



TURTON
COMMERCIAL REAL ESTATE

**LEASE RATES
REDUCED!**

1912 F Street

MIDTOWN CREATIVE OFFICE
BUILDING IN THE HEART OF
BOULEVARD PARK!

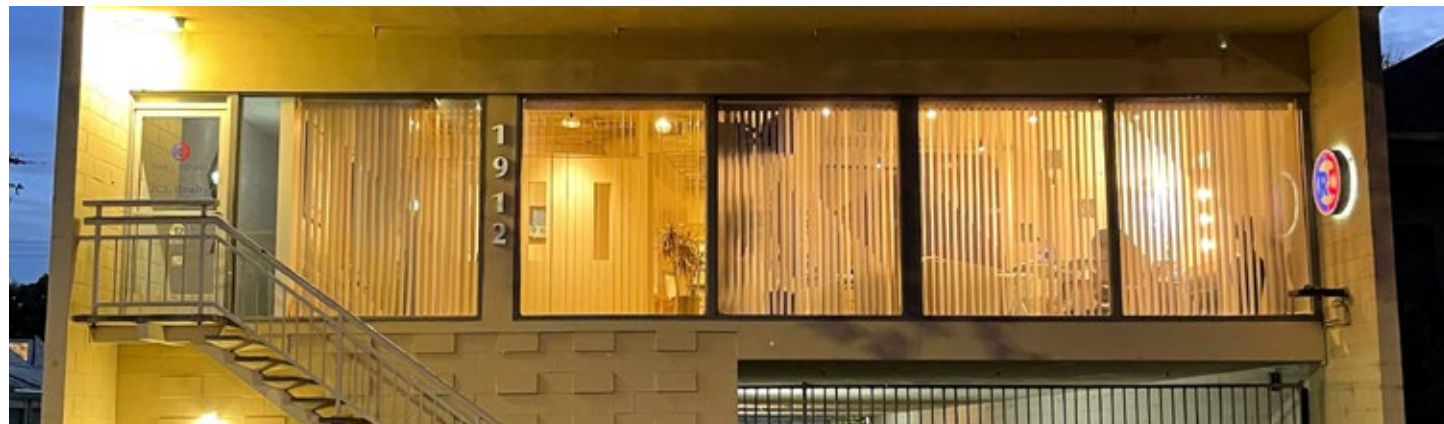


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THE PROPERTY

1,750 - 4,315
SF AVAILABLE

10
ON-SITE SECURED PARKING STALLS

100+
NEARBY RESTAURANTS

CREATIVE OFFICE SPACE IN THE BOULEVARD PARK NEIGHBORHOOD!

1912 F Street is a unique opportunity to lease creative office space in the serene Boulevard Park neighborhood of Midtown Sacramento. Featuring natural light, skylights, exposed ceilings, a combination of private offices and open workspace, the available space at 1912 F Street includes all of what midtown tenants are looking for in professional office space. There is a very finite number of stand alone office buildings for lease in midtown, and 1912 F Street stands as the sole option in Boulevard Park area.

1912 F Street is located just 4 blocks from the MARRS building, and some of the Sacramento area's best dining and entertainment options, including Low Brau, Tank House, Kin Thai Eater, Azul Mexican Food, Pachamama Coffee and Tupi Coffee just a block away. The Property is centered in a pedestrian-friendly, walkable neighborhood of Sacramento. It is easily accessible from both F and 19th Streets and features covered, secured gated parking on-site. It is also located just 4 blocks from the weekly Midtown Sacramento

Farmer's market, the most trafficked farmer's market in Northern California. The Property features a modern, creative interior design in a low-rise, mid-century modern, urban-feel building, with floor to ceiling windows on the F Street side. 1912 F Street stands as a unique stand-alone building lease opportunity for a creative agency, architecture firm, association, or any firm that values being located in midtown near ample amenities and secure parking.

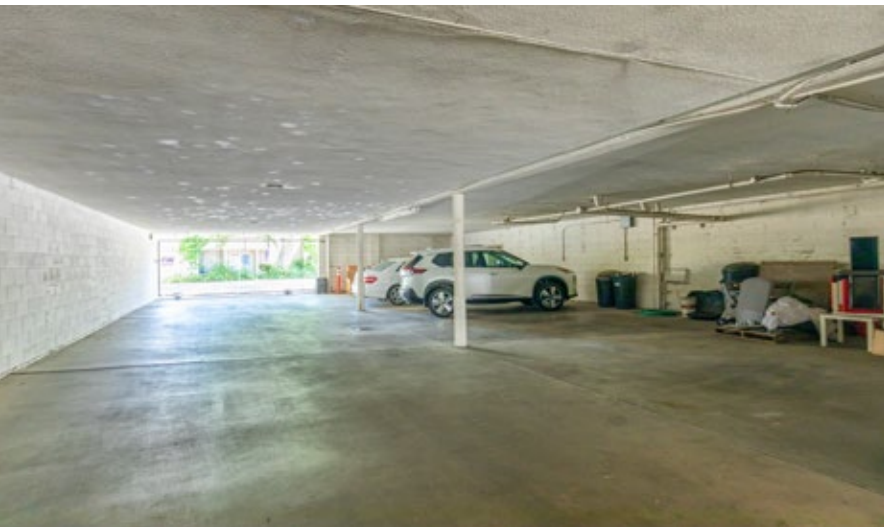




**LEASE RATES
REDUCED!**

PROPERTY FEATURES:

- ADDRESS:** 1912 F Street, Sacramento CA, 95811
- AVAILABLE SF AND RENT:** ± 1,750 - \$1.65/SF Modified Gross
± 2,565 - \$1.80/SF Modified Gross
- USE:** Office
- SIGNAGE:** Exterior building signage available
- ON-SITE PARKING:** Ten (10) secured, covered on-site stalls at \$75/stall/month





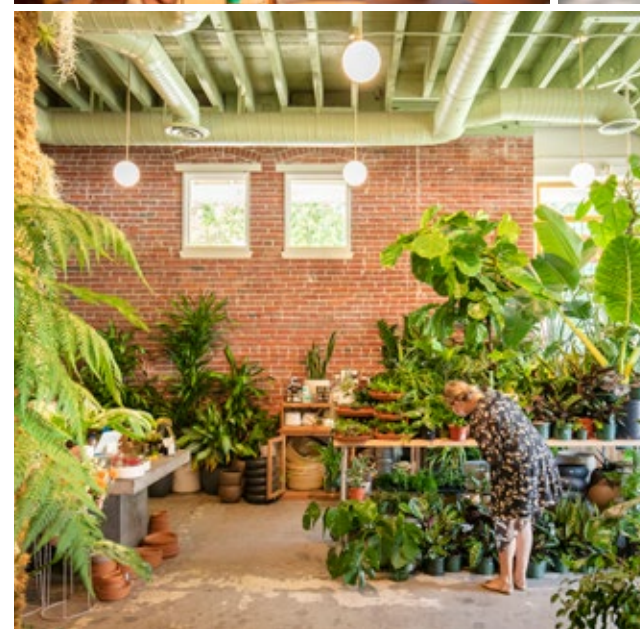
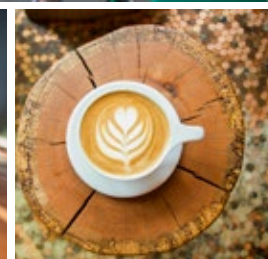
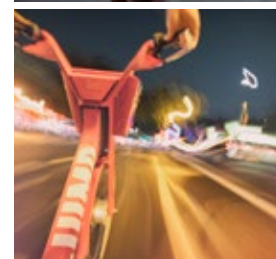
BUILDING LOCATION

IN THE HEART OF MIDTOWN SACRAMENTO!

1912 F Street is located within a short walk from many of Midtown's most desirable amenities, including Temple Coffee, N Street Café, Jack's Urban Eats, Chipotle, Waterboy, Zocalo, Mulvaney's, Der Bier Garten, Cantina Alley, LEXI boutique, the Burger Patch, Art Beast, Flamingo House, the MARRS Building (home to LowBrau, Love Child, Nekter Juice Bar, Azul taqueria & tequila bar, Sleek Wax, Kin Thai restaurant, and Peet's Coffee), Faces, The Depot, Mango's and much more. Furthermore, the Subject Property can take advantage of a handful of service-based amenities within a few blocks including Golden 1 Credit Union, UPS Store, Floppy's Printing, Judi's cleaners, and some of the best hair and nail salons in the region. Midtown Sacramento is the perfect blend of care-

fully 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 away the opportunity, the Lavender Heights neighborhood 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!





NEARBY AMENITIES

The Property benefits from all that Midtown Sacramento has to offer. The ultra centralized location provides easy access to both the Lavender Heights District and Handle District which both offer numerous amenities and events*.

LAVENDER HEIGHTS

Azul Mexican
Badlands
Comedy Spot
Faces
First United Methodist Church
IPS Printing
Kin Thai
Lavender Library
Love Child
Lowbrau
Lumens
Mango's
Mercantile Saloon
Nekter
Peet's Coffee
Q Spot
Sacramento LGBT Community Center
Sac Republic FC Store

Sidetrax
Sleek Wax Bar
The Depot
The G Spot
Time Tested Books
Wells Fargo ATM
Midtown Farmers' Market*
Midtown Mini*
PARKing Day*
Sac Pride*
Second Saturday*
THIS Midtown*

HANDLE DISTRICT

58 Degrees & Holding Co.
Aioli Bodega Espanola
Art of Toys
Big Stump Brewing
Broderick Midtown
Buckhorn Grill

Chipotle
Crepeville
Devine
Fieldwork Brewing Co.
Ginger Elizabeth Chocolates
Golden Road Brewing
Heart Clothing Boutique
Jack's Urban Eats
Kollage Salon & Boutique
Mulvaney's B&L
Old Soul Coffee
Paesanos
Portofino's
Sactown Carwash
Saigon Alley
Scout Living
Sibling by Pushkin's
Strapping Midtown
The Rind
The Waterboy

Yogurtagogo
Zocalo
Bastille Day Festival*
Beer Street*
Dress up, Wine Down*
Second Saturday*

OTHER (WALKING DISTANCE)

Burger Patch
Burgers and Brew
Cantina Alley
Centro Cocina Mexicana
Chicago Fire
Cornerstone
Der Biergarten
Federalist Public House
Flamingo House
Fleet Feet
I Love Teriyaki
Kupros Craft House

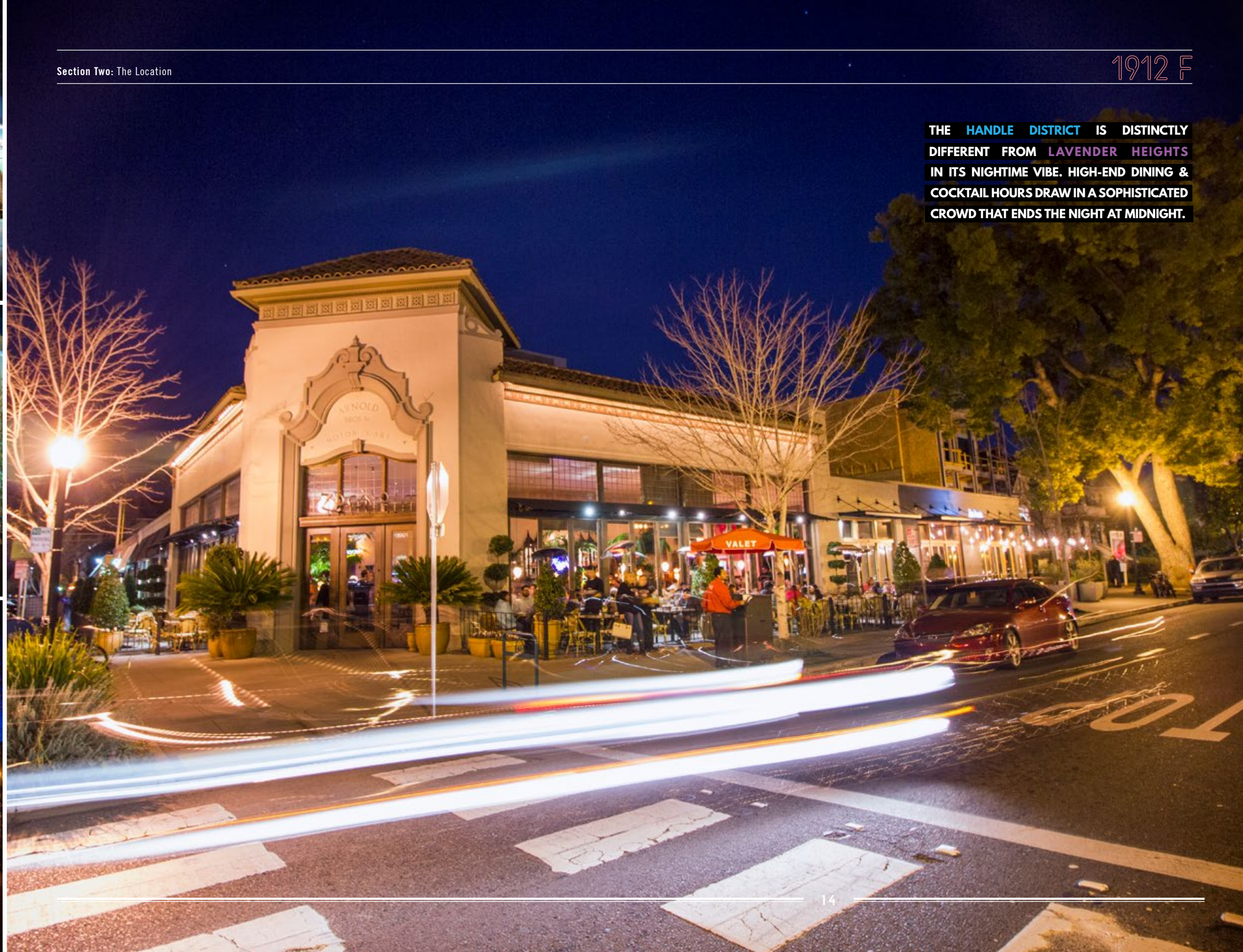
Lucca
Mikuni Sushi
Noah's Bagels
N Street Cafe
Pachamama Coffee Coop
Red Rabbit
Rick's Dessert Diner
Sakamoto
See's Candies
Squeeze Inn
Sun & Soil Juice
Tank House BBQ
Tapa the World
Temple Coffee
Thai Basil
The Golden Bear
The Mill
The Porch
Tres Hermanas
Zelda's Pizza



HANDLE DISTRICT

THE HANDLE DISTRICT IS HOME TO HIGH END DINING OPTIONS WITH A EUROPEAN FLARE. ANNUAL EVENTS AND AL FRESCO DINING HAS TURNED THIS DISTRICT INTO A BLOCK PARTY





Section Two: The Location

1912 F

THE HANDLE DISTRICT IS DISTINCTLY DIFFERENT FROM LAVENDER HEIGHTS IN ITS NIGHTIME VIBE. HIGH-END DINING & COCKTAIL HOURS DRAW IN A SOPHISTICATED CROWD THAT ENDS THE NIGHT AT MIDNIGHT.



NEARBY DEVELOPMENT

The Convention Center



Plans for the project include additional ballrooms, larger exhibit hall and more meeting space. These plans allow the Convention Center to hold multiple events at the same time. It is part of a 3-project renovation/modernization that includes the Memorial Auditorium and the Community Center Theatre. The expansion will require an 18 month shut down and is planned to begin early 2019. Plans include 240,000 SF of programmable space and 160,000 SF of exhibit space of retail space.

The Bernice



The former Clarion Hotel will be replaced by a 180,000 SF mixed-use residential project dubbed the The Bernice. The project will include 186 market rate apartment units and 3,010 SF of retail

19J



Located at 9th and J, this project is a mixed-use building with 7,000 SF of retail space under 173 residential units. Aimed at Millennials, these apartments will be affordable yet competitive in price.

H16



A residential development with 95 apartment units and live-work units on the first floor. Built on what was the former Clarion Hotel parking lot.

Ice Blocks



Completed. Sacramento's largest live, work, play destination with creative retail, including: West Elm, Mendocino Farms, Shake Shack & Beast + Bounty.

17 Central



Mixed-use residential project that will feature 111 residential units and over 1,800 SF of commercial space. Proposed by D&S Development, will be built on what is the former home of the Sacramento Ballet.

E@16 - The Eleanor



95 market rate and live-work units, pet spa, bike storage and other amenities.

16th & J



A parking lot on the NE corner of 16th and J in Midtown would disappear for a five-story, 73-unit apartment building with ground-floor retail, by SKK.



SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

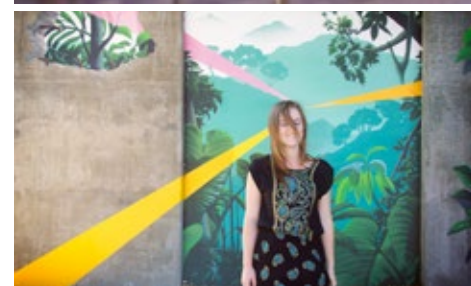
The word "renaissance" is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. However, that's not the case for Sacramento. Since the formal approval to construct Golden 1 Center, the floodgates have figuratively

opened to the urban migration of retailers, businesses and residents. Huge chunks of the urban core have been revamped, with more redevelopment currently underway. New projects surrounding the property, namely the Downtown Commons and The Railyards, are contributing to this an

exciting time for the city. In California, nowhere is the word "renaissance" more applicable and demonstrable than in Downtown Sacramento, and 1912 F Street is situated in the middle of every-



THERE'S A REASON EVERYONE IS COMING HERE.

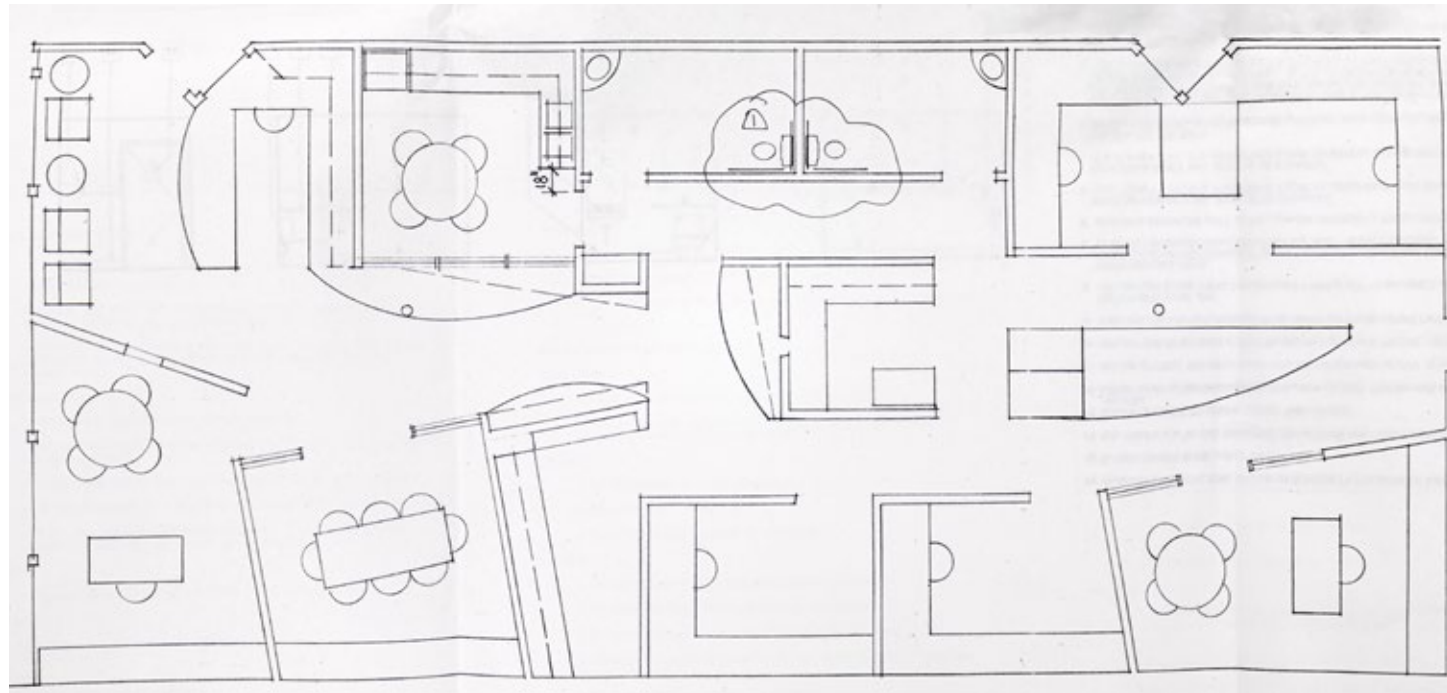


FLOOR PLAN

1,750 - 4,315 SF AVAILABLE

2,565 SF (space shown)

1,750 SF (space not shown)





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