

1909 H STREET
SACRAMENTO, CA 95811



VERSATILE BUILDING FOR LEASE IN MIDTOWN

OFFICE, RETAIL, WAREHOUSE USE

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FEATURES

- Prime Opportunity in Popular Midtown Sacramento Submarket
- Can Accommodate a Variety of Uses Including: Office, Retail and Warehouse
- ± 7,823 SF Available (Divisible)
- Lease Rate: \$1.00/SF NNN
- Flexible Floor Plan
- High Ceilings
- Excellent Window Lines Allowing Natural Light in Front of Building
- Rear Roll-Up Doors Allowing for Easy Delivery and Loading
- 11 On-Site Parking Stalls
- Beautiful Natural Landscaping
- Fenced in ± 1,000 SF Yard in Back

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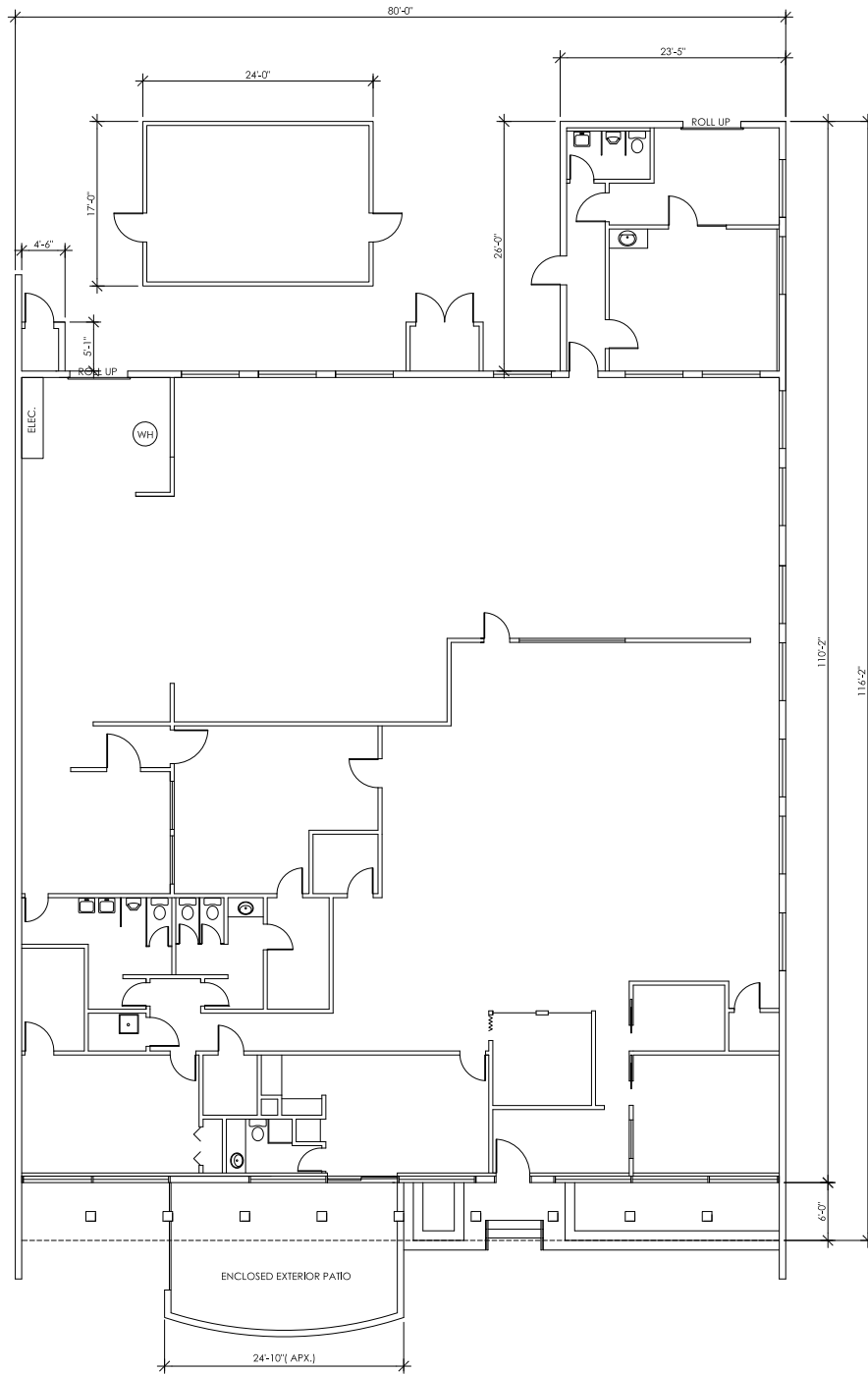


LOCATION

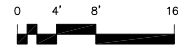
- Excellent Location in Midtown - the Strongest Submarket in the Sacramento Region
- Located on Beautiful Tree-Lined H Street Between 19th and 20th Street
- Pedestrian and Bike-Friendly Neighborhood
- Easy Access to Popular Commute Routes
- Walking Distance to Many of Midtown's Favorite Eateries Including: Starbucks, Pete's Restaurant & Brewhouse, Old Soul at the Weatherstone, Lucca, Mikuni and the MARRS building (LowBrau, Mr. Pickles,

Azul, Pete's Coffee, Block Butcher Bar and Pizzeria Urbano)





RAVEL RASMUSSEN PROPERTIES
 1909 H STREET - 7,823 RSF
 SACRAMENTO, CA



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