

1819 K

Office Space for Lease in Midtown

Affordable, Turnkey Move-In Ready



TURTON
COMMERCIAL REAL ESTATE

1819 K



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THE PROPERTY

2,400-5,900
SF AVAILABLE

11,696
SF BUILDING

\$1.40
PER SF RENT

16
PARKING STALLS

AAA
LOCATION

RECENTLY RENOVATED AND CENTRALLY LOCATED ON K STREET

1819 K Street is one of Midtown's most iconic Mid-Century Modern office buildings. The 11,696 SF building features distinct design and architectural features, with tall windows, skylights, and unique façades in the front and back. The Property enjoys superb location in Midtown's dining and retail district, next door to The Porch restaurant, MARRS building, LowBrau, Peet's Coffee, Nekter Juice Bar, Zocalo, and dozens more within a couple blocks. Occupants of the project can take advantage of large building signage opportunity highly visible to vehicle and pedestrian traffic. Parking is a

premium in Midtown, and the Property includes a paved lot for sixteen (16) parking stalls. Renowned residential real estate firm, Better Homes & Gardens, occupies the ground floor. Office space on the second floor is available for lease. Currently configured for two suites, approximately 2,400 SF and 3,500 SF, or can be consolidated for a single user in 5,900 SF. Ownership recently completed tenant improvements, complete with new flooring, new paint, kitchenette, break room, and Mid-Century Modern light fixture. In addition, the building sits along K Street,

which offers direct access to light rail, numerous restaurants and shopping, and its just a short walk to the new \$100 million Convention Center, Downtown Commons and Golden 1 Center. The layout, location, and building identity of 1819 K Street will give a future occupant the perfect canvas to create an incredible workplace culture to recruit and retain the best talent for years to come. The asking lease rate of \$1.40 per SF Fully Serviced Gross represents one of the most affordable office rents in Midtown. Take advantage of the chance to be part of the exciting revitalized urban experience!





PROPERTY DETAILS

ADDRESS: 1819 K STREET

OFFICE SUITES: 2,400 SF + 3,400 SF

REDUCED RATE: \$1.40 per SF FSG

TOTAL BUILDING SIZE: 11,696 SF

PARKING: AVAILABLE

FURNITURE: AVAILABLE

TURNKEY MOVE-IN READY

NEW FLOORING + NEW PAINT





BUILDING LOCATION

In the heart of Midtown Sacramento!

The Subject Property is located within a short walk from many of Midtown's most desirable amenities, including Old Soul Co, The Porch, Jack's Urban Eats, Chipotle, Waterboy, Zocalo, Fieldwork Brewing, Mulvaney's, Crepeville, Faces, The Depot, Mango's and the MARRS Building (home to LowBrau, Live Child, Nekter Juice Bar, Azul, Sleek Wax, Kin Thai restaurant, and Peet's Coffee).

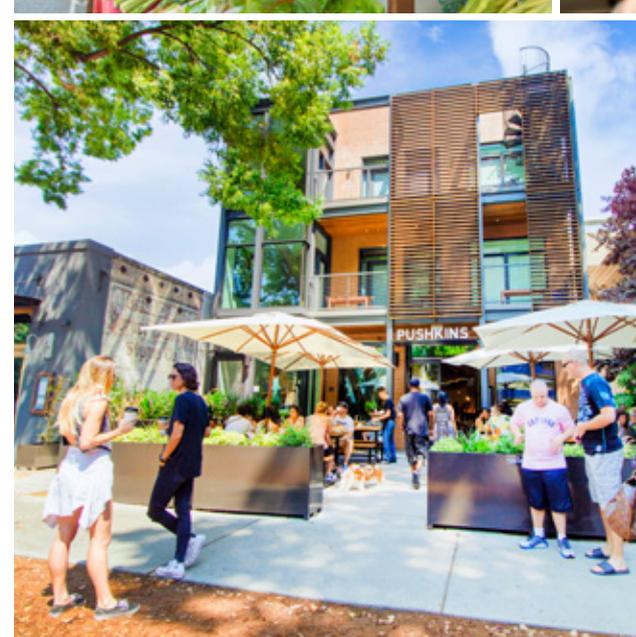
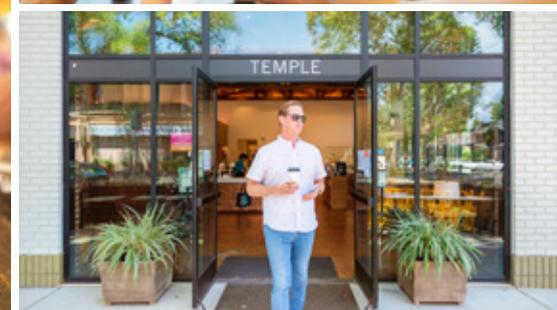
Midtown Sacramento is the perfect blend of carefully curated local, national, and regional retailers with an eclectic mix of high-end demographic occupations embedded in a landscape of unique older buildings paired with mature trees. Business owners, residents and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Many people consider Midtown to be the most desirable

area in the city of Sacramento, with easy freeway access and adjacent to Downtown, Old Sacramento, West Sacramento and East Sacramento.

One block to the east is the Lavender Heights neighborhood which has emerged as one of the submarket's hottest micro-markets. The epicenter of this exciting district is the MARRS building. The neighborhood recently welcomed rainbow cross walks to commemorate the cultural inclusion and progressive thinking of the neighborhood. The neighborhood features some of Sacramento's most successful restaurants and nightlife venues and has over thirty unique mix of local restaurants, art galleries, coffee houses and boutiques. The Lavender Heights district has high foot traffic both day and night and is a local hot spot for those who love to eat and drink and enjoy many of Midtown's most popular establishments.

While it is an excellent starting location for the popular Second Saturday festivities, this area is home to many additional noteworthy events such as the Midtown Love, The Midtown Farmers' Market, Midtown Mini, THIS Sacramento block parties, PARK(ing) Day, and so much more!

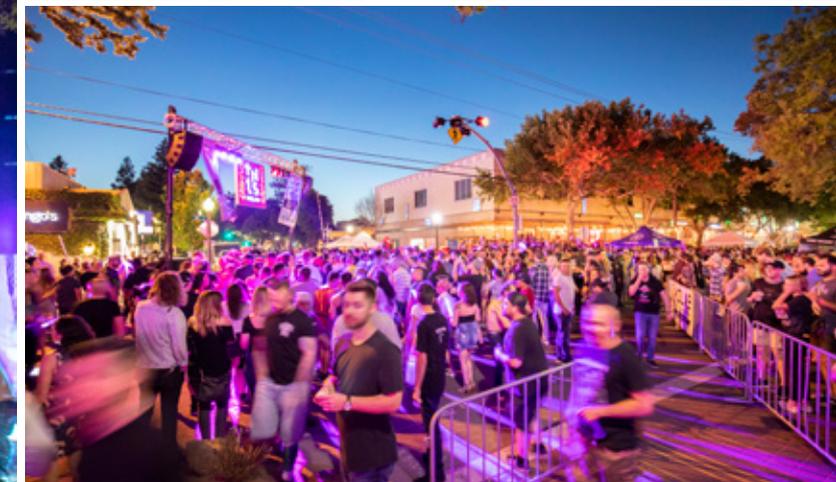
One block to the south is the Handle District. Like the handle of a frying pan, The Handle District is a hot spot for urban workers who love to eat and drink. This pocket of Midtown - 18th Street, 19th Street, L Street and Capitol Avenue - is defined by contemporary midrise concrete and steel buildings. There are restaurants for a variety of palates, but there is a distinct concentration of European fare with paninis, crepes, gelato, canolis, fine wine, and the annual Bastille Day waiters race.

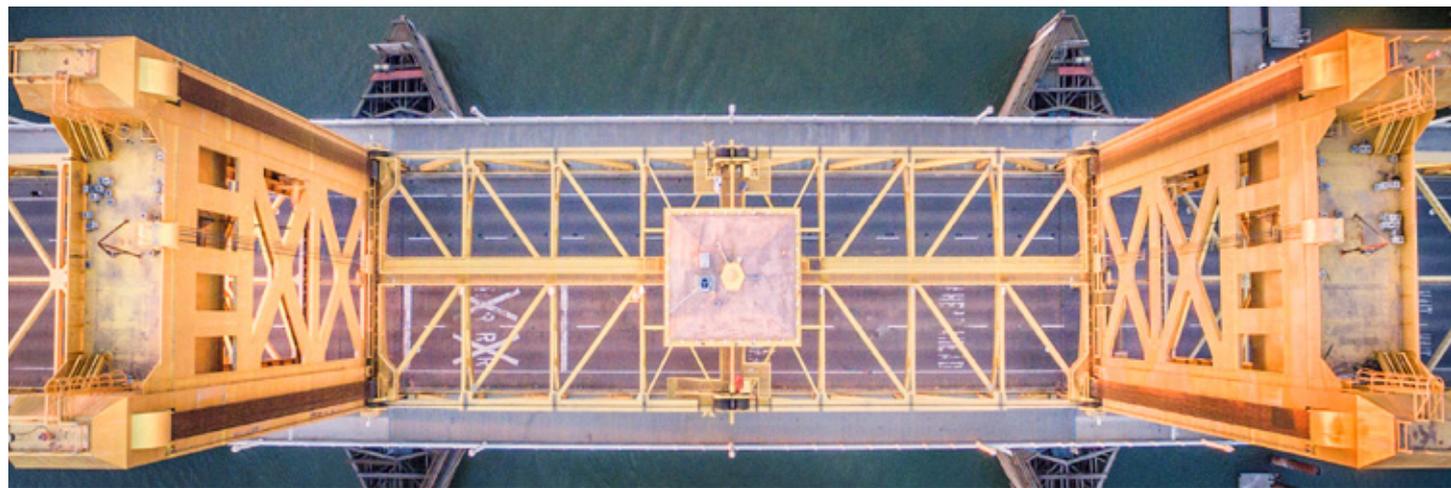






1819 K STREET IS IN A SACRAMENTO HOTSPOT. ALL KNOW TO COME TO THIS NEIGHBORHOOD TO START OR END THEIR NIGHT OUT!





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably

central location to Lake Tahoe, the Sierra's, Yosemite and the Coast.

In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United

States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (only a few blocks from the Subject Property).



THERE'S A REASON EVERYONE IS COMING HERE.



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.

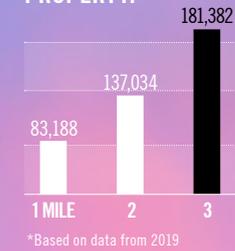
SACRAMENTO OFFICE VACANCY:



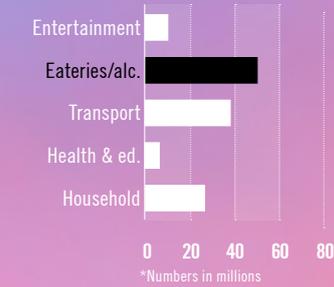
SACRAMENTO'S CITY RANKINGS

- #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

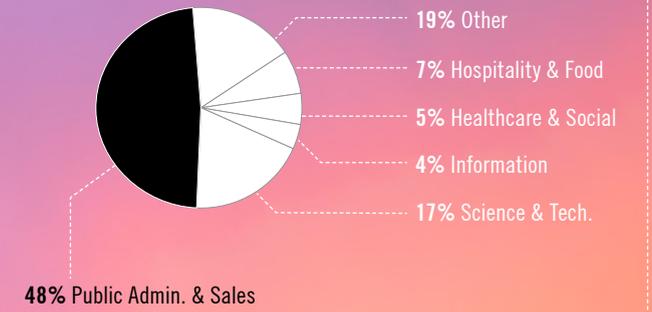
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



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



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



WALK SCORE: 97

BIKE SCORE: 98

TRANSIT SCORE: 55

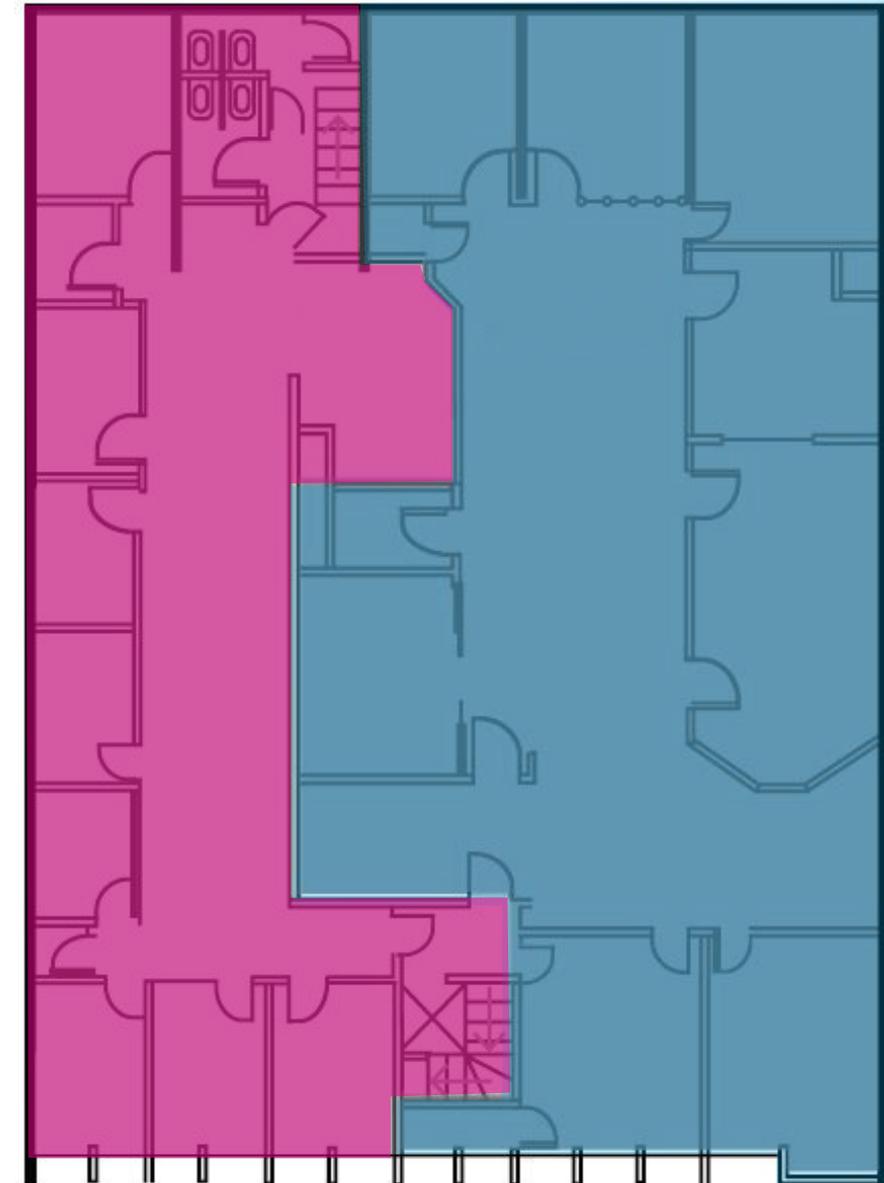
SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



FLOOR PLAN

2
AVAILABLE SPACES

± 2,400-5,900
SF AVAILABLE



± 2,400 SF

± 3,500 SF

can be combined for ± 5,900 SF



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Mural: Maren Conran: MARRS Building



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