

# RIVER PLAZA CORPORATE CENTER — BUILDING SPECIFICATIONS

## ARCHITECT

Architect: Smith Consulting, Inc

## GENERAL BUILDING INFORMATION

Land Area: 4.09 net acres

Address: 2500 – 2566 River Plaza Drive

Phase I (Existing): Six (6) separate office buildings ranging in size from ±9,500 SF to ±15,500 SF

Phase II (Proposed): Six (6) separate office buildings ranging in size from ±11,000 SF to ±18,000 SF

Rentable Area: ±87,678 SF

Building Configuration: Two-story

Year Constructed: 2008

## CONSTRUCTION INFORMATION

Ground Floor: 5” concrete slab with reinforcing steel

Second: 2” concrete on metal structural decking



Walls (exterior): Wood framed with brick and sandstone veneer. R-19 insulation at the exterior walls and R-30 at the roof.

Walls (interior): Shell condition

Roof: Standing seam metal roof

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

Ceiling: Potential for future 10’-0” acoustic ceilings 1<sup>st</sup> and 2<sup>nd</sup> floors. Vaulted ceiling at the 2<sup>nd</sup> floor up to ±24 feet. 2<sup>nd</sup> floor has a pop-up clear story area allowing for natural light into the center of the space.

HVAC: None with the shell building. (Future grade mounted condensers with fan coil units mounted above ceilings.)

Electric: 1200 amp service to each building’s electrical room.



Windows:

First Floor: Insulated low E bronze glass

Second Floor: Insulated low E bronze glass

Floor Load Capacity: 50 lbs per square foot live load + 20 lbs per square foot partition load for 70 lbs per square foot floor load.

Elevator: Thyssenkrupp pre-engineered oilraulic holeless elevator. Model # Amer 25 (2,500 lb capacity)

## SERVICES AND AMENITIES

Utility Service:

Water: City of Sacramento

Sewer: City of Sacramento

Electrical: SMUD

Gas: PG&E

Onsite Parking: 3.8:1,000

For more information, please contact:

**Toss R. Vallentine**  
Associate  
916.418.6033  
[toss.vallentine@grubb-ellis.com](mailto:toss.vallentine@grubb-ellis.com)

**Clyde Rawlings, CCIM**  
Senior Vice President  
916.418.6035  
[clyde.rawlings@grubb-ellis.com](mailto:clyde.rawlings@grubb-ellis.com)

