

# Granite Regional Park

3321 POWER INN ROAD | SACRAMENTO, CA



Sacramento's most unique office setting is both business complex and recreational park. Granite Regional Park is the only property in the city that offers the combination of Class A office space, multi-use recreation, and convenient location.

Tasteful, modern architecture constructed by renowned developer, Panattoni. An expansive recreational area with an excellent skateboard park, soccer fields, dog park, cross-country running trail, as well as large picnic areas and abundant parking. Located 10 minutes from Downtown Sacramento, less than a half-mile from US Highway 50, and under 2 hours to the Bay Area and Lake Tahoe.



PLAY VIDEO



PLAY VIDEO



**Colliers International**

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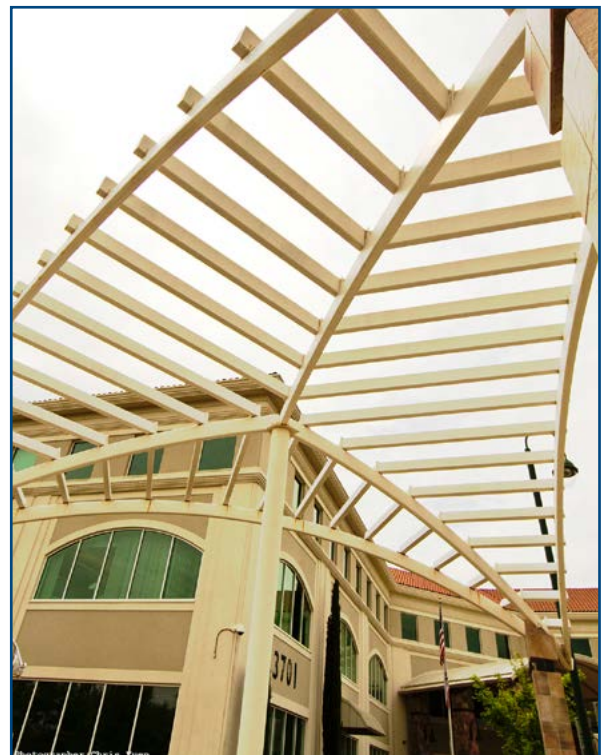
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The Granite Regional Park recreation area offers a remarkable variety of outdoor activities in one location. A fabulous skate park, large dog park, three soccer fields, horseshoe pits, group picnic area, lake, landscaped turf and walkways... all with convenient parking.

The Granite Regional Park's location allows for easy, immediate access to all the essential amenities. In addition to three onsite restaurants, there are many dining options nearby, hotels, major shopping, even three different coffee vendors within a mile away!



Recreation Area



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Sample demising plan noted above.  
However, other layouts are possible.

Suites available from approximately 6,876 SF up to 32,877 SF

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## Colliers International

Colliers International is a leader in global real estate offering comprehensive services to investors, property owners, tenants and developers around the world. A subsidiary of FirstService Corporation (NASDAQ: FSRV; TSX FSV and FSV.PR.U), Colliers professionals in 482 offices worldwide are united by our spirit of enterprise—we take initiative, think creatively, collaborate to achieve and use our expertise to innovate. Our 13,500 employees embrace a culture of service excellence. We strive to deliver the best service experience in both the business results we achieve and through personal attention to exceed our clients' expectations.

Our professionals are dedicated to creating strategic partnerships with our clients. Through careful listening and a system of uncovering client needs, we understand the subtle business drivers behind key real estate decisions. We design truly customized services to transform real estate—often one of the largest expenses for a business—into a competitive advantage. Ultimately, our goal is to accelerate our clients' success.

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## Separovich Domich

Separovich/Domich is one of the leading real estate development firms in the Sacramento region. Over the past thirty plus years, the partnership has been involved in developing and managing over two million square feet of commercial space. Separovich/Domich's clear understanding of the unique and specific needs of the user has enabled them to construct commercial buildings which have consistently met the requirements of both the Landlord and the Tenant.

Separovich/Domich developed a property management division, CPM Property Management, to operate and manage general office, retail and medical office buildings in the greater Sacramento area. While focused primarily upon their own development, when an outside property fits the profile, it is welcomed into the portfolio.

