



WATERFRONT
PLACE



100 WATERFRONT PLACE
WEST SACRAMENTO, CA



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CALSTRS



WATERFRONT
PLACE





TAKE A
VIRTUAL TOUR

SET YOUR SIGHTS ON WEST SACRAMENTO

An extraordinary opportunity to lease up to 200,000 square feet at Waterfront Place, a 17 story, 409,000 square foot, LEED® Platinum building located on West Sacramento's dynamic waterfront.

Every aspect of the building's design emphasizes sustainability and a healthy work environment. A Waterfront Farm grows fresh fruits and vegetables that are utilized daily for the on-site cafe. Modern, open work space offers abundant natural light and breathtaking 360 degree views of Sacramento and the downtown skyline. Direct access to nature is within steps from the building lobby.

Welcome to your future workplace.



TRANSIT-CENTRIC LOCATION



EASY ACCESS
to major freeways



11.8 MI
to Sacramento Int'l Airport



DIRECT ACCESS
to bike trail



1.3 MI
to the California State Capitol



0.3 MI
to nearest bus stop



0.8 MI
to the Golden 1 Center & Downtown Commons



0.7 MI
to light rail



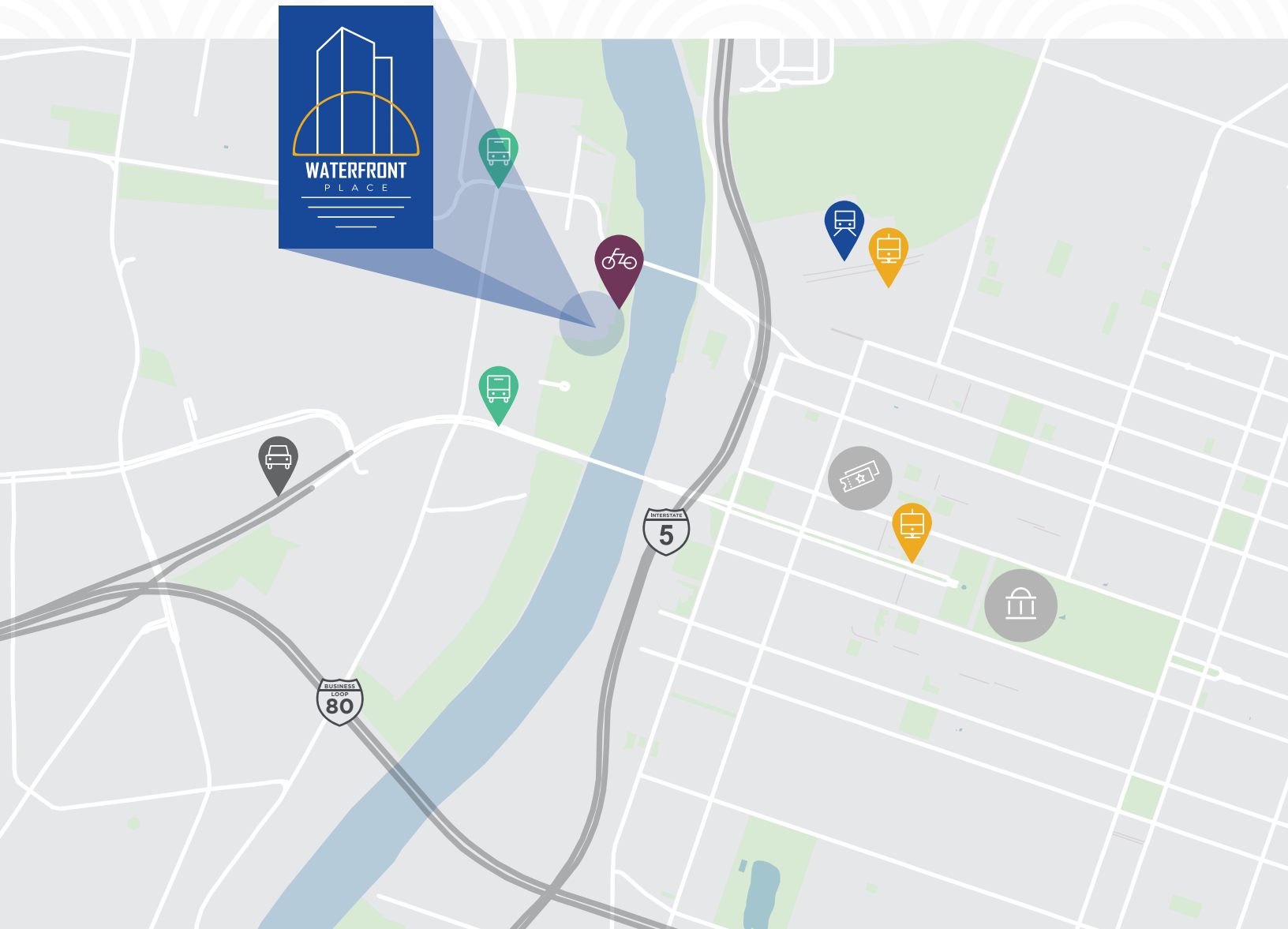
WATER TAXI
Planned



1.3 MI
to Sacramento Valley Amtrak Station



STREET CAR
Service planned



CLASS A AMENITIES

FITNESS CENTER

The fitness center features an array of cardio machines, free weights, showers and locker facilities.



[TAKE VIRTUAL TOUR OF FITNESS CENTER](#)

BICYCLE STORAGE

Commute to work and safely store your bikes on campus with the on campus bicycle cages.

MEETING ROOMS

Meeting rooms accommodating up to 130 people are located on the lobby and mezzanine levels. They are subject to availability and can be reserved for tenant use for a small cost.



[TAKE VIRTUAL TOUR OF BOARD ROOM](#)

ONSITE MANAGEMENT

Professional and responsive building management supports all of your needs.

PARKING

Abundant parking is available at current market rate. 16 charging stations are available to tenants.



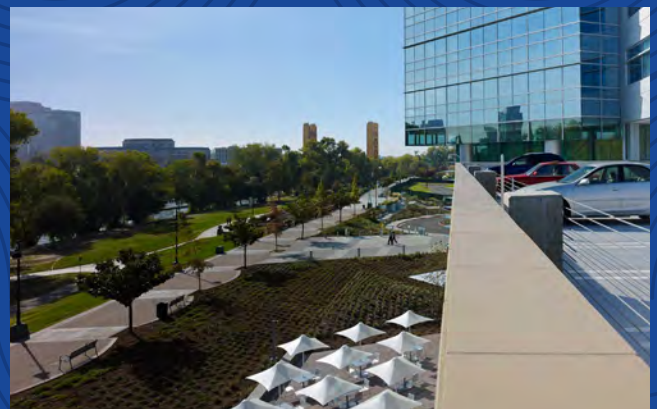
[TAKE VIRTUAL TOUR OF CAFE](#)

CHILD CARE NEXT DOOR

A childcare facility will open in the CalSTRS headquarter expansion. While CalSTRS employee children will enjoy priority enrollment, tenants can apply for remaining available spaces.

CAFÉS IN BUILDING AND NEXT DOOR

Great places to grab a healthy breakfast, lunch or quick snack. The staff at Waterfront Café creates a menu of fresh dishes inspired by the produce harvested from the on-site Waterfront Gardens.



EXPERIENCE
HERE

WELCOME TO WATERFRONT PLACE



[TAKE VIRTUAL TOUR OF LOBBY](#)

INSPIRING FRESH IDEAS

ON-SITE CAFE, GARDEN & GATHERING SPACE



[TAKE VIRTUAL TOUR OF CAFE](#)

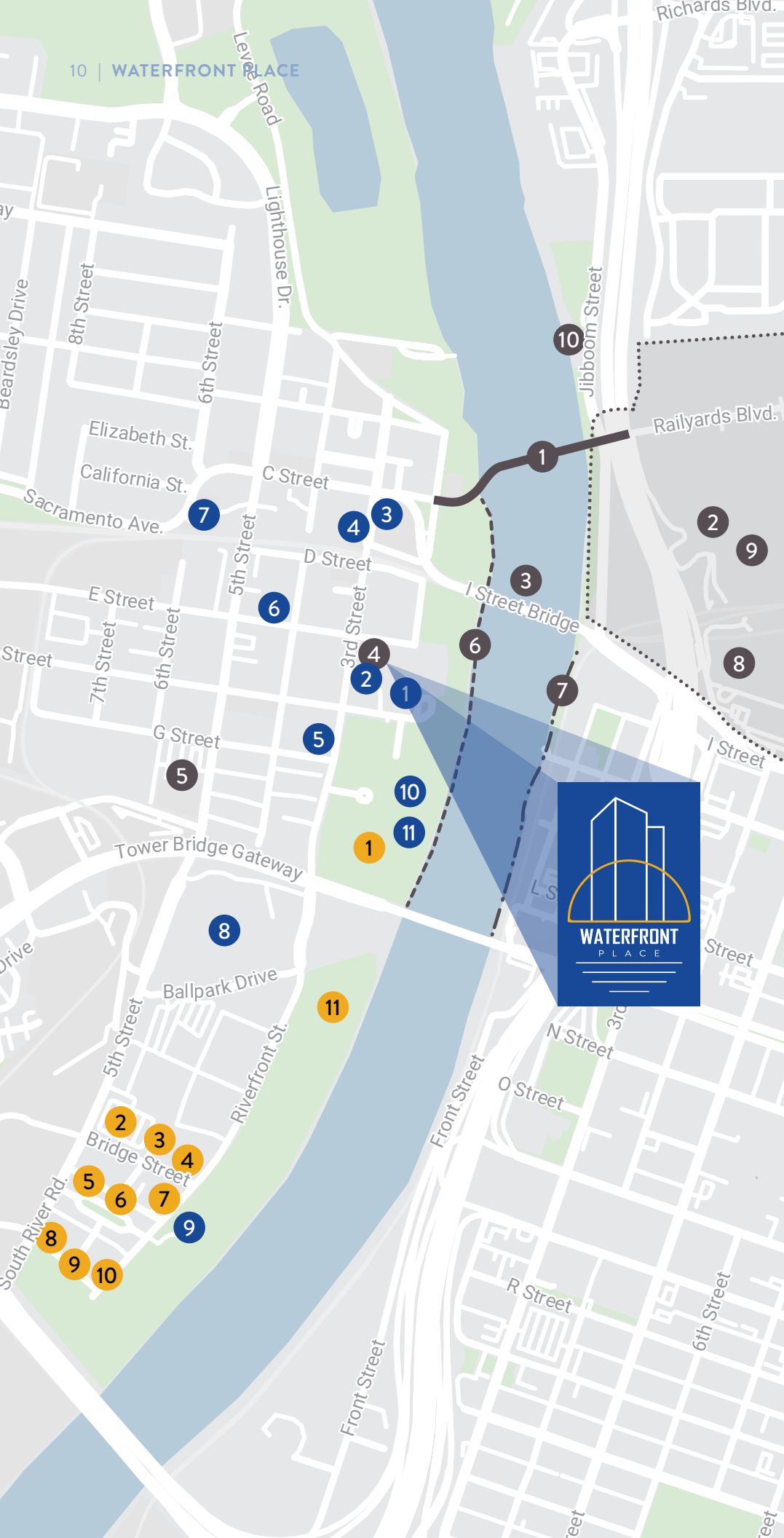


[TAKE VIRTUAL TOUR OF TRAINING ROOM](#)

DINING AND HOTSPOTS

PLAY HERE

- 1 Waterfront Cafe
- 2 3rd Street Cafe (Coming soon)
- 3 Burgers & Brew
- 4 Devil May Care Ice Cream
- 5 Tree House Cafe
- 6 Sal's Tacos
- 7 Broderick Roadhouse
- 8 Sutter Health Field
- 9 Drake's: The Barn
- 10 River Walk Park
- 11 Etenesh Zeleke Public Dock



ACCESSIBLE

Transportation via Yolobus, Jump Bikes, Ridesharing

52

Rivercats Home Games in 2019

117

Restaurants

14,014

Sutter Health Field Capacity

4

Public Art Works

APARTMENT COMMUNITIES

LIVE HERE

- 1 Raley's Landing
- 2 980 Central
- 3 The Rivermark
- 4 The Bridge
- 5 Moderns on Eames Walk
- 6 Habitat
- 7 Park Moderns
- 8 Phase 5 Apartments
- 9 The Ro
- 10 The Foundry
- 11 West Apartments

19,067

Total Housing Units

7,909

Total Rental Units

\$966

Median Rent

9,687

Total Owner
Occupied Units

\$304,600

Median Home Values

DEVELOPMENTS ON THE RISE

GROW HERE

- 1 I Street Replacement Bridge
- 2 The Railyards
- 3 I Street Bike and Pedestrian Bridge
- 4 CalSTRs Headquarters Expansion
- 5 Hilton Home2Suites
- 6 West Sacramento Waterfront
- 7 Old Sacramento Waterfront
- 8 Sacramento Valley Station Expansion
- 9 Kaiser Permanente Hospital
- 10 Museum of Science and Curiosity

60

Acres in The Bridge District

19

Homes Under Construction

111

Apartments Under Construction

CALSTRS EXPANSION



SACRAMENTO VALLEY STATION EXPANSION



THE RAILYARDS



I STREET REPLACEMENT BRIDGE



SUSTAINABILITY, WELLNESS & COVID-19 IMPROVEMENTS



Waterfront Garden

supplements onsite café with seasonal, organic produce



LEED Platinum

providing a framework for health, high-efficiency, and cost-savings



WELL Building Standard

evidence-based health, safety and cleaning practices



Full-time automated air quality monitoring

HVAC systems measure CO₂ content of air and continuously adjust fresh air input to maintain healthful air quality



Regularly monitored

and tested HVAC and water to mitigate COVID and other airborne contagions



Air filtration

Fresh air drawn from outside is passed through a bank of filters, which remove 90% of air particles down to PM 2.5 (0.0001 inch) in size



Signage in lobby

and other public areas to increase public awareness of distancing



No smoking

on CalSTRS property, including within 25 feet of all entrances and exits



Fitness center

cleaned throughout the day



OUTDOOR LIFESTYLE



RIVER WALK PARK

Located along the west bank of the Sacramento River between the Tower and I Street bridges, River Walk Park offers a unique view of the Sacramento skyline and Old Sacramento that you cannot find anywhere else.



BIKE TRAILS

Waterfront Place's proximity to bike trails allows for an easy commute. Tenants can bike from Folsom to Davis — the 32-mile American River Bike Trail runs from Tower Bridge to Folsom Lake and the western bike route runs from West Sacramento to Davis.



BOATING & PADDLE BOARDING

The waterfront location on the Sacramento River offers many opportunities for boating. There are several places to launch and dock man-powered boats and motorboats in West Sacramento. You can also enjoy the Sacramento River via kayak or paddle board. Launch your own off of the dock or rent one from local vendors.



INCREASE PRODUCTIVITY

LIGHTING & DAYLIGHT

Studies show workers with greater access to natural light are up to 18% more productive. ¹

LOCATION & ACCESS TO AMENITIES

Buildings with access to safe bike routes, parking, fitness centers and a range of health food choices have lower rates of absenteeism. ⁵

BIOPHILIA

Research shows that access to outdoor space and a connection to nature is a natural stress reliever for employees. ⁴

LOOK & FEEL

Office aesthetics have a proven impact on health and wellbeing. Moreover, workplace design is an important recruiting tool; after cleanliness, a visually appealing office is the most cited first impression. ⁵

VIEWS

Better views have been connected to an 8-15% increased productivity. ⁴

ACTIVE DESIGN

Buildings that encourage physical movement promote exercise, combat obesity, and result in healthy stress-resistant employees. ²

INTERIOR LAYOUT

Research shows that by focusing on social connectivity amongst colleagues in an office environment has a 6% reduction in measured stress and a drastic reduction in employee turnover from 40% to 12%. ²

ACCESS TO CHILDCARE

One study of a major employer found that 68% of parents would have missed work if they had not used the onsite childcare center, leading to productivity savings of nearly \$400,000. ³

1. World Green Building Council - Health, Wellbeing and Productivity in Offices September 2014.
2. Waber B. (2013) People Analytics: How Social Sensing Technology Will Transform Business and What It Tells Us about the Future of Work Financial Times Press, Chapter 3.
3. Bright Horizons Inc. (2005) The real savings from employer sponsored child care: Investment impact study results.
4. Heschong Mahone Group (2003) Windows and Offices: a Study of Worker Performance and the Indoor Environment (Technical Report) for California Energy Commission, 2003, pp 2-4.
5. World Green Building Council - Building the Business Case: Health, Wellbeing and Productivity in Green Offices October 2016.

BUILDING FEATURES



FLOORPLATES:

±24,995 SF average floorplate size



CEILING HEIGHTS:

9'-6" from top of raised floor to bottom of ceiling grid



SIGNAGE:

Possible monument and building signage opportunities, subject to SF leased



CLIMATE CONTROL:

HVAC in the tower consists of an under floor air distribution system serviced by two 375 centrifugal chillers, three 3.5 MMBtu boilers, four supply air fans and two return air fans.



WINDOW MULLIONS:

Most glazing falls in two sizes: 57" x 57" or 28" x 57"

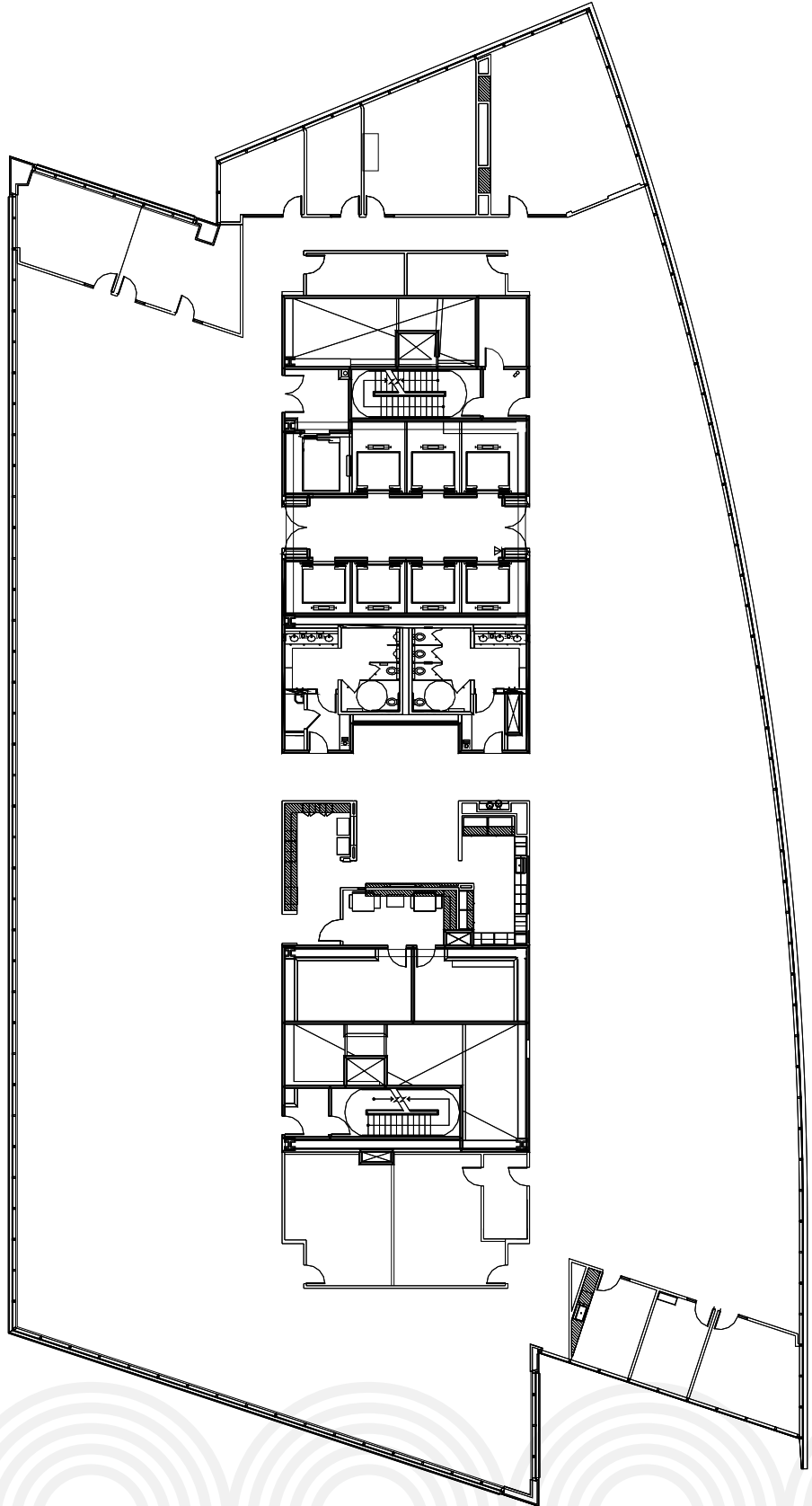
WORK HERE

±24,995 - 200,000 SF



FLOOR 5

±24,995 SF



FLOOR 5

±24,995 SF

84

Workstations

15

Four-Person Pods (Seats 60)

2

Two-Person Pods (Seats 4)

1

Large Conference Room (Seats 20)

1

Medium Conference Room (Seats 12)

2

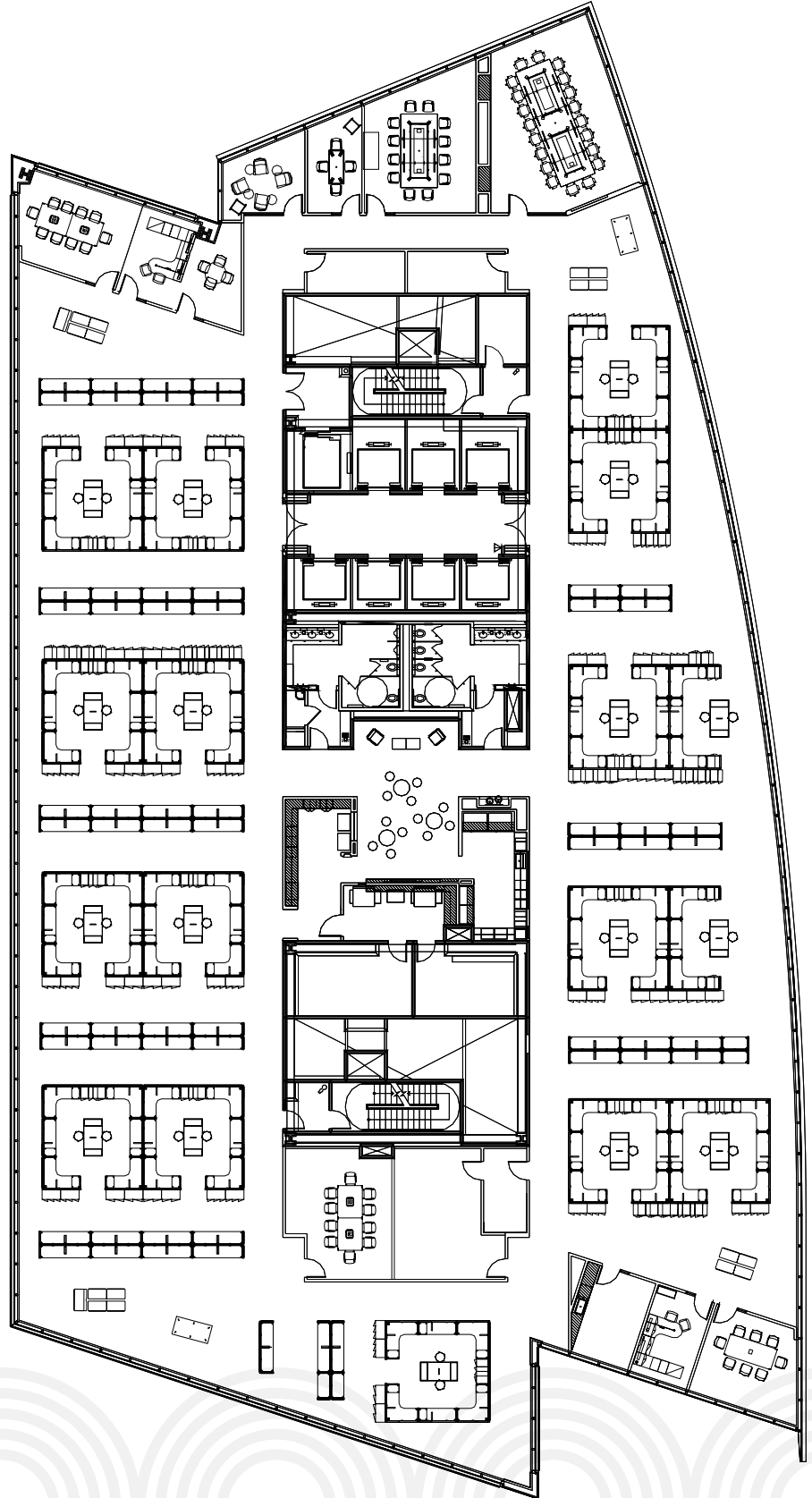
Medium Conference Rooms (Seats 10)

1

Small Conference Room (Seats 8)

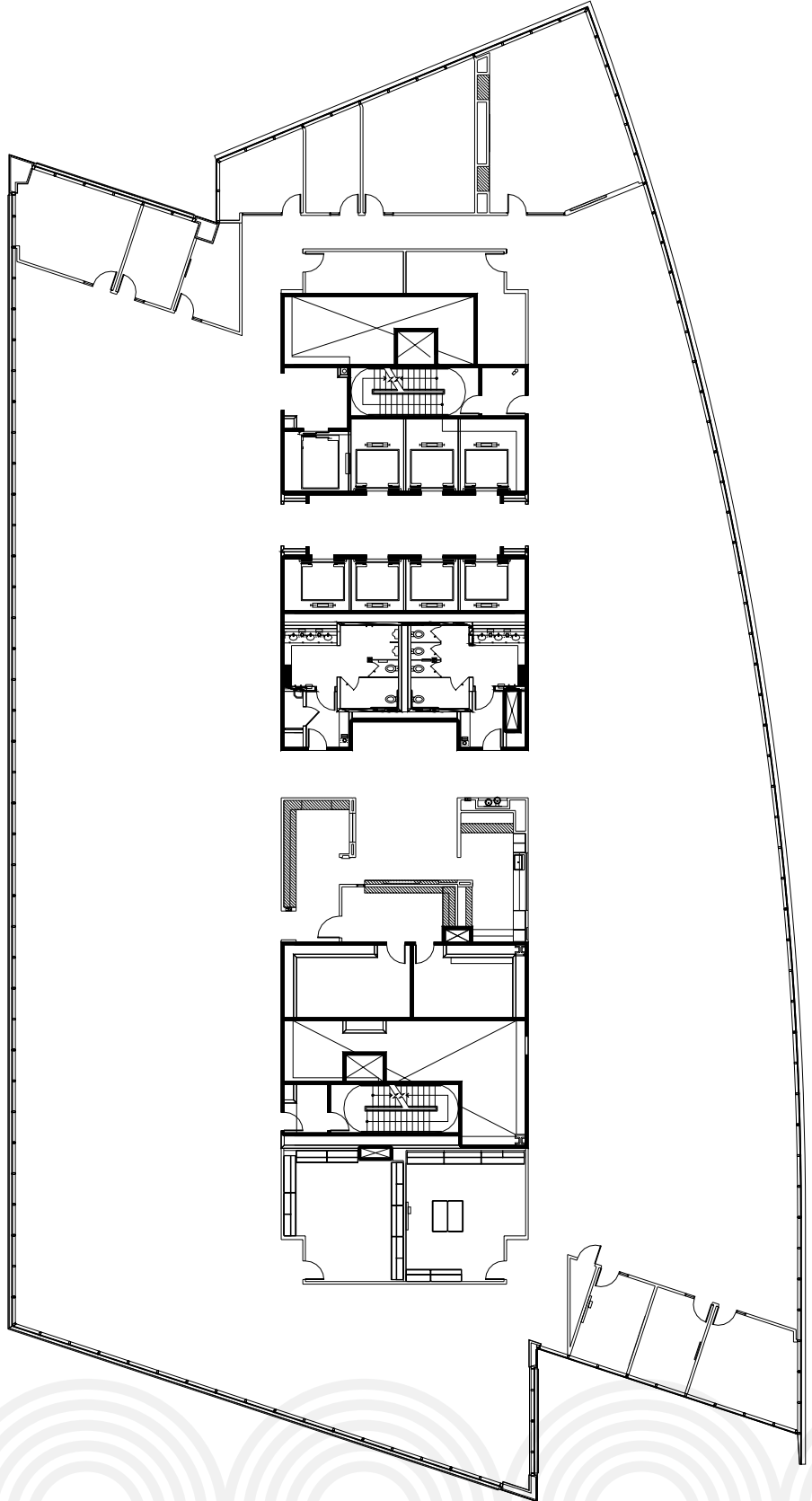
2

Small Huddle Rooms (Seats 4)



FLOOR 6

±24,995 SF



FLOOR 6

±24,995 SF

111

Workstations

1

Large Conference Room (Seats 20)

1

Medium Conference Room
(Seats 12)

1

Medium Conference Room
(Seats 8)

2

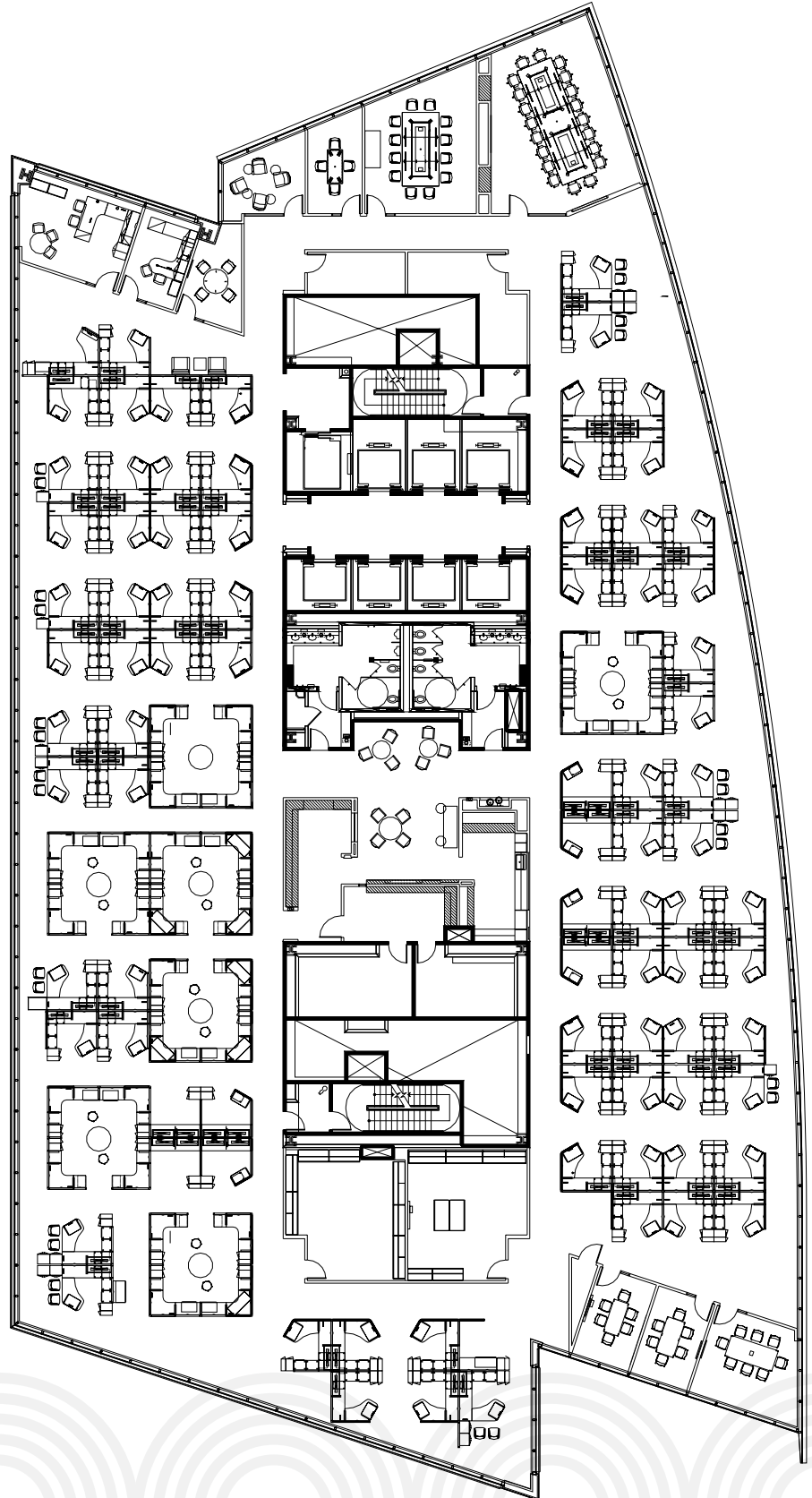
Small Conference Rooms (Seats 6)

3

Small Huddle Rooms (Seats 4)

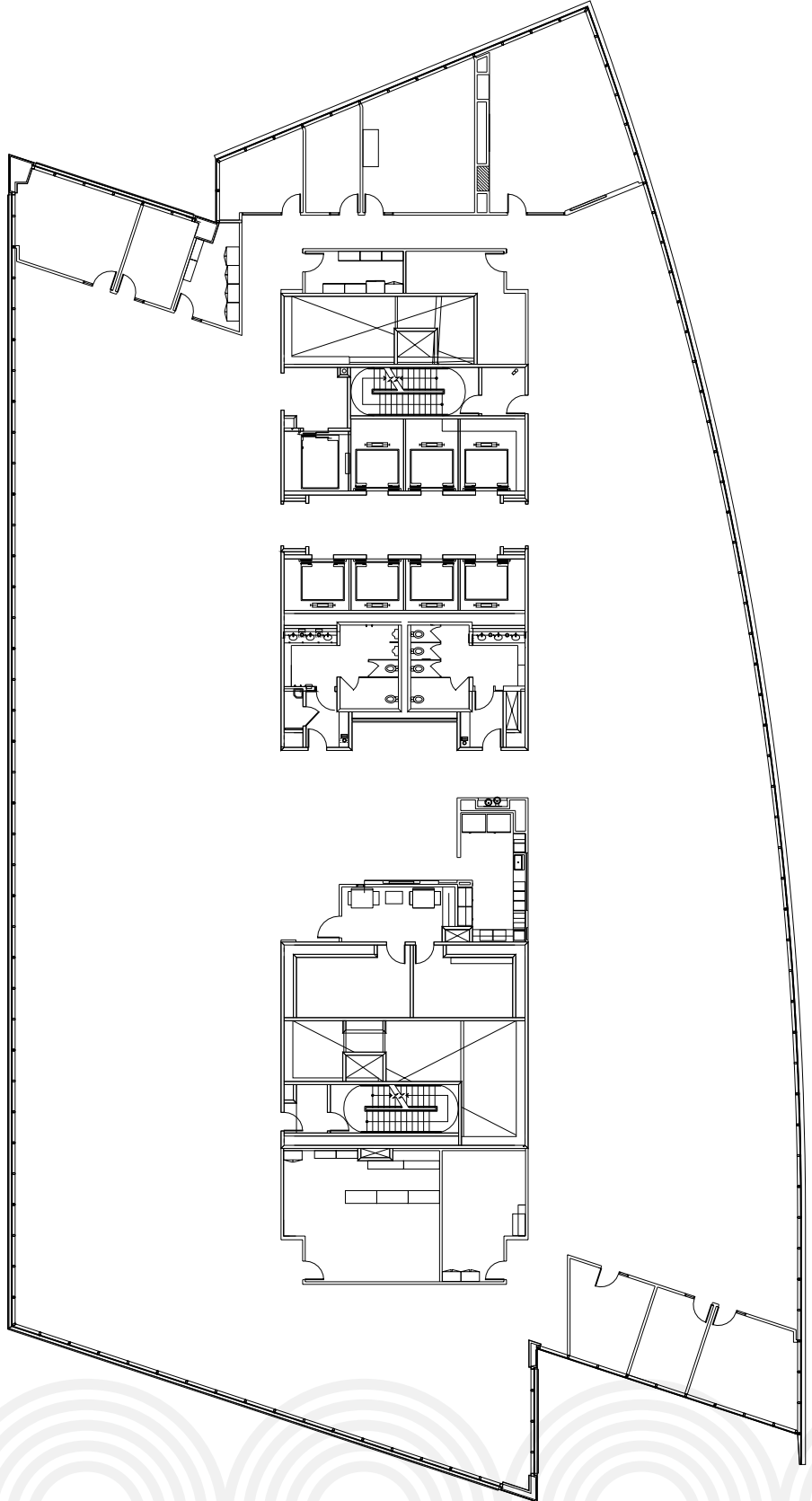
2

Private Offices



FLOOR 7

±24,995 SF



FLOOR 7

±24,995 SF

111

Workstations

1

Large Conference Room (Seats 20)

1

Medium Conference Room (Seats 12)

1

Medium Conference Room (Seats 10)

1

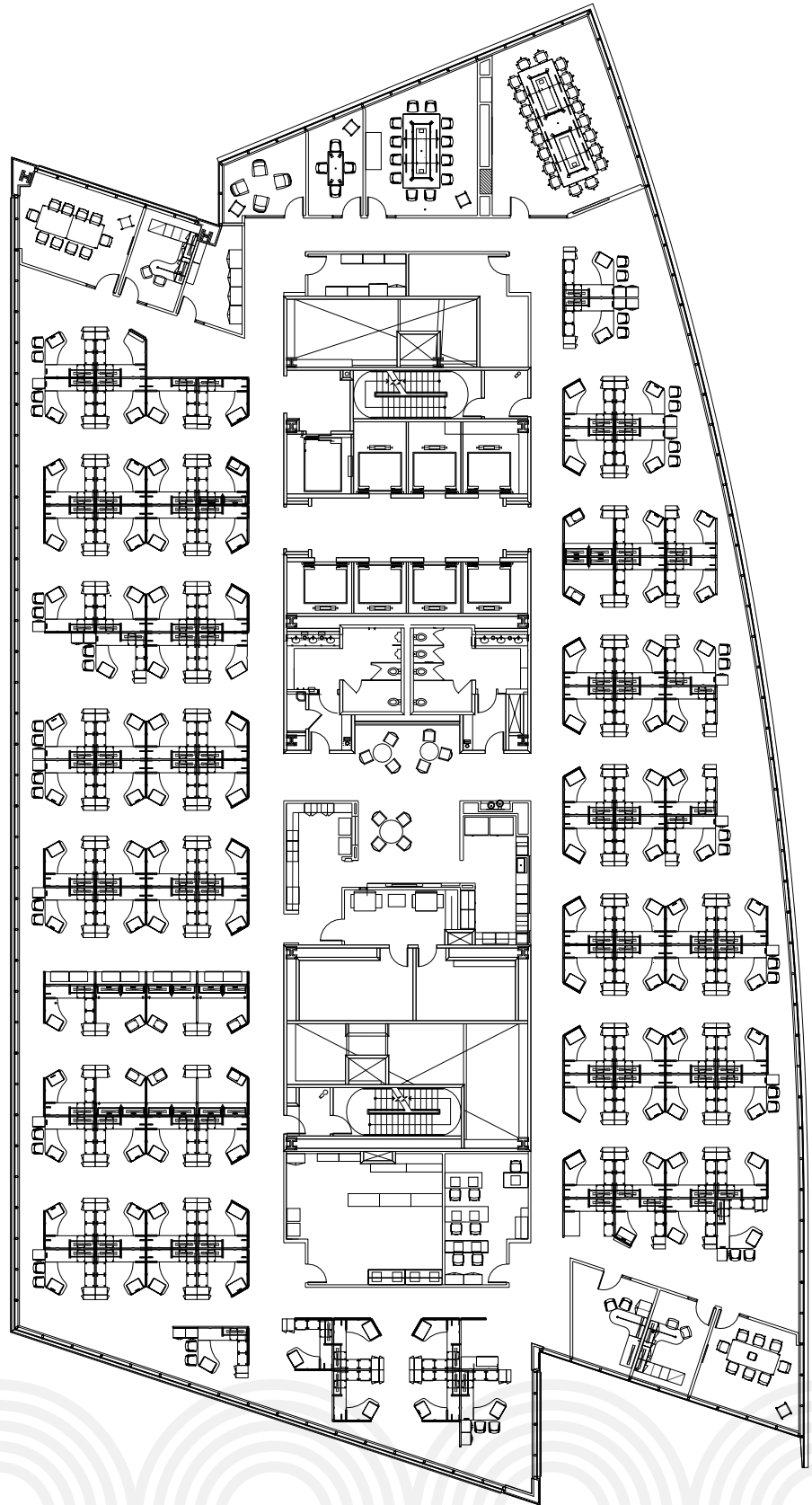
Small Conference Room (Seats 8)

2

Huddle Rooms (Seats 4)

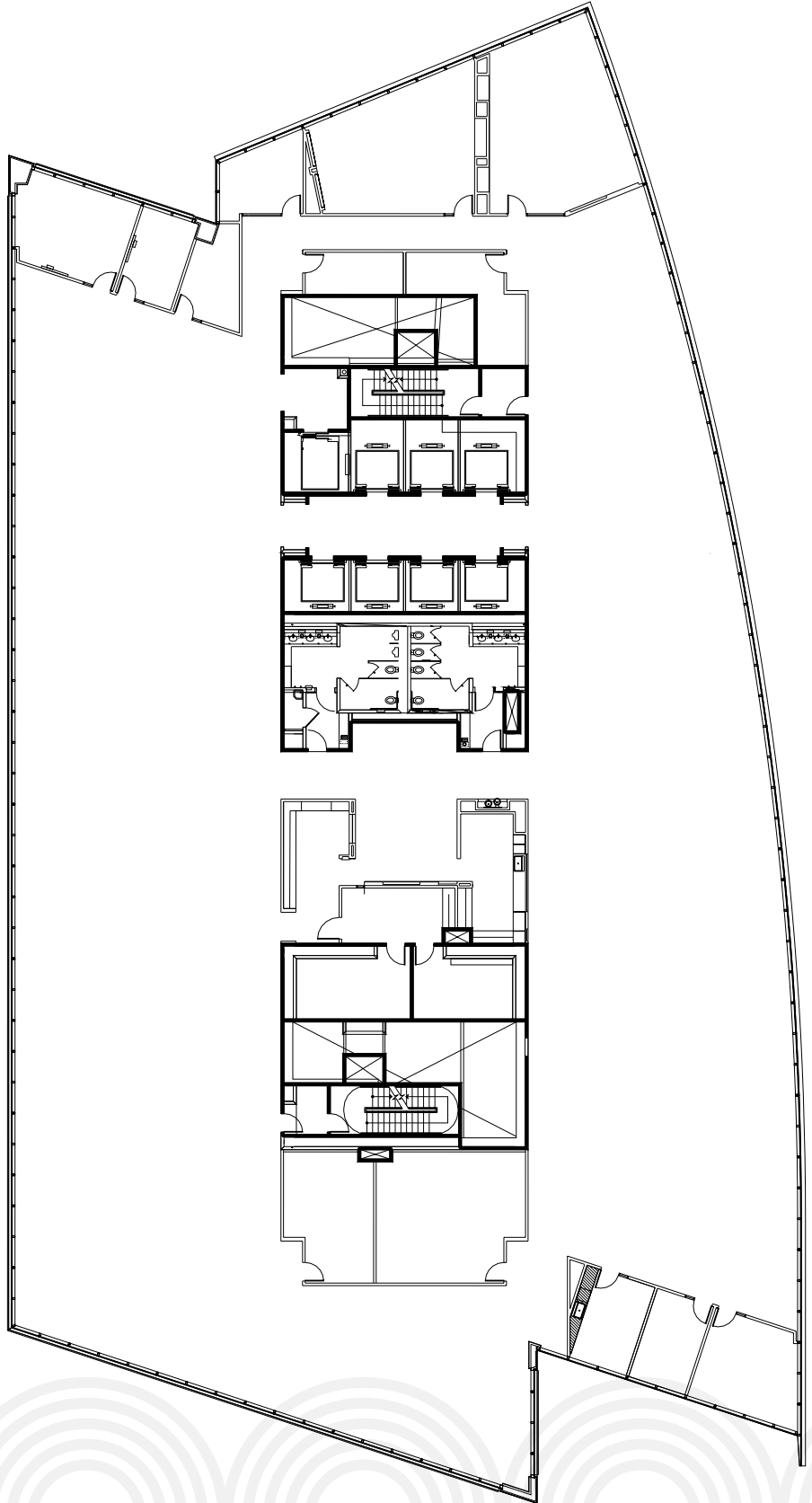
3

Private Offices



FLOOR 8

±24,995 SF



FLOOR 8

±24,995 SF

124

Workstations

1

Large Conference Room (Seats 20)

1

Large Conference Room (Seats 14)

1

Medium Conference Room (Seats 10)

1

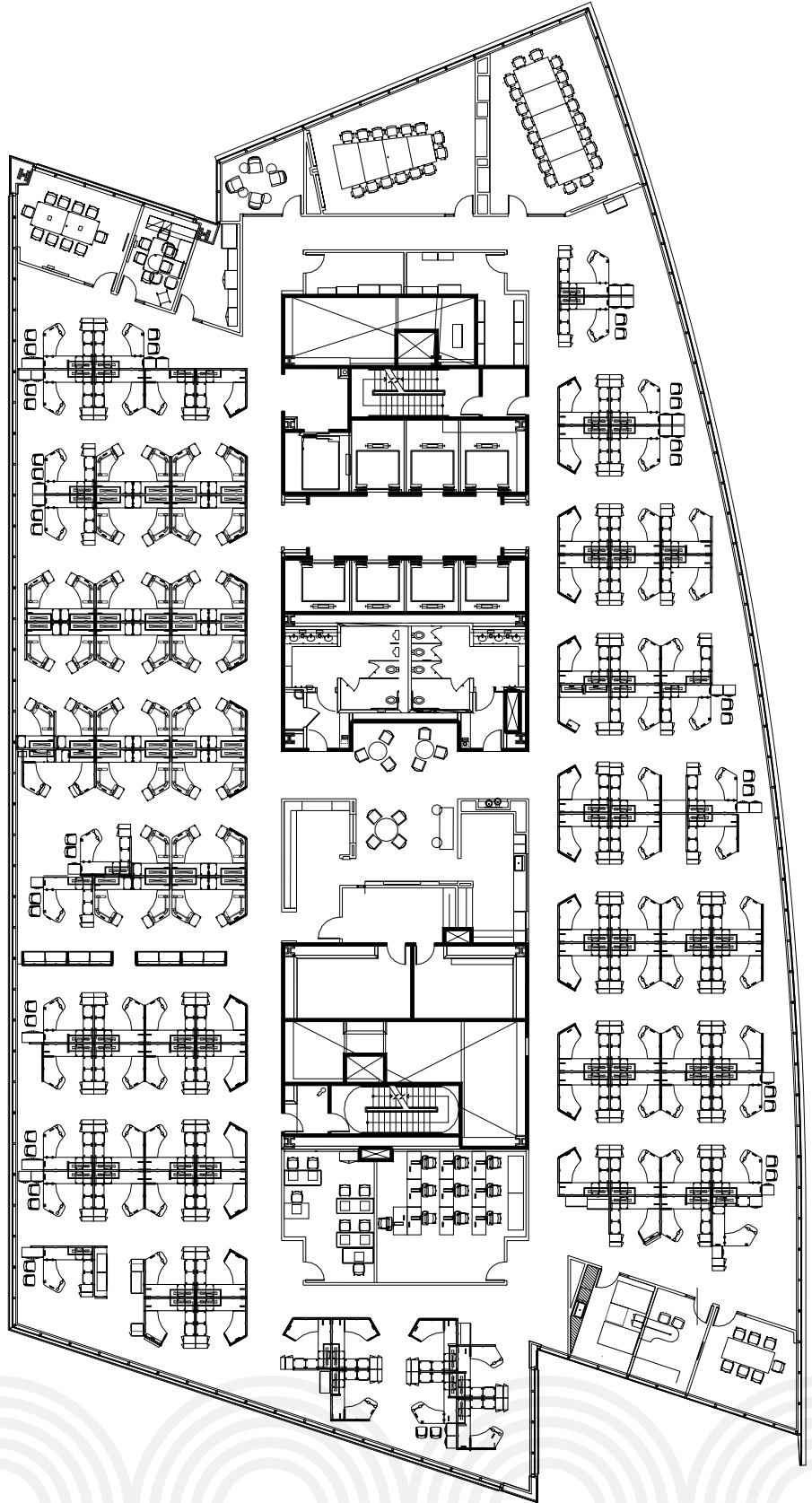
Small Conference Room (Seats 7)

1

Small Huddle Room (Seats 4)

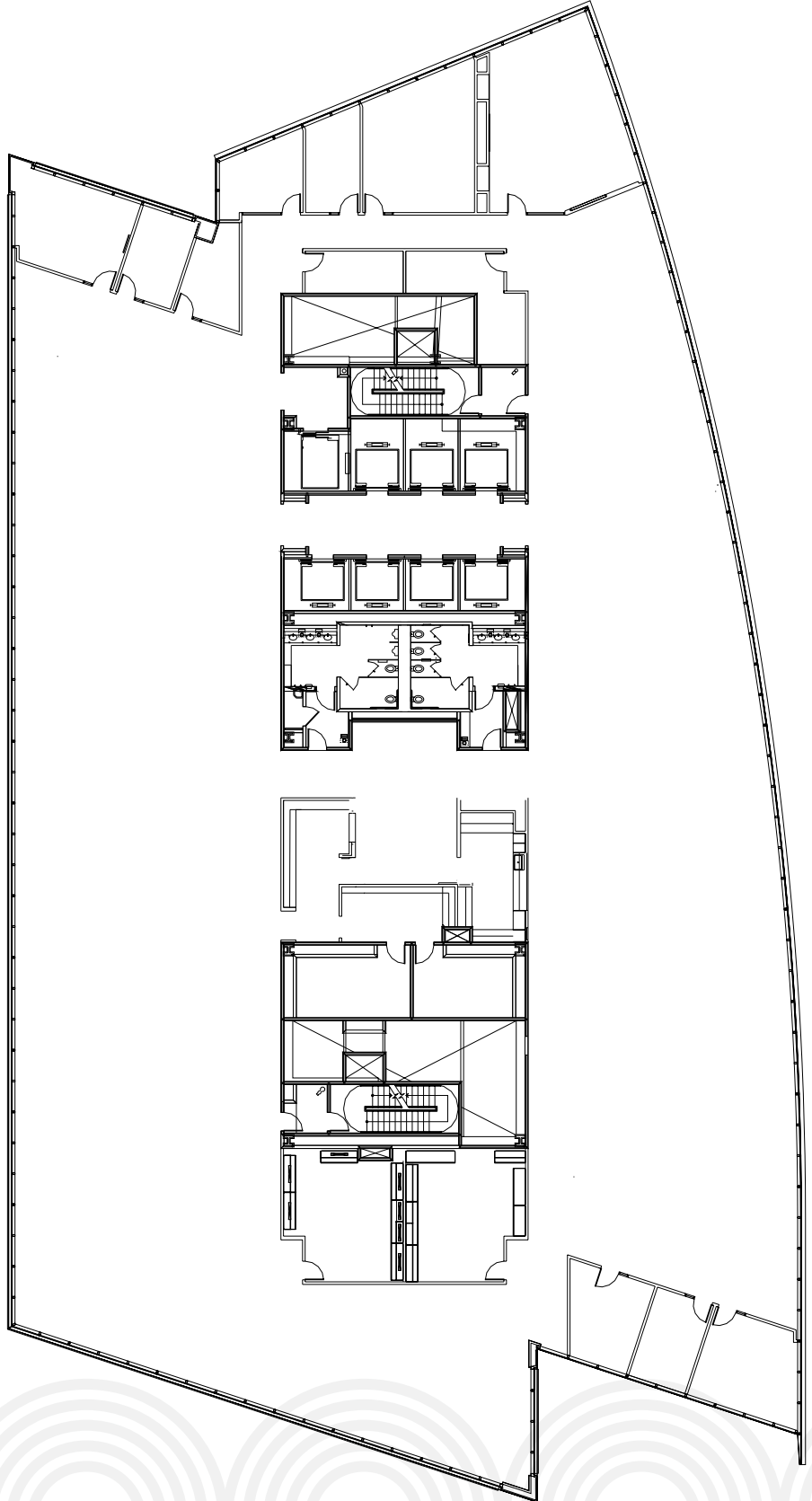
2

Private Offices



FLOOR 9

±24,995 SF



FLOOR 9

±24,995 SF

111

Workstations

1

Large Conference Room (Seats 20)

1

Medium Conference Room (Seats 12)

1

Medium Conference Room (Seats 10)

1

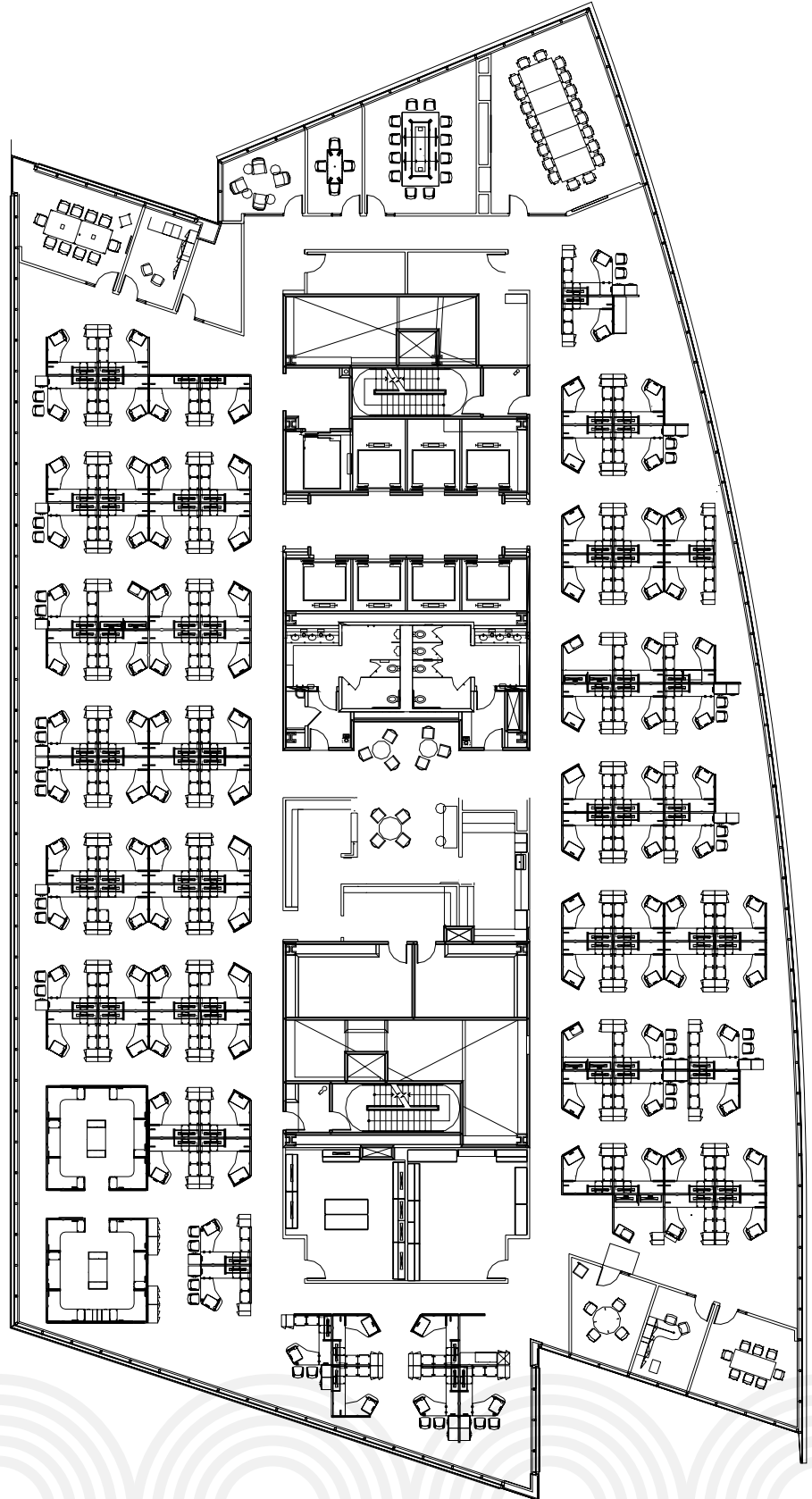
Small Conference Room (Seats 8)

3

Huddle Rooms (Seats 4)

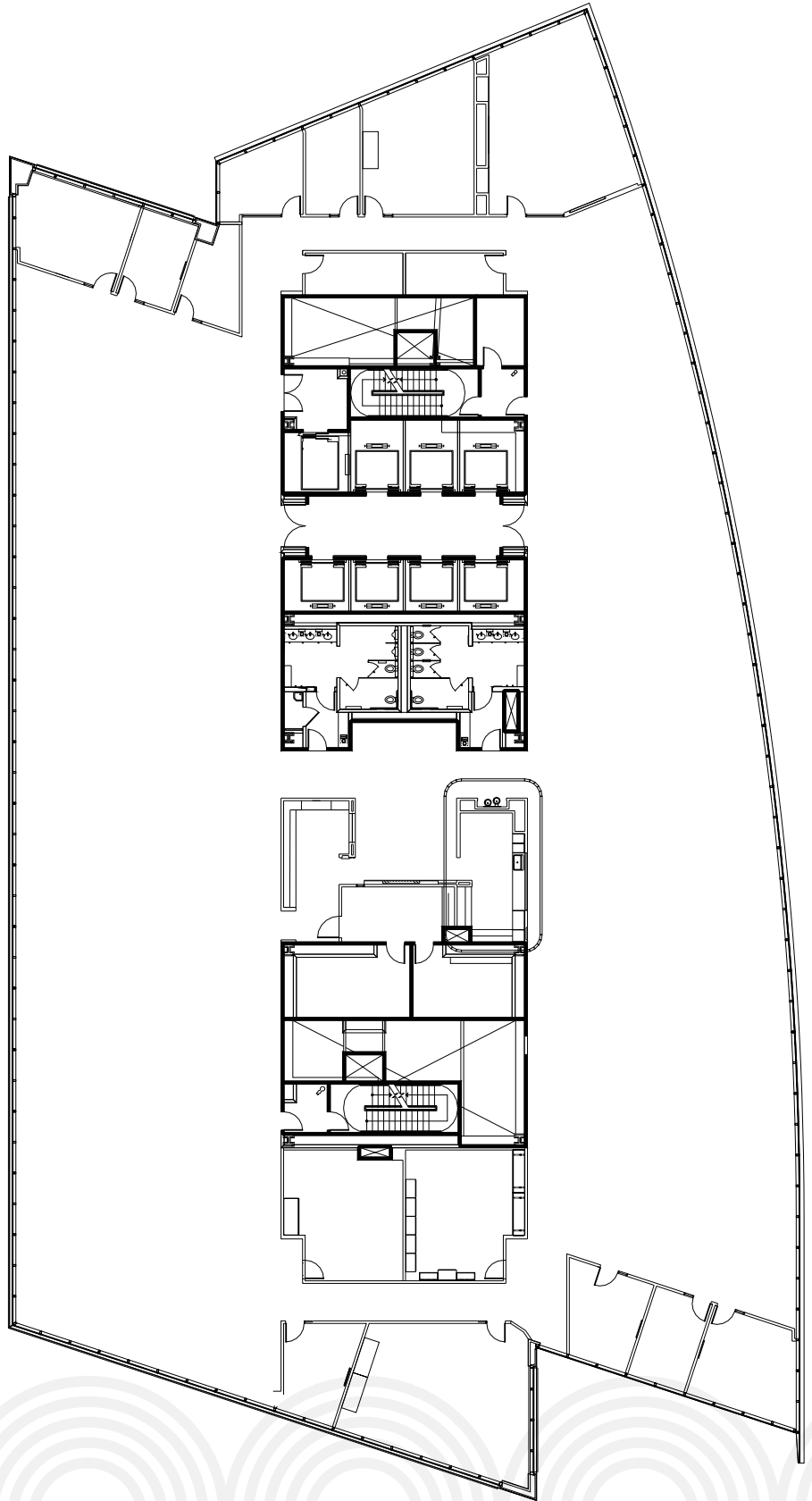
2

Private Offices



FLOOR 10

±24,995 SF



FLOOR 10

±24,995 SF

109

Workstations

1
Large Conference Room (Seats 20)

1
Medium Conference Room (Seats 12)

1
Small Conference Room (Seats 8)

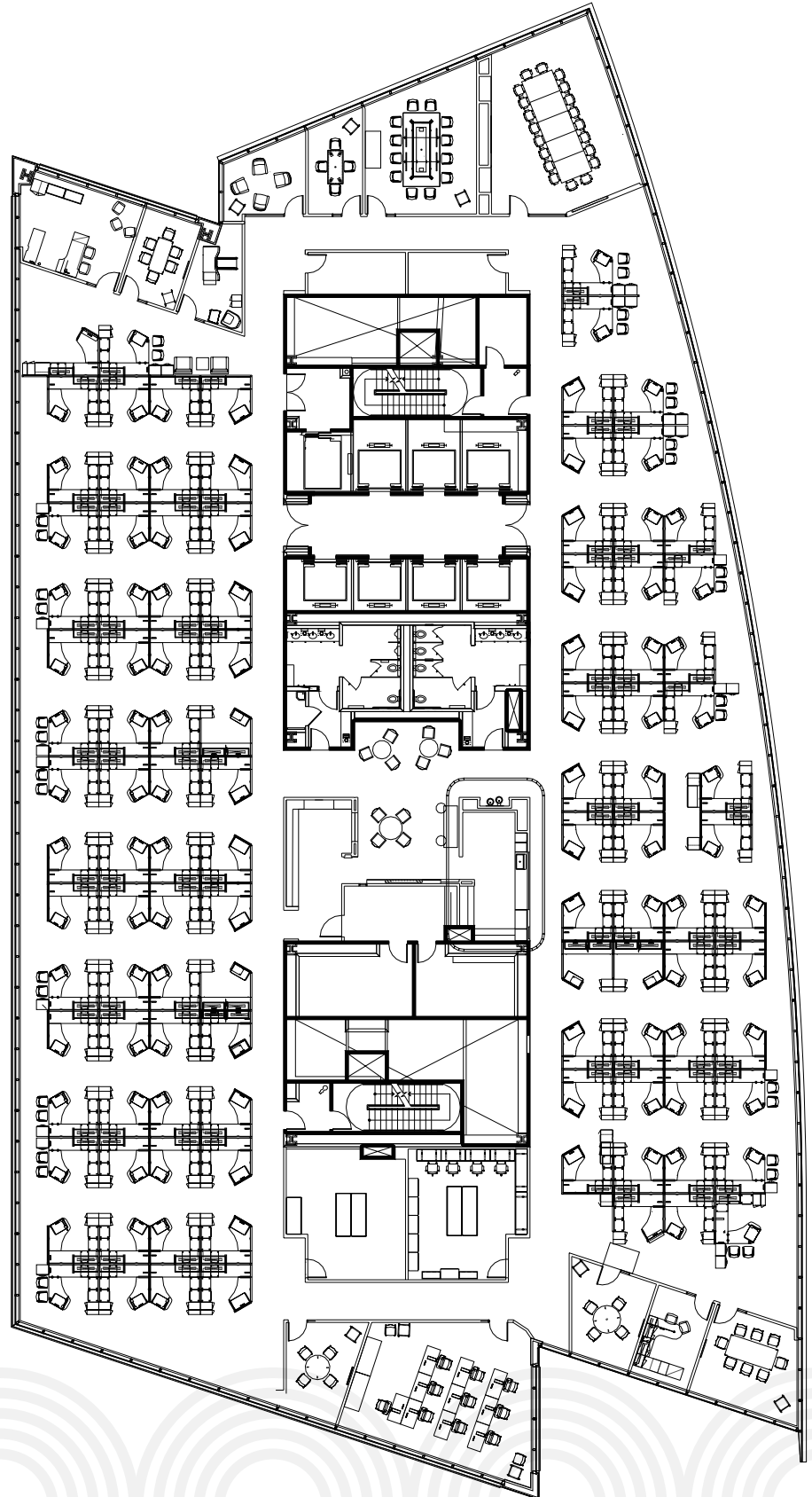
1
Small Conference Room (Seats 6)

4
Small Huddle Rooms (Seats 4)

2
Private Offices

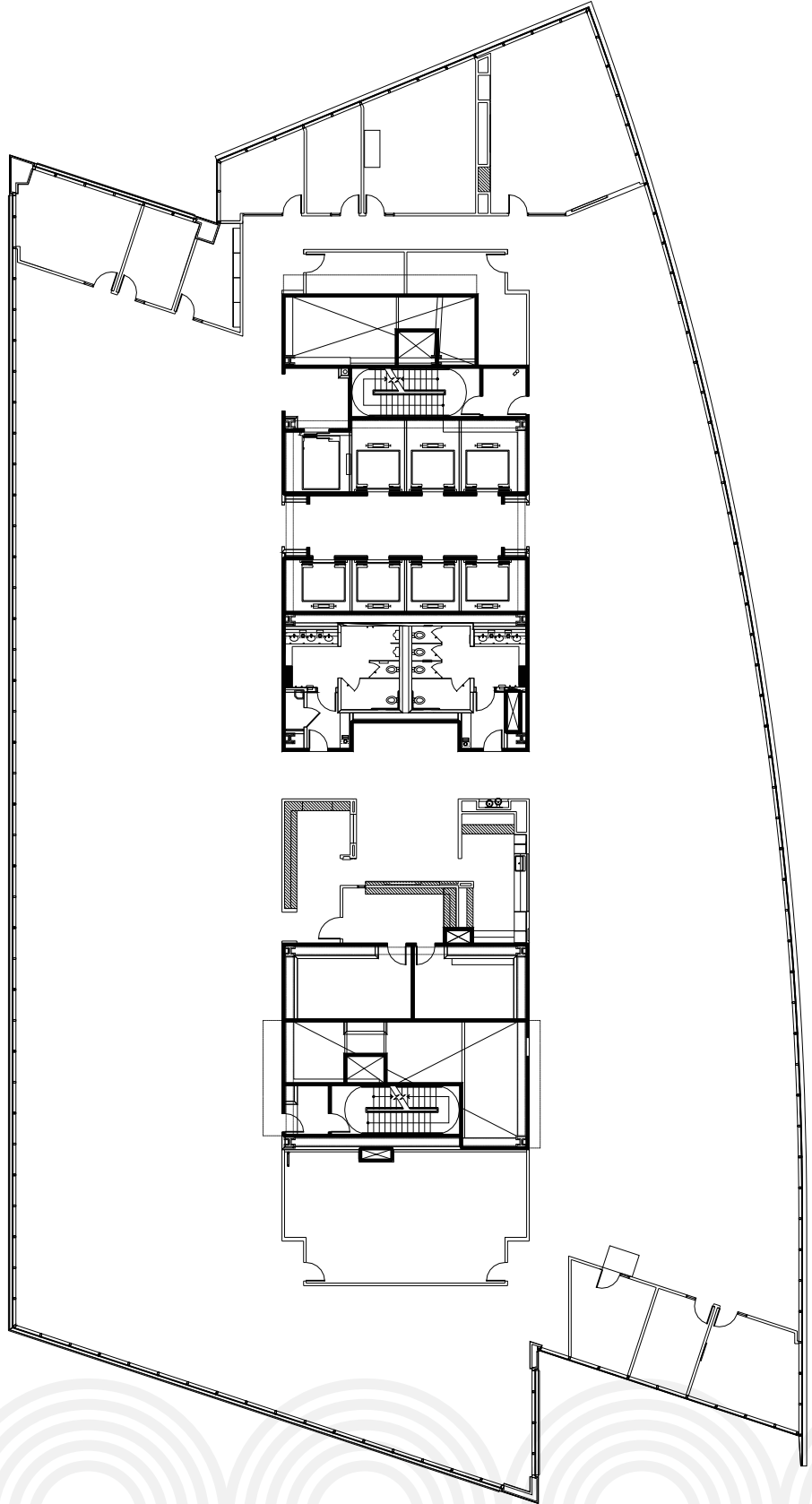
1
Executive Office

1
Classroom (Seats 10)



FLOOR 11

±24,995 SF



FLOOR 11

±24,995 SF

103

Workstations

1

Large Conference Room (Seats 20)

1

Medium Conference Room (Seats 12)

1

Small Conference Room (Seats 8)

2

Small Huddle Rooms (Seats 4)

3

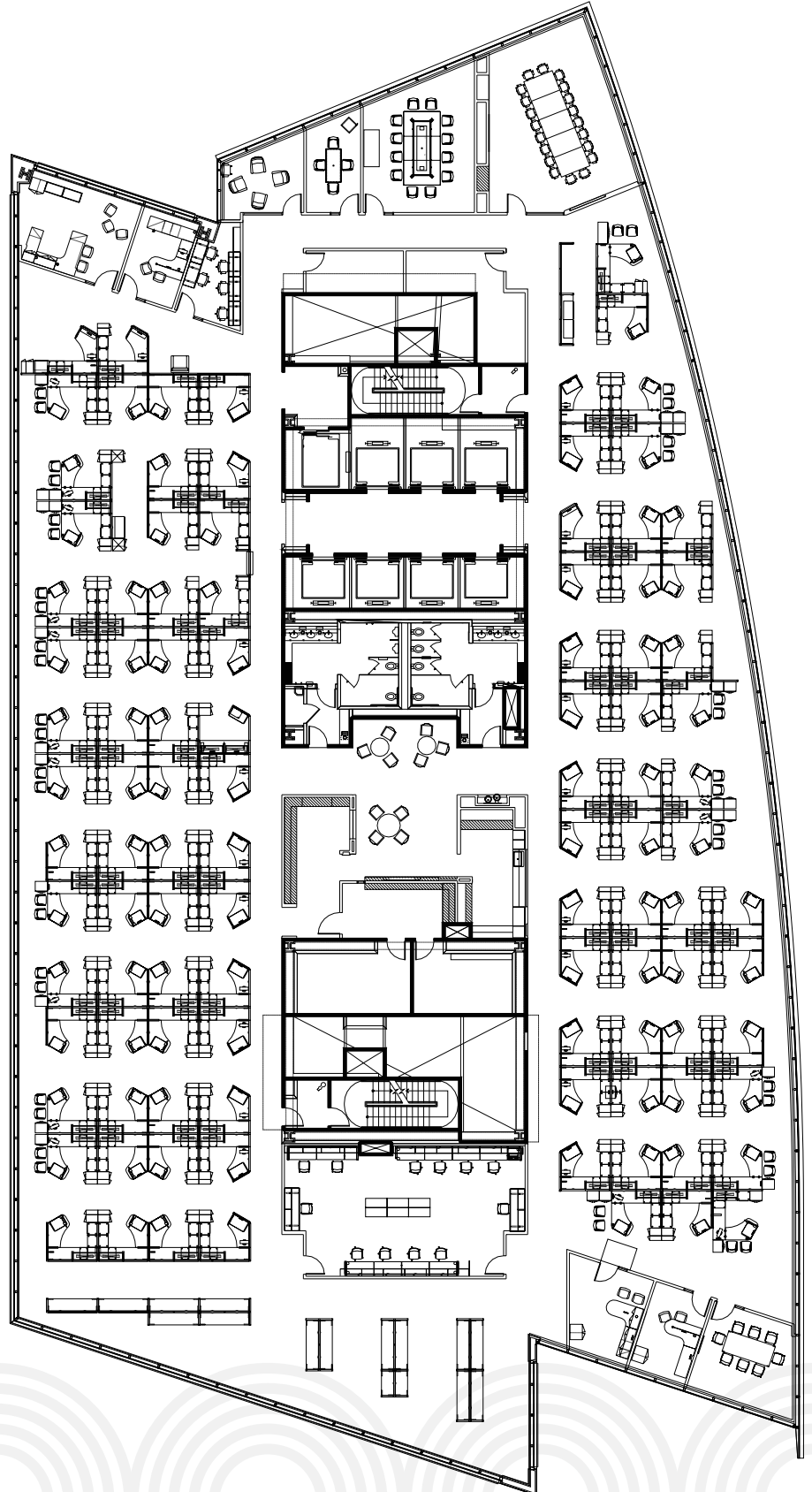
Private Offices

1

Executive Office

1

IT Room (Seats 5)





CAMPUS CULTURE

Waterfront Place was designed to fulfill CalSTRS' promise to sustainability and provide employees, tenants and visitors with a healthy, stimulating and supportive workplace. With the expansion, CalSTRS will be adding new amenities that will enrich the campus and is looking for new tenants that share their passion for promoting a healthy work-life balance and caring for the environment.

CHILD CARE FACILITY

CalSTRS will feature a child care center in the new expansion building. While CalSTRS employee children will enjoy priority enrollment, tenants can apply for remaining spaces.

CALSTRS CAFES

The existing Waterfront Cafe will continue operating, but CalSTRS will be providing another cafe in the expansion building. This new cafe will also offer a menu inspired by produce picked from the on-site Waterfront Gardens and will be open to the public.

SUSTAINABLE PRACTICES

Waterfront Place has maintained its US Green Building LEED® Platinum certification since 2011. The energy efficient building features and the participation of our employees in "green" building practices strengthen and advance environmental responsibility in our community. CalSTRS advances their commitment to sustainable practices in building their new amenities in the expansion.

CALSTRS®

HOW WILL YOU SPEND YOUR FUTURE?

CalSTRS, the California State Teachers' Retirement System, is the largest teachers' retirement system and second largest public pension fund in the nation. A world-class financial services institution and state agency, our unique organizational culture emphasizes customer service, leadership and respect for our members and our colleagues.

OUR CORE VALUES

The CalSTRS Core Values are a set of attitudes, beliefs and behaviors that define CalSTRS and its employees.

CUSTOMER SERVICE

We never compromise on quality as we strive to meet or exceed the expectations of our customers.

ACCOUNTABILITY

We operate with transparency and accept responsibility for our actions.

LEADERSHIP

We model best practices in our industry and innovate to achieve higher standards.

STRENGTH

We ensure the strength of our system by embracing a diversity of ideas and people.

TRUST

We conduct ourselves with integrity, acting ethically in every endeavor.

RESPECT

We respect the needs of our members, co-workers, and others, treating everyone with fairness, honesty, and courtesy.

STEWARDSHIP

We recognize our fiduciary responsibility as the foundation for all decision-making.



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