2617
K STREET

MIDTOWN OFFICE
SPACE FOR LEASE

TURTON
COMMERCIAL REAL ESTATE

THE PROPERTY

2617 K STREET - AVAILABLE FOR LEASE IN THE HEART OF MIDTOWN.

This Class B, ±10,121 square foot office building has two suites available for lease! The building has abundant natural light with scenic views of Sutter's Fort and its beautiful natural surroundings. The building was recently renovated.

A beautiful exterior, extensive window lines and maintained landscaping surround the building, creating an elegant and contemporary feel. The building boasts prominent visibility and potential building signage along K Street to over 9,000 cars per day.

The property contains a 2.5 per 1,000 parking ratio, a very important asset in the midtown submarket. Two-hour metered street parking is also available in front of the building providing easy access for clients and visitors. A U.S postal drop-box is also located directly outside for easy and convenient mailing.

2617 K STREET BLENDS IT'S MODERN ARCHITECTURAL ELEMENTS WITH ITS MID-CENTURY MODERN PAST

PROPERTY DETAILS

Address:	2617 K Street, Sacramento CA 95816
Use	Office
Suite #125	± 1,431 SF (4 Parking Stalls Available)
Suite #275	± 685 SF (2 Parking Stalls Available)
Lease Rate	$1.95/SF Full Service
Parking:	$100/Stall/Mo

BUILDING LOCATION

3
BLOCKS TO FREEWAY

20+
NEARBY RESTAURANTS

8,000,000+
SF OF MEDICAL SPACE NEARBY

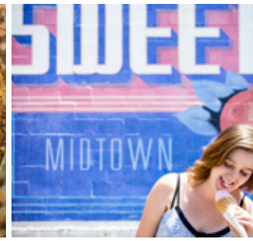
IF YOU ARE GOING TO MOVE, MIDTOWN IS WHERE YOU WANT TO BE.

The property is located in Sacramento's largest concentration of medical buildings called the Sutter District. This submarket is home not only to medical professionals, but many of Midtown's most popular bars, restaurants, and coffee shops. Low office vacancy rates combined with the most amenities, make Midtown the most desirable sub-market in the entire Sacramento region.

Midtown is the is the perfect fusion of successful locally owned business; a healthy dose of carefully selected national and regional retailers, and an eclectic mix of high-end demographic occupations that are embedded in a landscape of unique older buildings and mature trees.

Move to Midtown where people come to meet with friends and make new friends over beer, good food, farmer's markets and art events. It is the center of Sacramento's art, music, and cultural scene and is the most centralized area in the city of Sacramento. With easy access to Downtown, Old Sacramento, West Sacramento, and East Sacramento, the Submarket caters to the daytime workforce as well as the weekend neighborhoods.

This whole area boasts high foot traffic both day and night; it's a hot spot for those who love to eat, drink, and enjoy many of Midtown's most popular establishments. Large infill housing and mixed-use development projects are sprinkled throughout the grid but concentrated in Midtown, indicating regional growth and an increased emphasis on inner- city living. Midtown development is abundant and headlined by several high identity projects.



= Medical Buildings

EAST SACRAMENTO

Kru Japanese Cuisine
Obo

Star Ginger
Peet's Coffee
KFC

ALHAMBRA

Safeway

La Fiesta Taqueria

McDonald's
Bank of America
Citibank

Chevron

Round Table Pizza
SAFE Credit Union
Luis Jr's Mexican

BUSINESS LOOP 80

Starbucks
Ink Eats

Hotel Dev.

T Bar

Sutter's Fort

Blimpie Subs

K

Arco

Blue Cue
Centro Cocina
Barwest
Red Rabbit
Harlow's

2617 K STREET

29th

J

MIDTOWN

Birkenstock's
Capital City Beads

NEARBY AMENITIES

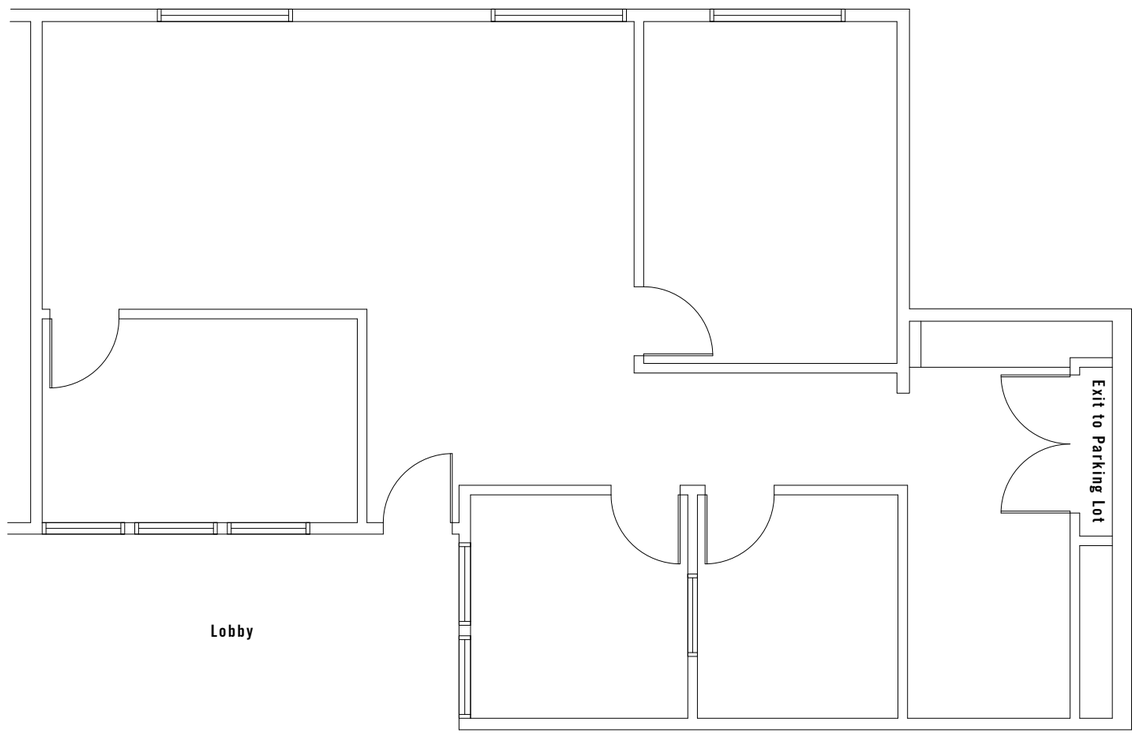
This property has one of, if not, the finest locations in the highly-desirable midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:

POPULAR RESTAURANTS NEAR 2617 K STREET (NOT ALL ARE MENTIONED HERE):

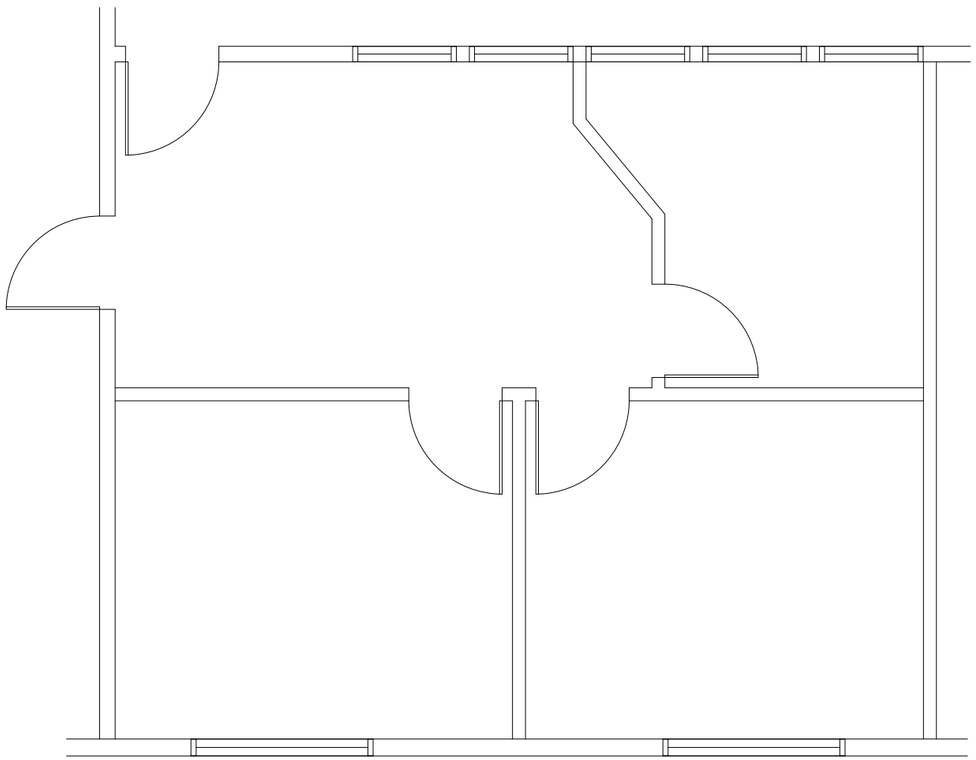
58 Degrees & Holding Co.
Ace of Spades
Aioli Bodega Espanola
Amaro Italian Bistro & Bar
Art of Toys
Azul Mexican
Badlands
Bar West
Bento Box
BevMo
Block Butcher Bar
Bottle & Barlow
Broderick Midtown
Buckhorn Grill
Burger Patch
Burgers and Brew
Cafe Bernardo
Café Bernardo's
Cantina Alley
Centro Cocina Mexicana
Chipotle
Cornerstone
Crepeville
Der Biergarten
Dos Coyotes
Eatuscany Cafe
Elixir Bar & Grill
Faces
Federalist Public House
Fieldwork Brewing Co.
FishFace Poke Bar
Fit Eats
Fox & Goose Public House
Ginger Elizabeth Chocolates
Grange
Highwater
Hot Italian
I Love Teriyaki
Identity Coffee
Iron Horse Tavern
Jack's Urban Eats
Karma Brew
Kru Japanese
Bombay Bar & Grill
Kupros Craft House
Lowbrau
Lucca
Luna's Cafe & Juice Bar
Mango's/Burgertown
Make Fish
Mercantile Saloon
Metro Kitchen & Drinkery
Mikuni Sushi
Monkey Bar
Mulvaney's B&L
N Street Cafe
Nekter
Nido
Nishiki Sushi
Old Soul Coffee
Pachamama Coffee Coop
Paesano's
Paragary's
Pizzeria Urbano
Portofino's
Press Bistro
Pronto Pizza
Pushkin's Bakery
Q Street Bar & Grill
R15
Red Rabbit
Rick's Dessert Diner
Roxie Deli and Barbecue
Saddle Rock
Sakamoto
See's Candies
Shady Lady
Shoki Ramen House
Squeeze Inn
Sun & Soil Juice
Tank House BBQ
Tapa the World
Tea Cup Cafe
Temple Coffee
Thai Basil
Thai Canteen
The Bread Store
The Golden Bear
The Mill Coffee House
The Porch
The Press
The Rind
The Waterboy
Tres Hermanas
Uncle Vito's Pizza
University of Beer
Waffle Square Country Kitchen
Yogurt a GoGo
Zelda's Pizza
Zocalo

FLOOR PLANS

SUITE 125



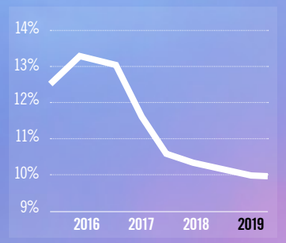
SUITE 275 - 685 SF



SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

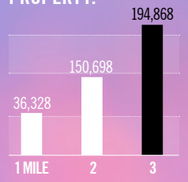
SACRAMENTO OFFICE VACANCY:



SACRAMENTO'S CITY RANKINGS

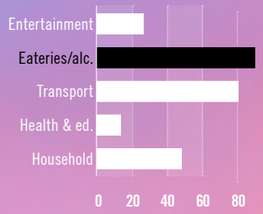
#1 Happiest workers in midsized cities
#2 Top 10 most fun, affordable U.S. cities
#4 U.S metro clean tech index
#4 Best cities for nerds
#5 Hot startup cities
#10 Best cities for women in the workforce
#10 Best cities for coffee snobs
#10 Least Stressed-out cities
#14 America's coolest cities
#16 Best cities for millennials

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



*Based on data from 2018

ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:

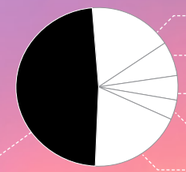


*Numbers in millions

SACRAMENTO REGION ANNUAL SALARY BREADKDOWN:

Over $100,000 - 17%
$75,000 - $100,000 - **11%**
$60,000 - $75,000 - **10%**
$40,000 - $60,000 - **18%**
$30,000 - $40,000 - **12%**
Under $30,000 - **32%**

LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



19% Other
7% Hospitality & Food
5% Healthcare & Social
4% Information
17% Science & Tech.
48% Public Admin. & Sales

WALK SCORE: 87

BIKE SCORE: 98

TRANSIT SCORE: 47

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