

14 14 K

CLASS A CREATIVE OFFICE AVAILABLE
FOR LEASE IN DOWNTOWN SACRAMENTO



SCAN OR CLICK
ABOVE TO VIEW THE
3RD FLOOR



AdVal Properties



State Capitol

Golden 1 Center

1414 K STREET

Convention Center



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SUITE 300

THE OPPORTUNITY

± 273 - 9,700
SF AVAILABLE

< 1
BLOCK FROM THE STATE CAPITOL LAWN

PARKING
AVAILABLE

LOCATED AT GROUND ZERO OF SACRAMENTO'S URBAN EXPERIENCE

1414 K Street is one of Downtown Sacramento's more distinct and iconic creative office buildings. The Building features a historic brick and stone exterior, modern interior design including exposed ducting, hardwood and concrete floors and exposed brick along the abundant window line. This 57,000 square foot, six story building is an incredibly architecturally unique building in the heart of the Governmental Affairs District.

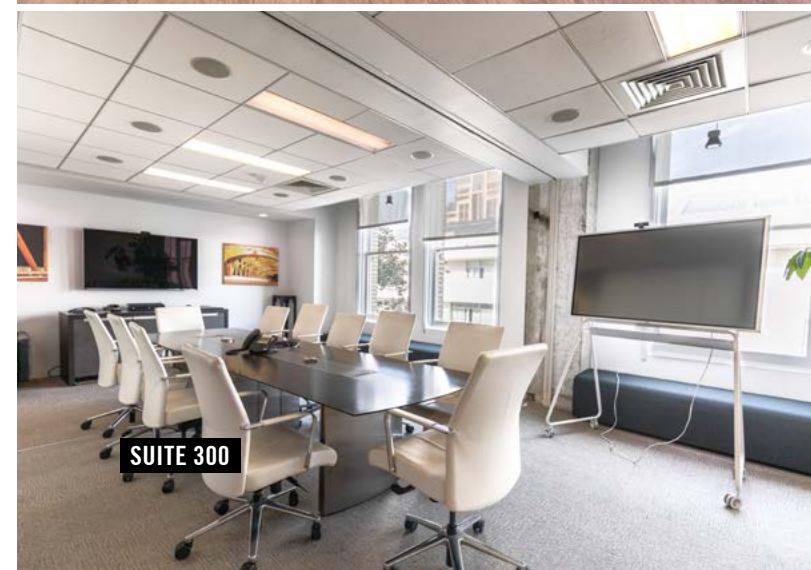
The design of the available space features incredibly tall ceilings with exposed mechanical ducting, brick, large windows that bring in a tremendous amount of natural light and a balance of enclosed space and open and collaborative work space. In addition, the Building sits along K Street, which offers direct access to light rail, numerous restaurants and shopping, and its just a short walk to the new \$100 million Conven-

tion Center, Downtown Commons and Golden 1 Center. The layout and high-end image of the space at 1414 K Street, combined with the amount of windows 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. 1414 K Street is located at the epicenter of Sacramento's exciting revitalized urban experience.

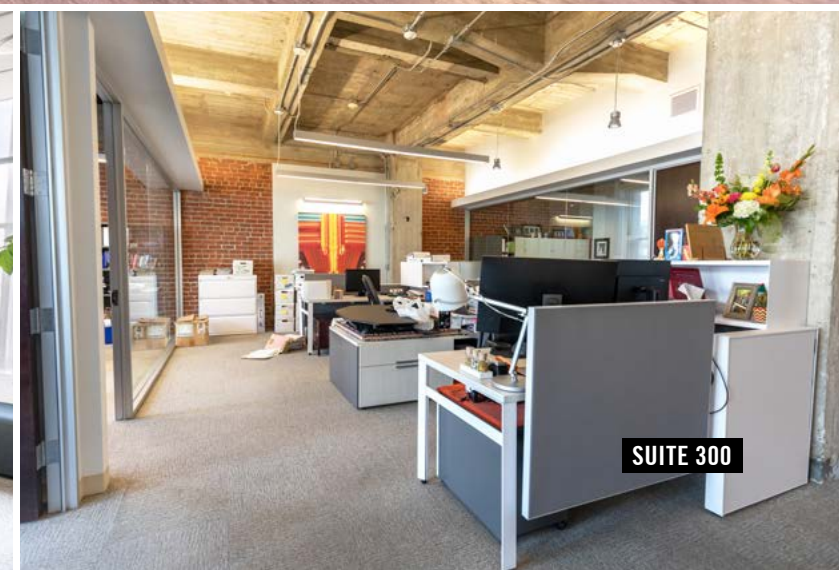


SCAN OR CLICK
ABOVE TO VIEW THE
3RD FLOOR

SUITE 300



SUITE 300



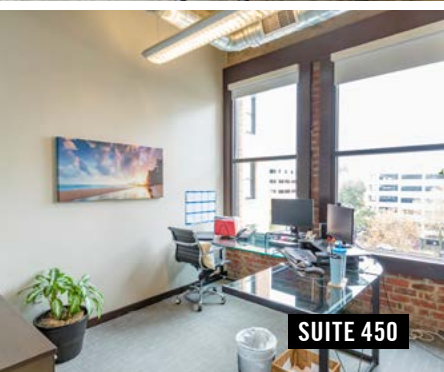
SUITE 300



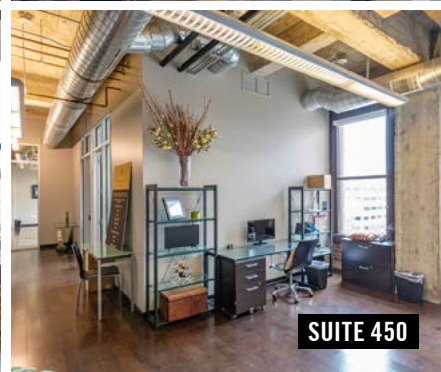
SUITE 220



SUITE 250



SUITE 450



SUITE 450



SUITE 400

Section One: The Opportunity

PROPERTY DETAILS

Address: 1414 K Street, Sacramento, CA

Available Suites: Suite 220 - 2,298 RSF
 Suite 250 - 1,771 RSF
 Suite 300 - 9,700 RSF
 Suite 400 - 4,245 RSF
 Suite 450 - 1,153 RSF
 Suite 400 + 450 - 5,398 RSF
 Suite 600 - 9,699 SF

Asking Rate: \$2.85 - \$3.30 per SF per Month FSG

Executive Offices: Suite 600 - ± 14'x15' SF
 \$1,350 per Office per Month

Total Building Size: 57,000 SF

Stories: Six (6)

Parking: 2:00 / 1,000 SF
 (adjacent surface lot and structure)

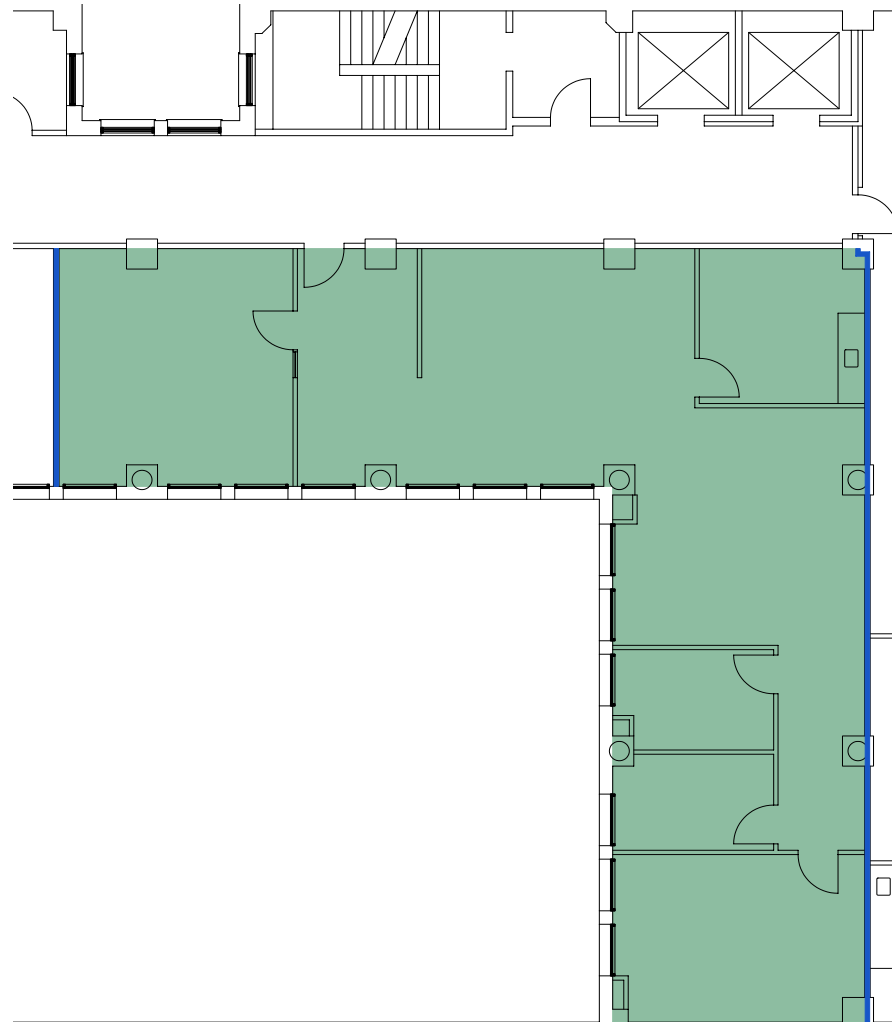
Other Details:
 High ceilings with exposed HVAC and architectural elements
 Brick exterior with large windows providing natural light
 On-site fitness center with locker room and shower

* FLOORPLANS ARE NOT TO SCALE

FLOOR PLANS

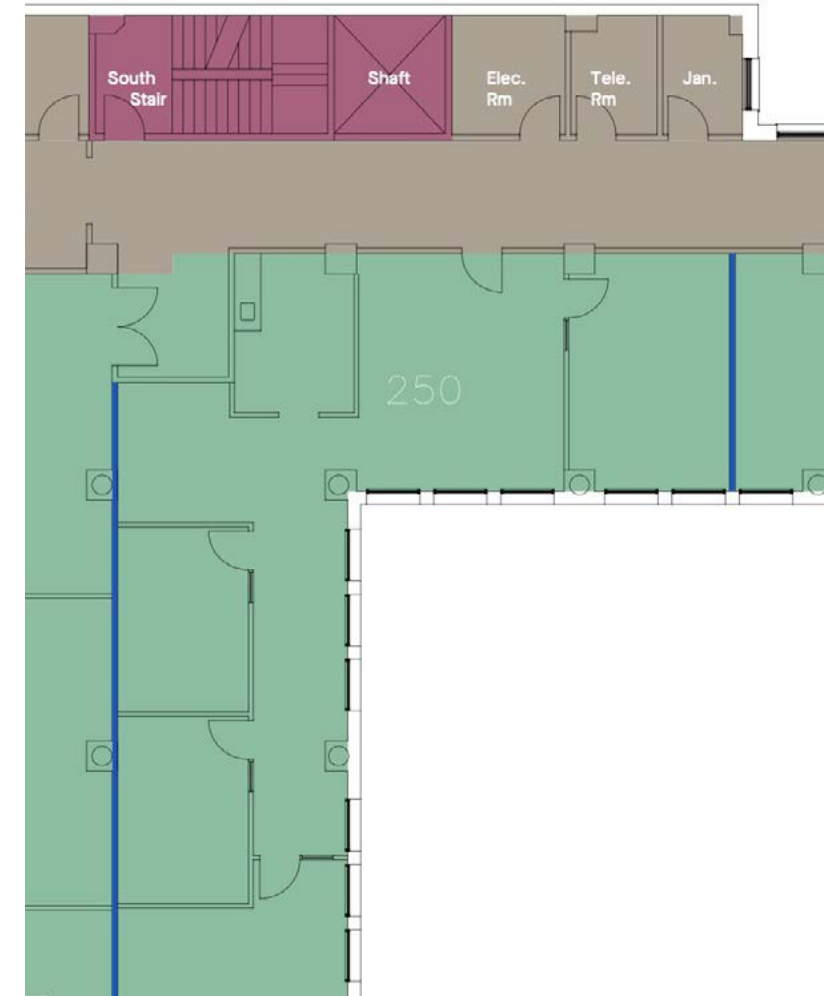
SUITE 220

2,298 RSF



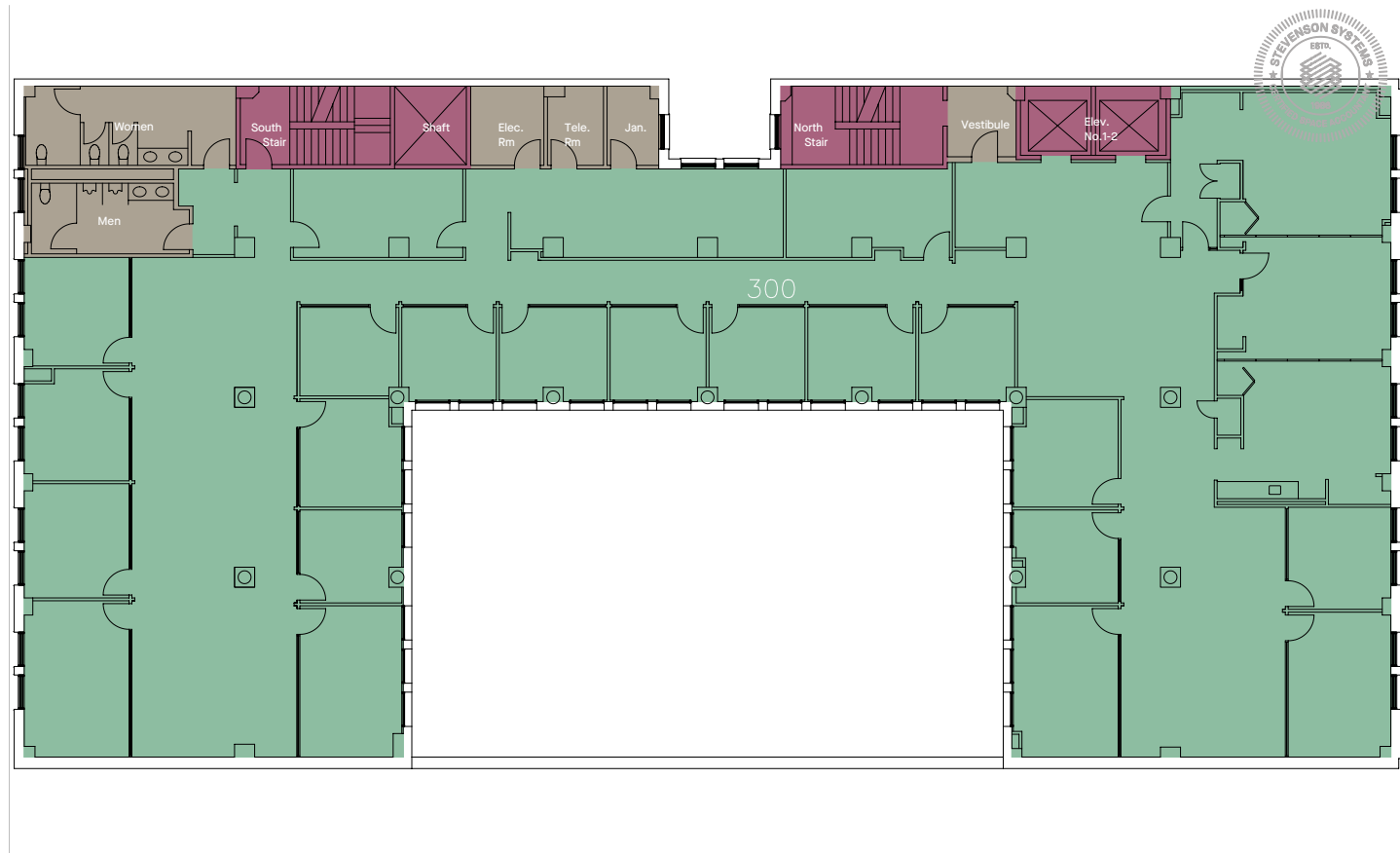
SUITE 250

1,771 RSF



FLOOR PLANS CONTINUED

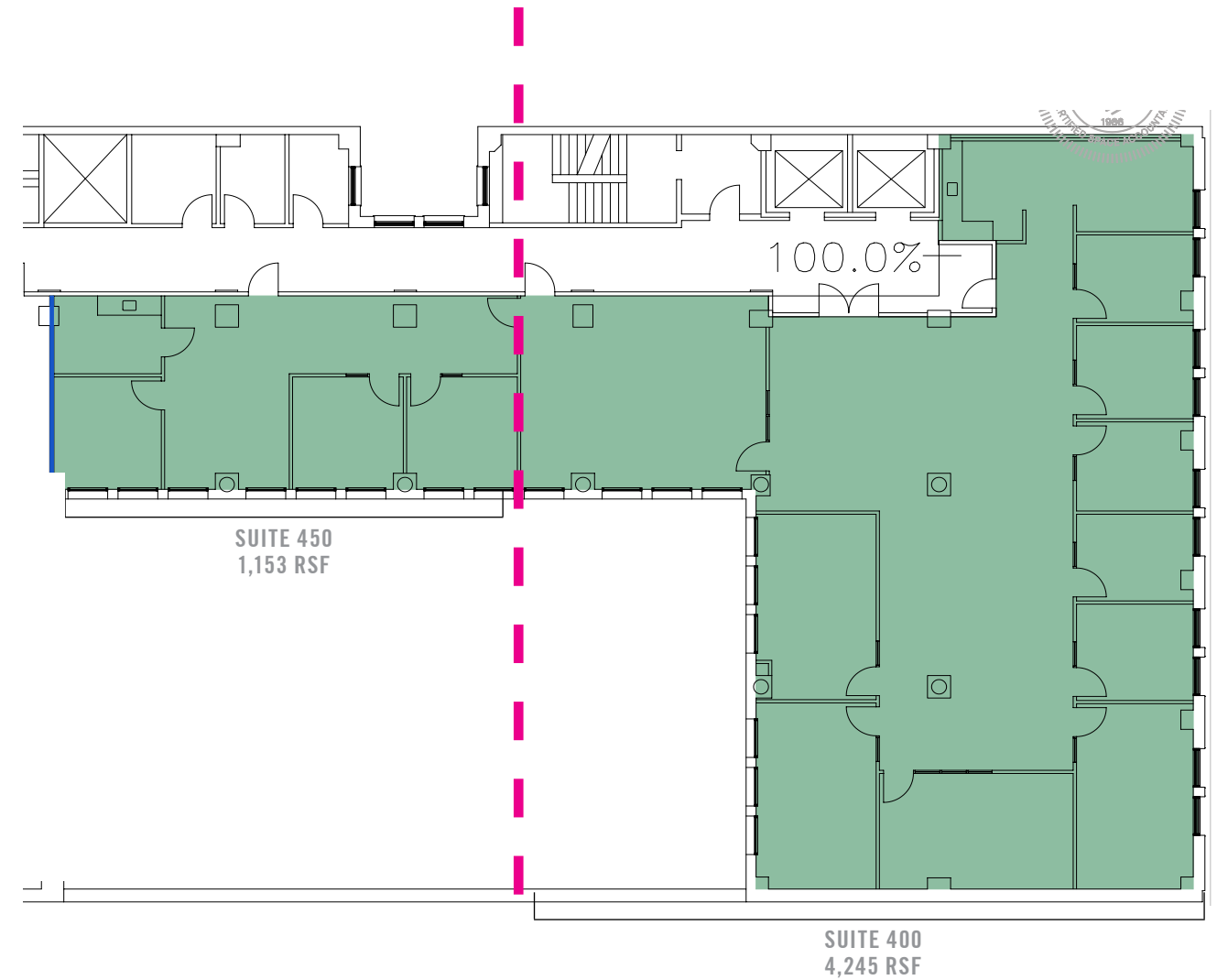
SUITE 300 9,700 RSF



SUITE 400 + 450

SUITE 400 + 450: 5,398 RSF
SUITE 400: 4,245 RSF
SUITE 450: 1,153 RSF

* FLOORPLANS ARE NOT TO SCALE



FLOOR PLANS CONTINUED

SUITE 600

9,699 RSF

3 EXECUTIVE OFFICES - ± 14'X15' SF

* FLOORPLANS ARE NOT TO SCALE





BUILDING LOCATION

< 1 BLOCK FROM THE CAPITOL	0 BLOCKS FROM THE CONVENTION CENTER	100+ NEARBY RESTAURANTS & BARS
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IN THE HEART OF DOWNTOWN ON "THE KAY"

1414 K Street is situated on the thriving K Street corridor, just four blocks from Downtown Commons and Golden 1 Center, and has the best amenities immediately accessible in the entire urban core. In addition, the Property is located in the K

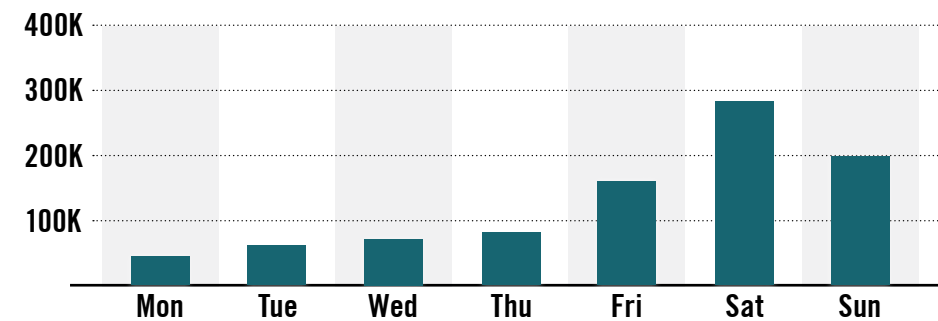
Street Redevelopment Zone which was implemented to create a mixed-use live/work entertainment zone along K Street. Patterned (somewhat loosely) in similar fashion to the Pearl District in Portland, the City of Sacramento saw the vacant, blighted buildings along K Street

as an opportunity to create a dynamic entertainment grid that would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18 hour daily economic cycle.

NEARBY DATA BITES

96 WALKER'S PARADISE	62 GOOD TRANSIT	97 BIKER'S PARADISE
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Daily visitors SAFE Credit Union Convention Center



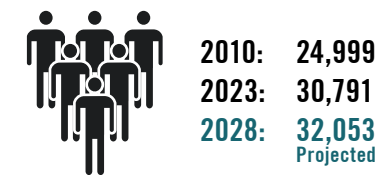
⇒ ⇒ ⇒ **\$81,906** ⇐ ⇐ ⇐ *Average Household Income - 1 Mile Radius*

Psychographic Profile

- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Young City Solos**
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas
- Bourgeois Melting Pot**
Middle-aged, established couples living in suburban homes

Nearby Population

1-mile radius of property



\$602,895 *Median Home Value*

Nearby Food & Bev

160 Nearby Restaurants

26 Nearby Bars

\$452 M
Annual Consumer Spending

Education Levels

8	Associate Degree
29%	Bachelor Degree
18%	Advanced Degree

5,959
Total Businesses

Section Three: The Location



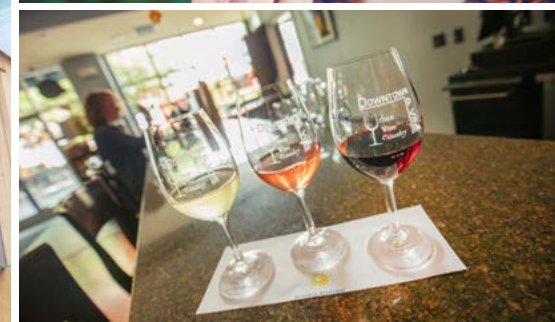
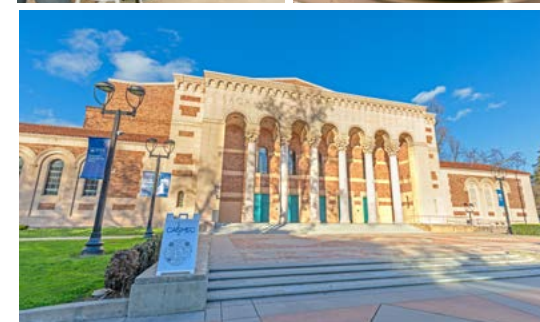


NEARBY AMENITIES

The Property benefits from high pedestrian counts on the bustling K Street Corridor. And, of course, the ultra centralized location provides easy access to every corner of the city.

POPULAR RESTAURANTS NEAR 1414 K STREET (not all are mentioned here):

58 Degrees & Holding Co.	Dad's Kitchen	Karma Brew	Old Soul Coffee	Sibling by Pushkin's
Ace of Spades	Darling Aviary	Kin Thai	Otoro	Solomon's Delicatessen
Aioli Bodega Espanola	Der Biergarten	Kodaiko Ramen & Bar	Pachamama Coffee Coop	Station 16
Alaro	Drunken Noodle	Koja Kitchen	Paesano's	Sun & Soil Juice
At Ease Brewing	Echo & Rig	Kru	Paragary's	Tank House BBQ
Azul Mexican	Ella	Bombay Bar & Grill	Philz Coffee	Tapa the World
Babe's Ice Cream	Estelle Bakery & Patisserie	Kupros Craft House	Plant Power Fast Food	Tasty Dumpling
Beach Hut Deli	Federalist Public House	La Costa Cafe	Polanco	Temple Coffee
Beast + Bounty	Fieldwork Brewing Co.	Localis	Prelude Kitchen & Bar	Thai Basil
Bento Box	Fizz Champagne	LowBrau	Rare Tea	Thai Canteen
Bottle & Barlow	Fixin's Soul Kitchen	Majka Pizza	Rick's Dessert Diner	The Coconut on T
Buddha Belly Burger	Flatstick Pub	Mango's/Burgertown	Ro Sham Beaux	The Golden Bear
Burger Patch	Fox & Goose	Maydoon	Roots Coffee	The Mill Coffee House
Burgers and Brew	Ginger Elizabeth	Mendocino Farms	Roscoe's Bar	The Porch
Cafe Bernardo	Grange	Midici Neapolitan Pizza	Ruhstaller BSMT	The Rind
Cafeteria 15L	I Love Teriyaki	Mikuni Sushi	Saigon Alley	The Waterboy
Camden Spit & Larder	Il Fornaio	Morton's	Salt & Straw	Tres Hermanas
Camellia Coffee	Insomnia Cookies	Mulvaney's B&L	Sauced	Uncle Vito's Pizza
Cantina Alley	Iron Horse Tavern	N Street Cafe	Seoul St Midtown	University of Beer
Chipotle	Jack's Urban Eats	Nash & Proper	Scorpio Coffee	Zelda's Pizza
Crepeville	Ju Hachi	Nekter	Shady Lady	Zocalo





SACRAMENTO

1,317,600
LABOR FORCE

91,637
TOTAL ESTABLISHMENTS

\$83,493
MEDIAN HOUSEHOLD EXPENDITURE

GSEC 2023
GIS Planning 2022

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 cen-

tral 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 ver-

sus 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 (a stone's throw from the Subject Property).



THERE'S A REASON EVERYONE IS COMING HERE.





THIS LOCATION IS A SACRAMENTO HOTSPOT. AND THERE IS PLENTY OF PENT UP DEMAND FOR GOING OUT





TURTON
COMMERCIAL REAL ESTATE

AdVal Properties