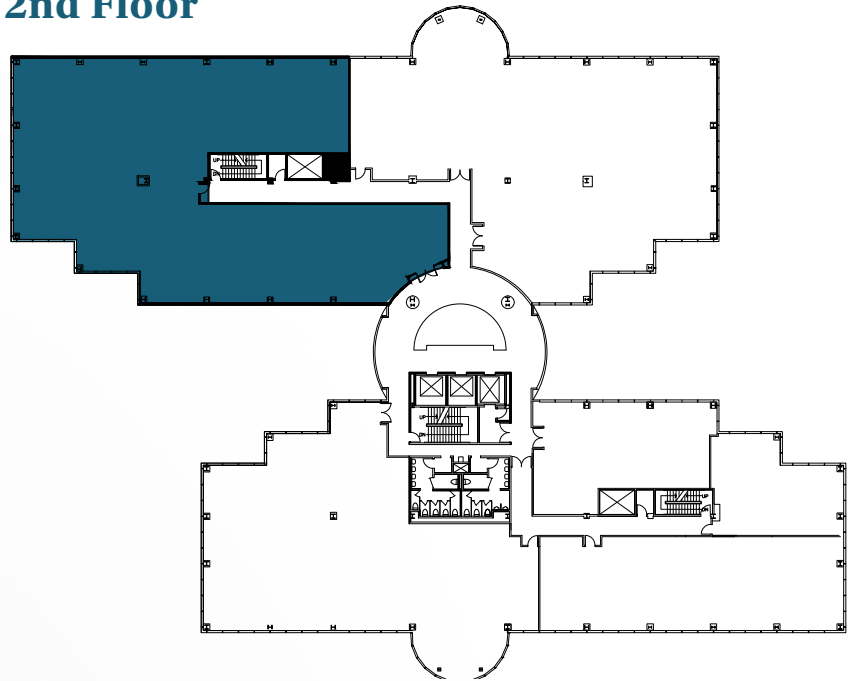
Suite 175 5,803 SF

Suites 160 /175  
Combined 17,835 SF

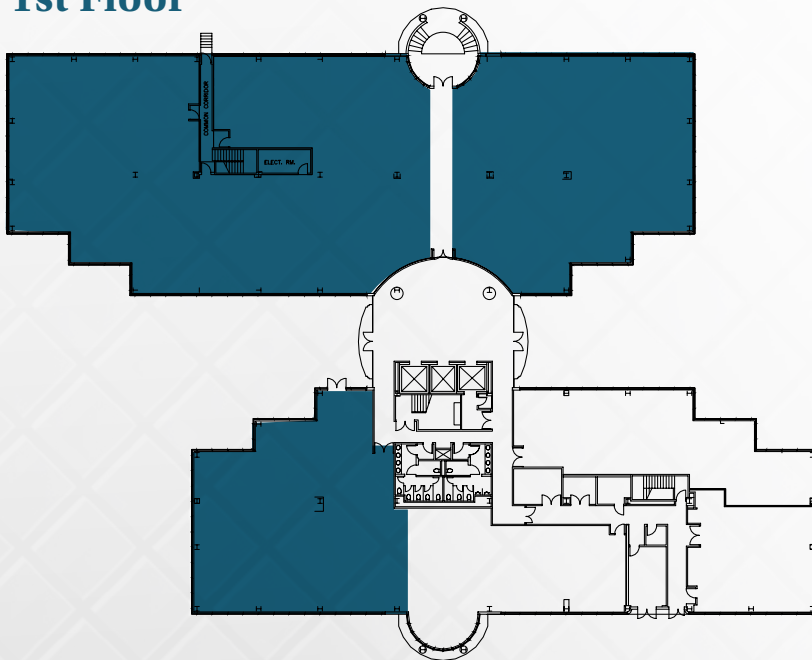
Suite 260 9,294 SF

Click the suite number  
to open each suite's  
individual floor plan

### 2nd Floor



### 1st Floor

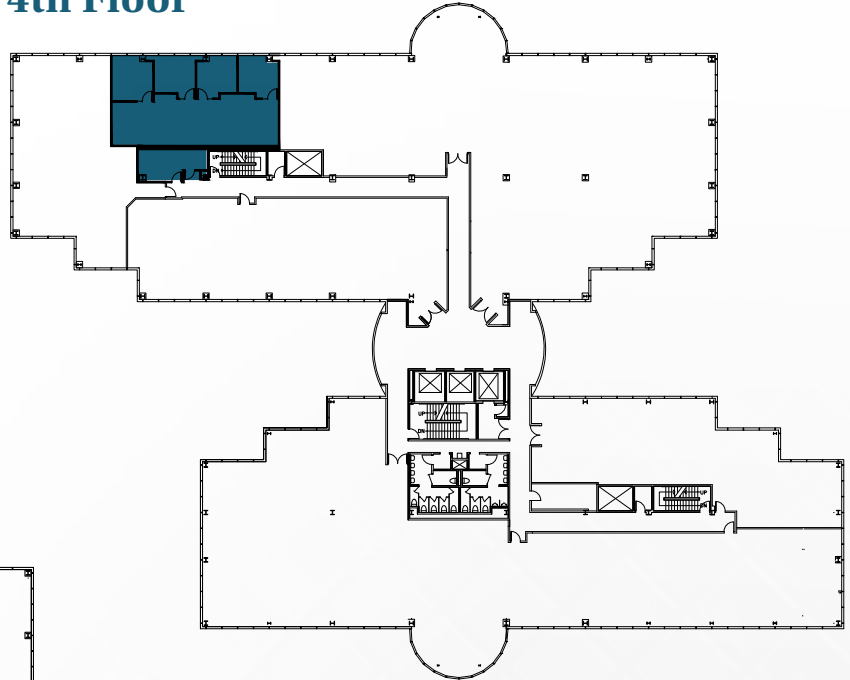


## AVAILABLE SUITES

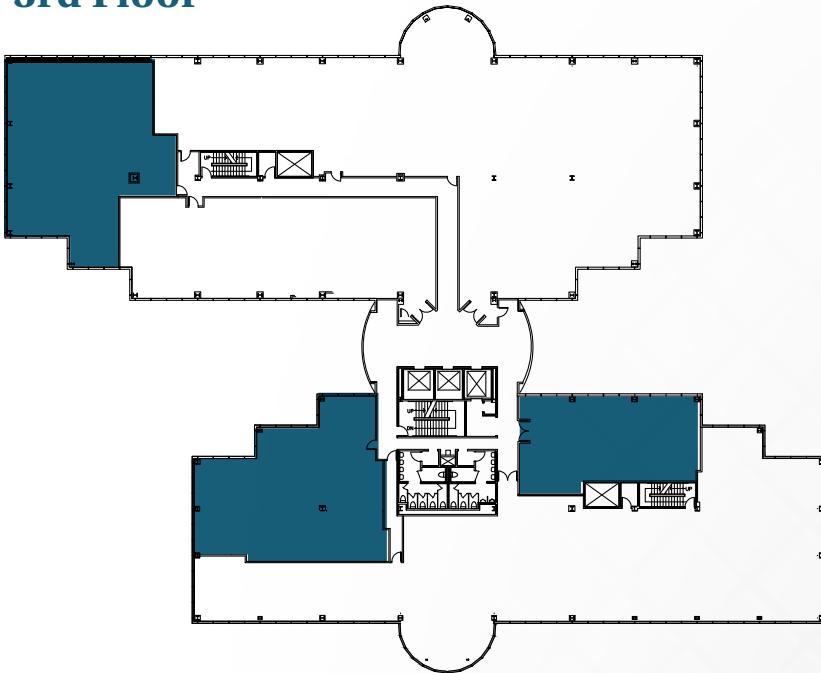
Suite 310	3,035 SF
Suite 330	2,013 SF
Suite 380	3,499 SF
Suite 470	2,122 SF

Click the suite number  
to open each suite's  
individual floor plan

### 4th Floor



### 3rd Floor





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