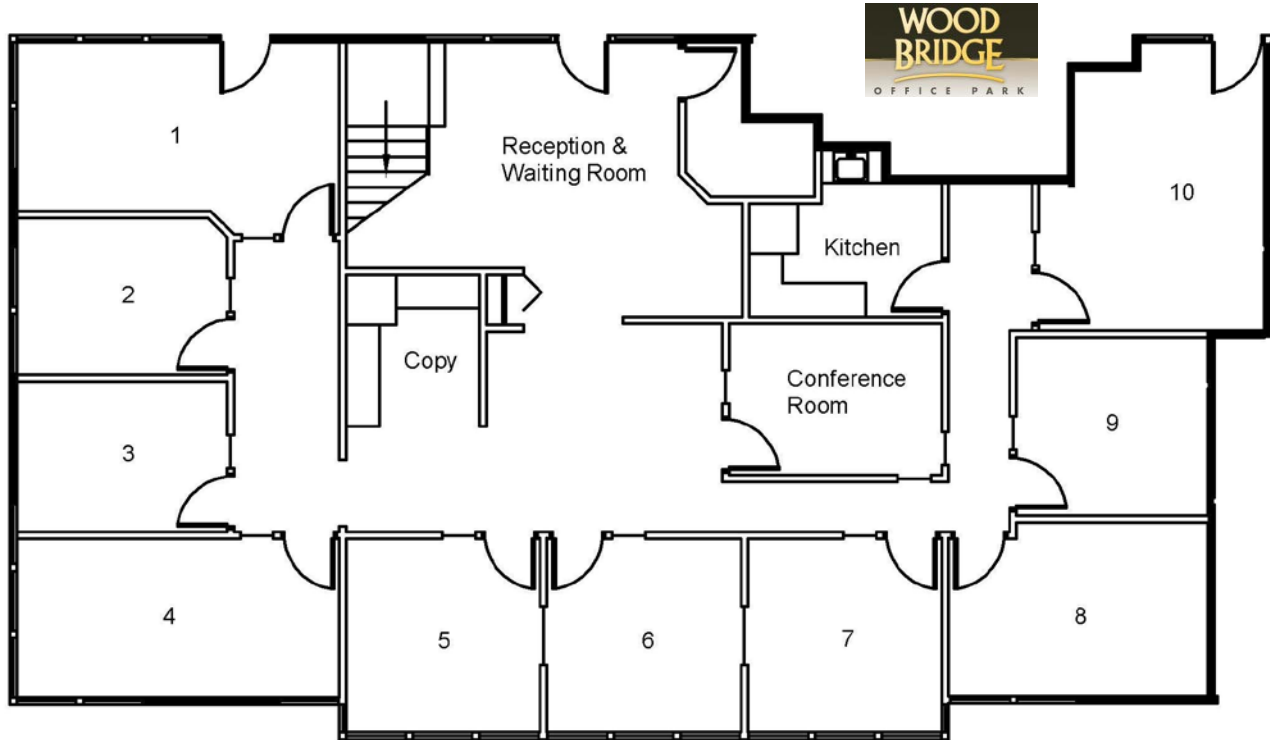




**FULL-SERVICE EXECUTIVE OFFICES
& Virtual Offices**

Located at Woodbridge Office Park

1337 Howe Avenue, Suite 250
 Sacramento CA 95825
 (916) 247-2500 office
 (916) 290-0563 fax



10 Offices are available for lease. Price per sq. foot is \$1.65 + \$300 for our common area and executive suite services. For example, suites 2 and 3 are 139 sq feet. $139 \times 1.65 = \$229 + \$300 = \$529$

| <u>Office</u> | <u>Sq. Feet</u> | <u>Monthly Lease</u> | <u>Office</u> | <u>Sq. Feet</u> | <u>Monthly Lease</u> |
|---------------|-----------------|----------------------|---------------|-----------------|----------------------|
| 1 | 227 | \$674 | 6 | 168 | \$577 |
| 2 | 139 | \$529 | 7 | 168 | \$577 |
| 3 | 139 | \$529 | 8 | 197 | \$625 |
| 4 | 215 | \$655 | 9 | 154 | \$555 |
| 5 | 168 | \$577 | 10 | 230 | \$680 |

- Note: Office #4 has windows on 2 sides. Offices 1 & 10 have windows facing outside with a private entrance.

Other Required Monthly costs:

\$49 Surewest Fiber T1 connection – faster than you've ever experienced before. A router in your suite is recommended for total security. We are an IT firm providing you the highest security.

\$65 Digital phone service. Unlimited local and long distance in the USA. Additional handsets are \$65 /month. You can have multiple lines coming to your phone system at no cost. Includes all features: Caller ID, Call Waiting, Call Forwarding, 3-Way calling & voicemail.



Welcome to Woodbridge Office Park

Professional management, unmatched design, essential amenities, and the convenience offered in the surrounding area set Woodbridge Office Park apart from the rest. Establish your business at Woodbridge Office Park and benefit from the outstanding location and professional atmosphere.

Essential Amenities

- Covered parking.
- Surewest Fiber Optic, Comcast Cable Internet, and AT&T DSL are available.
- Professional Janitorial Services are provided each weekday.
- A small fitness center and a lunchroom are available exclusively for tenants.
- Two spacious conference rooms can be reserved for use at your convenience.
- UPS Overnight, On-Trac Overnight and U.S. Mail drop boxes are located onsite.
- Tenants and their customers/clients can access the property 24 hours a day, 365 days a year.
- Video cameras are strategically placed in key locations around the property.
- Restaurants of every caliber are within walking distance: Buca di Beppo, Chevy's, Red Lobster, Outback Steakhouse, La Bou, Panera, Taco Bell, Denny's, Chili's and numerous others.
- Bi-annual window cleaning is provided to insure the satisfaction of the tenants.
- Signage rights are available.
- On-site management and leasing.

Location

- Woodbridge Office Park has over 90,000 square feet of office space which can accommodate most fluctuations of tenant's office space needs.
- On Howe Avenue near the intersection of Hurley Way, Woodbridge Office Park is superbly located in one of Sacramento's busiest shopping, business and dining corridors.
- Easy access to Highways 50, 80 and 99 enhances client and employee convenience.
- Woodbridge Office Park offers excellent visibility with signage on Howe Avenue.
- A public transportation bus stop is located at the front of the property.

Building Design and Professional Atmosphere

- Constructed with shallow building depths and many windows, the offices have an unmatched feeling of openness.
- From the moment you enter the interior courtyard and from each glass-enclosed office space, you'll enjoy the lush landscaping and features.
- Offices are tastefully decorated in neutral colors designed to coordinate with any décor.
- High-end carpet, window coverings, and paint schemes in the office spaces project an upscale image for your business.
- Clients will be immediately at ease in the peaceful and professional setting.
- Ample parking allows tenants and customers to always have available parking.



- Management is committed to providing excellent client service through maintenance and upkeep of the facilities and its landscaping.

Frequently Asked Questions

What does the rental rate include?

The Woodbridge Office Park provides daily janitorial and normal electricity usage. Fast Break Tech will provide full-service executive services that you are used to, including:

- Receptionist and welcoming area (Ellen)
- On-site center manager
- Telephone answering
- Fully furnished conference rooms
- Common areas
- Kitchen with full-size Refrigerator/Microwave
- Private, secure work areas
- 20% Discounted On-Site IT service by FBT
- Printers, fax machines, and copiers
- Mail delivery and postage machinery
- Multi-access T1 and telephone ports
- Digital telephone system w/ voicemail
- ADT business security system
- Daily office cleaning services
- 24/7 availability
- On-site utilities and maintenance

Is there a lot of parking?

Yes, many office buildings offer 4 parking spaces per 1,000 square foot of office space and this is usually sufficient. However, the Woodbridge Office Park offers approximately 4.7 parking spaces per 1,000 square foot of office space and parking is always in plentiful supply.

Will my employees and customers have access at night and on weekends?

Yes, your suite can be accessed any time you choose.

Does the building have an elevator to access the second floor suites?

Yes, there are two elevators at the property and every suite is connected via walkways to the elevator. In addition, there are multiple stairwells throughout the property.

What type of amenities does the Woodbridge Office Park have?

The list is long, but the common use amenities include covered parking, two conference rooms, a fitness room, a lunch room, plentiful parking, several overnight drop boxes, a US mail drop box, and a recycling program. Individual suites offer their own amenities. The suites are upgraded to include designer carpets, upscale ceiling tiles, stunning paint schemes with an accent wall, lots of windows, and fashionable window coverings. Suites can offer a mix of amenities that sometimes include their own lunch and/or conference rooms, side light windows, and suites that offer either mostly private offices or mostly open floor space.

Will you modify the suite to meet my needs?

If the existing availability of suites doesn't fit your needs, tell us what doesn't work and what you need. If it makes sense for us to modify the suite to fit your specific needs, we will do it.

Is the building secure?

The landlord has installed a video surveillance recording system at the property which records activity at various locations at the property. The presence of this system should act as a deterrent. Fast Break Tech has also installed ADT Security in our executive suite. The alarm system will help deter unauthorized access by prior or current employees who know where valuable items or data are kept and reduce the risk of a random break-in.

Are there convenient places to eat nearby?

The property is surrounded by eating establishments of nearly every caliber. Many of these are within easy walking distance with others a short drive away.

Is there public transportation nearby?

There is a bus stop next to the property. Additionally, the Woodbridge Office Park is a short walk from

Arden Way, another major Sacramento arterial, which makes buses running on this road easily accessible.

Is the building easily visible to my customers and clients?

The Woodbridge Office Park is located on Howe Avenue which is a major arterial in Sacramento. It is very easy to see and find.

Is there building signage available?

There are directory signs and door signs at the property that help people find your suite. Additionally, there is a monument sign installed fronting Howe Avenue that will allow people to see your business name as they drive down Howe Avenue. Space is limited to ten tenants on this sign and there is a nominal monthly fee to be on this monument sign.

Do you offer secretarial and copy services?

Woodbridge does not, but Fast Break Tech will provide fee based secretarial services to our tenants.

How much will my base rent increase each year?

The base rent in your lease will increase \$.05 per square foot per year.

Will there be a cost to use the conference rooms, fitness room and lunch room?

There is no additional cost to use the amenities. However, the lunch room contains vending machines and these machines require you to pay to receive whatever drinks or snacks you select.

Are the offices phone and internet ready?

The property is served by AT&T for local phone service. In order to provide you with our switchboard features we will transfer your phone number from At&t to InnovaBell, a local company providing unlimited local and long distance with all the calling features you could ask for – including voicemails emailed to your inbox! We have also brought in a 20MB fiber T1 for Internet, the fastest you could ask for.

Is there onsite management and maintenance?

Yes we have both on-site management and on-site maintenance that are typically at the property during normal business hours.

To reserve your space, please fill out the following below and fax to **(916) 290-0563**
Or email admin@fastbreaktech.com

| | | |
|-------------------|--|---|
| Name: | | <p><i>Thank you from Fast Break Tech, Inc.</i></p> <p><i>We look forward to seeing you very soon!</i></p> |
| Company: | | |
| Type of Business: | | |
| Address: | | |
| City/State/Zip: | | |
| Work Phone: | | |
| Cell Phone: | | |

| | |
|--------------------|--|
| Desired Office #'s | |
| Comments: | |