



2021 N STREET  
— MIDTOWN, CA —

Office Space for Lease with Parking  
Fully Improved Victorian



**TURTON**  
COMMERCIAL REAL ESTATE



2021 N STREET



2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

**HAYDEN NABERS**  
DIRECTOR - LIC. 02231233  
916.573.3306  
[HAYDENNABERS@TURTONCOM.COM](mailto:HAYDENNABERS@TURTONCOM.COM)

**DAVID KHEDRY**  
SENIOR DIRECTOR - LIC. 02063469  
916.573.3303  
[DAVIDKHEDRY@TURTONCOM.COM](mailto:DAVIDKHEDRY@TURTONCOM.COM)

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Click or scan for virtual tour





# THE OPPORTUNITY

**2,002-6,007**  
SF FOR LEASE

**20**  
PRIVATE OFFICES

**18**  
PARKING STALLS

**AAA**  
LOCATION

## OFFICE SPACE FOR LEASE IN THE HEART OF MIDTOWN, SACRAMENTO

2021 N Street (the "Property") is a beautiful, 3-story, fully-improved Victorian building that is commercial zoned (C-2) and currently utilized as office space, situated on the west side of 21st street, in between Capital avenue and N Street, in the heart of Midtown.

The Property is strategically placed across the street from the eclectic N Street Cafe, a mere 1 block away from I Love Teriyaki and Jack's Urban Eats, 3 blocks from Temple

Coffee, and 4 blocks from the MAARS retail center. Midtown is known for its youthful and vibrant environment, featuring tree-lined streets and allowing the accessibility to a plethora of eateries, cafes, nightclubs, and local retailers. All only a walking distance way!

The Property boasts of 18 parking stalls for its tenants, an extremely rare amenity in the bustling Midtown area, with 12 being secured within a gate. Each story of the

building consists of roughly 2002 SF of office space. The first floor encompasses 4 offices and a conference room. The second and third floor contain 8 offices each, with multiple offices able to be utilized as conference rooms. There are 2 bathrooms included on each floor. 2021 N Street includes modern amenities that seamlessly blend with the historic, Victorian charm. This opportunity for lease is being offered at \$1.65 per SF Modified Gross.







## PROPERTY DETAILS

Address:	2021 N Street, Sacramento 95811
Use:	Office
Floor 1:	2,002 SF
Floor 2:	2,002 SF
Floor 3:	2,002 SF
Lease Rate:	\$1.65/SF Modified Gross
Parking:	18 total [12 gated and secured]
Price per Stall:	\$100 per month
Balcony:	2nd and 3rd Floor
Restrooms:	2 per floor

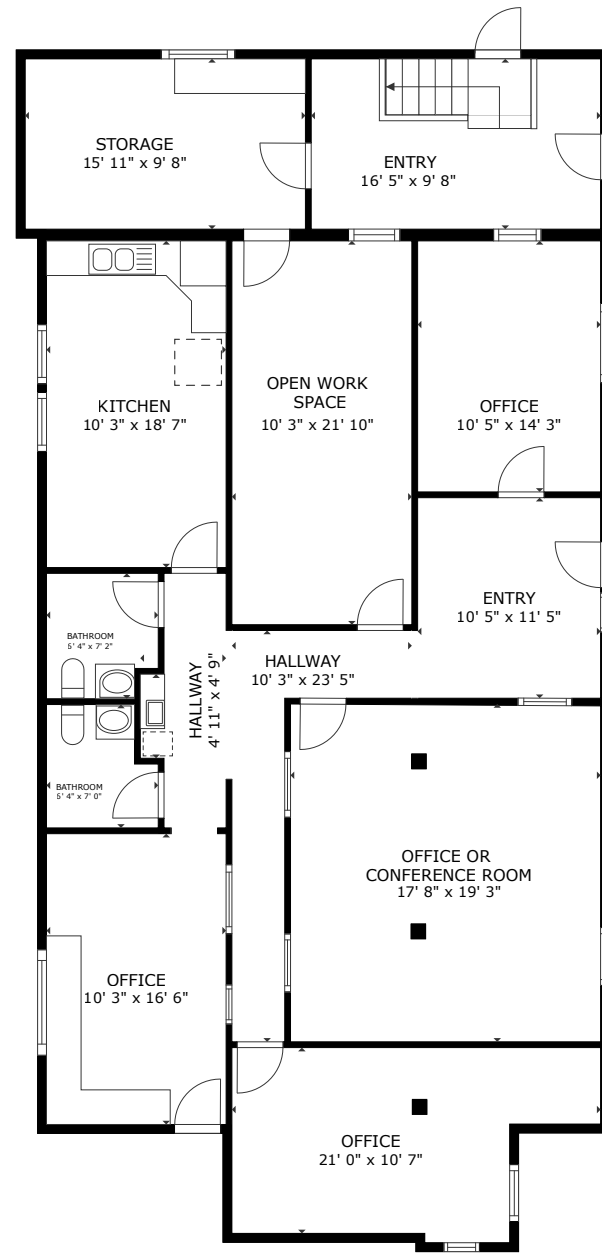


**FLOOR 1: 2,002 SF**  
**FLOOR 2: 2,002 SF**  
**FLOOR 3: 2,002 SF**

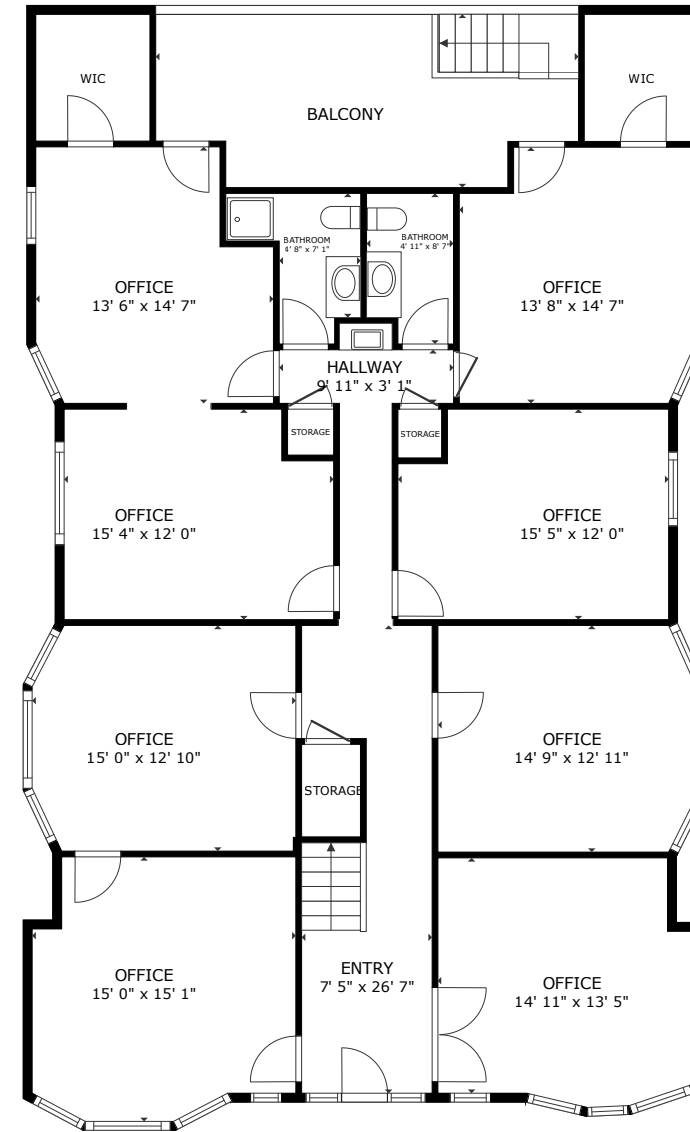
*Can be leased together or separately*



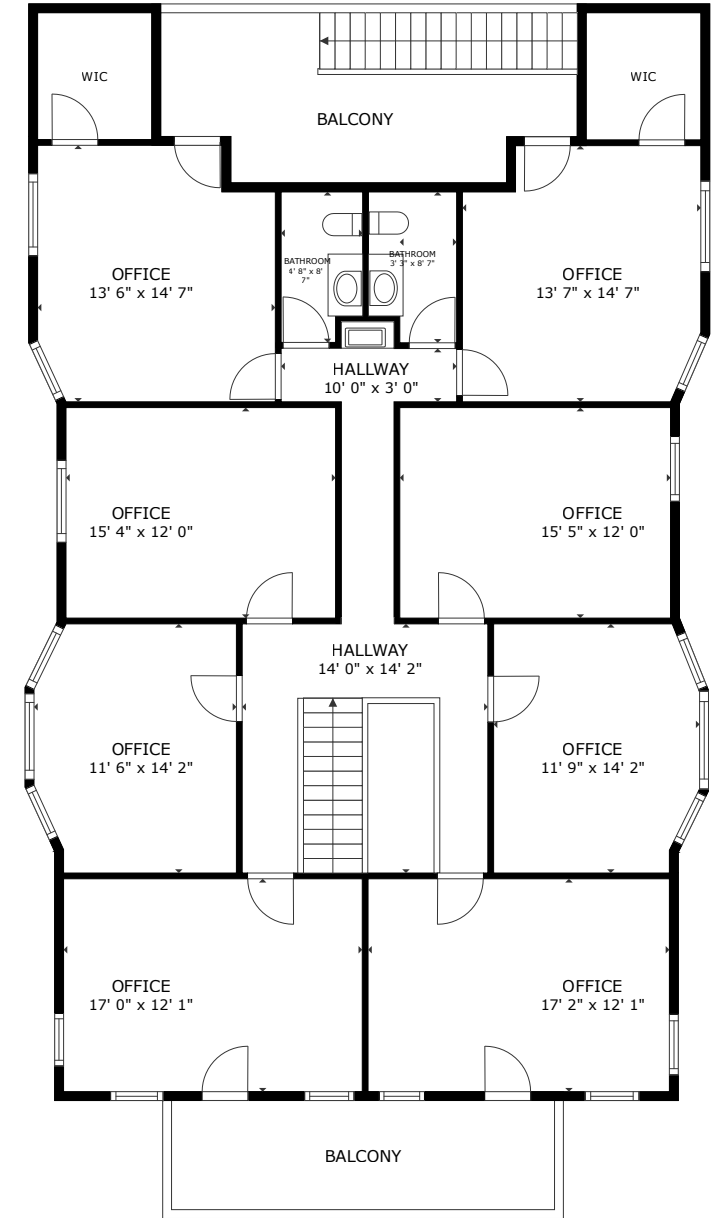
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FLOOR 1



FLOOR 2



FLOOR 3





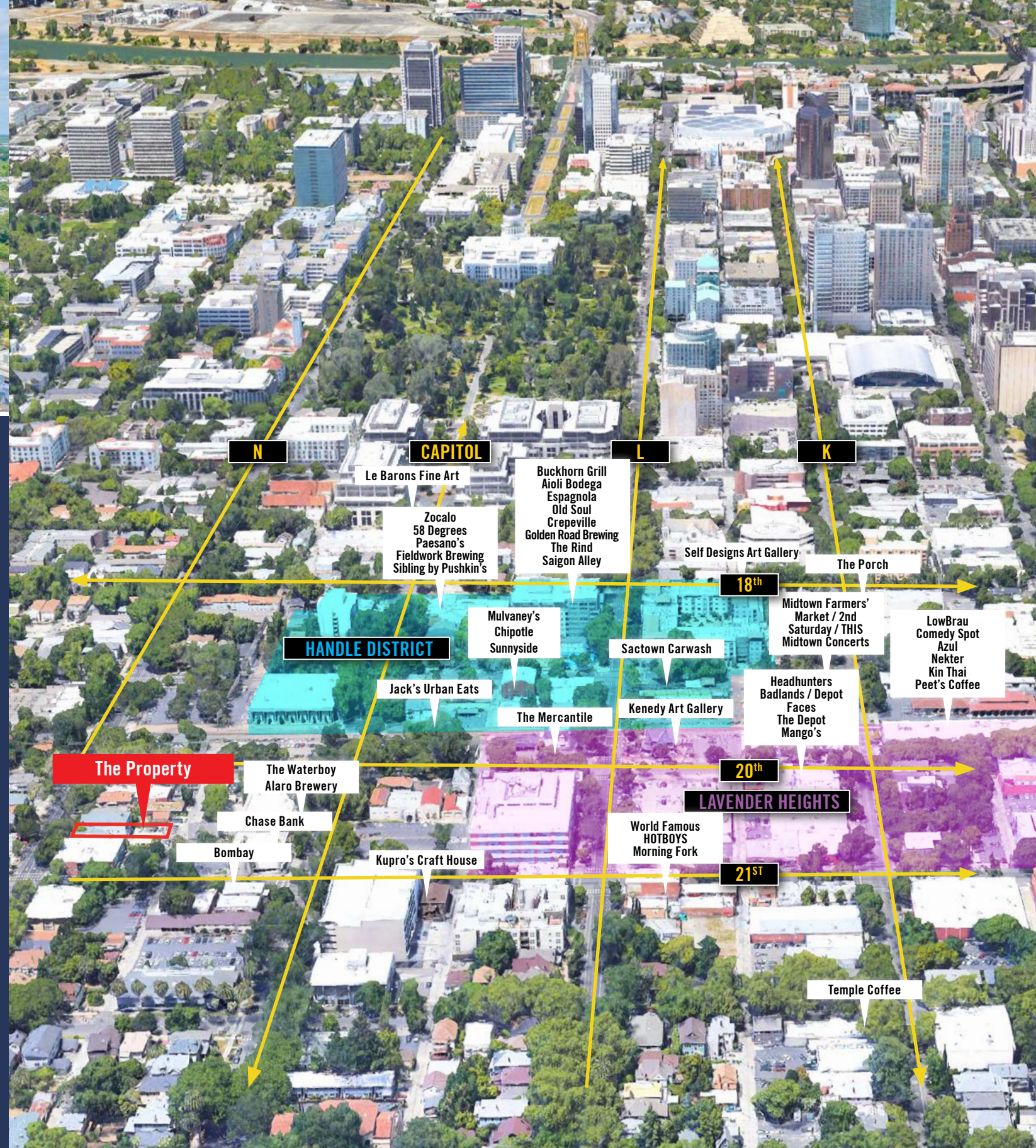
# THE LOCATION

## BENEFITS FROM PROXIMITY TO THE HANDLE DISTRICT & LAVENDER HEIGHTS

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.

The Subject Property is located adjacent to the Handle District and is a short walk from many of Midtown's most desirable amenities, including Zocalo, Fieldwork Brewing, Aioli Bodega Espagnola, Crepeville, The Rind, Capitol Park, and much more. The Handle District features some of Sacramento's most successful restaurants and nightlife venues and has a unique mix of local restaurants, art galleries, coffee houses and boutiques. The Handle District also has high foot traffic - both day and night - and is a local hot spot for those who love to eat, drink, and enjoy Midtown's more popular establishments.

A few blocks away 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. 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!





# HANDLE DISTRICT

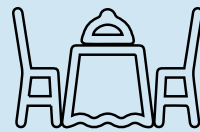
The Handle District is home to high-end dining options with a European flair. Annual events and al fresco dining have turned this district into a block party.



3 BLOCKS

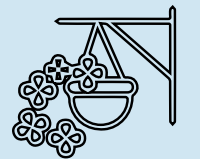


1.4M YEARLY VISITS

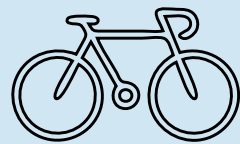


18 RESTAURANTS

80 BIKE RACKS



40 HANGING FLOWER POTS



## Visitor 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



### FLOURISHING FAMILIES

Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles

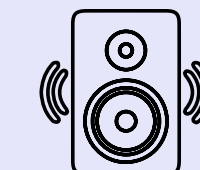
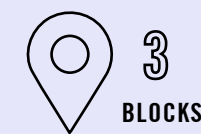






# LAVENDER HEIGHTS

Lavender Heights offers many daytime activities like dining, the Midtown Farmers' Market, and Second Saturday. It's the hottest spot for going out in Sacramento, with 18 hours of foot traffic, especially among millennials and Gen Z.



## Visitor 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



### CULTURAL CONNECTIONS

Diverse, mid- and low-income families in urban apartments and residences





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