

921 11TH STREET

THE
ELK'S TOWER

PROFESSIONAL OFFICES & CREATIVE
SPACE FOR LEASE





2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM

SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCOM.COM

KIMIO BAZETT
DIRECTOR - LIC. 02152565
916.573.3315
KIMIOBAZETT@TURTONCOM.COM

© 2024 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

THE OPPORTUNITY

250-15,428
SF FOR LEASE

14
STORIES

HISTORICAL
BUILDING FEATURES

SECURITY
ON-SITE

2
RESTAURANTS

PROFESSIONAL AND CREATIVE OFFICES AVAILABLE IN THE HEART OF DOWNTOWN

The Elks Tower is a landmark historic building in Downtown Sacramento. The 14 story building, which totals 73,393 square feet, was originally constructed in 1928 and has been incredibly well cared for and recently updated. The building is strategically located at one of the most iconic intersections in urban Sacramento, with incredible visibility on J Street, and includes ground floor amenities which include two full service restaurants with bars. The building also features a dedicated event space; the 3,355 square

foot ballroom on the second floor is perfect for client and partner mixers and celebrations. Tenant's at The Elks Tower benefit from Sacramento's best day-time and nighttime amenities like Golden 1 Center, DoCo, six large office towers, the Sacramento Convention Center, State of California office complexes, the Marriott Residence Inn, the Hyatt Regency and the Sheraton Grand Hotel. In addition, the building offers direct access to light rail, numerous amenities and shopping,

and is just a short walk to Sacramento's vibrant K Street entertainment district, Downtown Commons and Golden 1 Center. The building is located just 2 blocks from the Convention Center and SAFE Credit Union Performing Arts Center which was just completed in late 2021, 2 blocks from the State Capitol, 3 blocks from City Hall, 5 blocks from the Golden One Center and DoCo, 4 blocks to 3 large hotels, Elks Tower is located at ground zero of Sacramento's exciting revitalized urban experience.



SUITES AVAILABLE IN BUILT-OUT & COLD SHELL CONDITION





Section One: The Opportunity

1 THE OPPORTUNITY
THE ELK'S TOWER

AVAILABLE

Floor	Suite #	RSF	Rent
3rd	300	15,428 SF	\$2.50/SF Full Service
4th	400	1,895 SF	\$2.50/SF Full Service
4th	401	250 SF	\$2.50/SF Full Service
4th	420	1,049 SF	\$2.50/SF Full Service
6th	600	1,084 SF	\$2.60/SF Full Service
7th	700	1,255 SF	\$2.60/SF Full Service
12th	1200-1201	1,740 SF	\$2.75/SF Full Service
PH	1300-1400	1,935 SF	\$2.75/SF Full Service

2 THE LOCATION
THE ELK'S TOWER



THE LOCATION



28,382
POPULATION



\$365,784,197
ANNUAL CONSUMER SPENDING



100,233
DAYTIME EMPLOYMENT

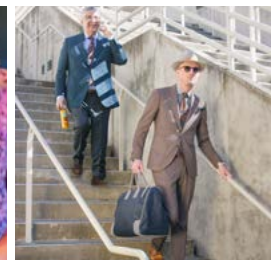
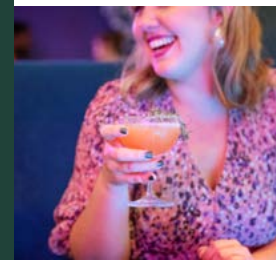
COSTAR 2024
1-MILE RADIUS

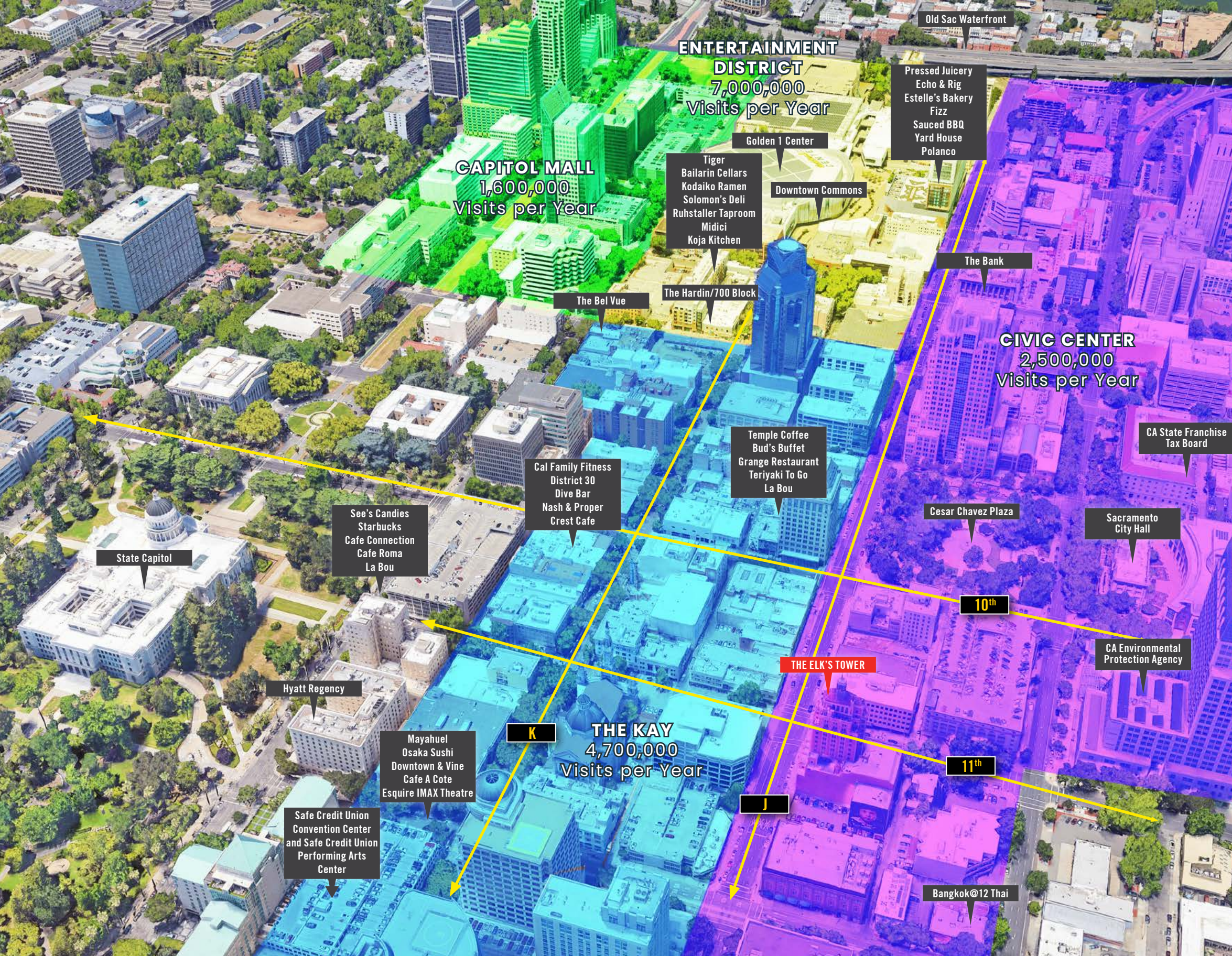
ACCESS TO DOWNTOWN'S CIVIC CENTER, THE KAY & ENTERTAINMENT DISTRICT

The Elks Tower stands prominently on J Street in Sacramento's Civic Center District, a 19-block area that houses the City, County, and Federal government, offering businesses an ideal location surrounded by key administrative institutions. Positioned just five blocks from Downtown Commons and the Golden 1 Center, it provides unparalleled access to the best amenities

in Sacramento's urban core, including the nearby Sacramento Convention Center. In addition to its prime Civic Center location, Elks Tower is also close to the Kay District, known as the crossroads of J and L Streets, which stretches from 7th to 13th. This area blends daytime business activity with lively evening entertainment, featuring hotels, restau-

rants, and cultural experiences. For those seeking a mix of professional and cultural environments, the Entertainment District, anchored by the Downtown Commons and Golden 1 Center, is nearby as well. These districts offer diverse attractions, from dining and shopping to major events like Sacramento Kings NBA games and concerts at Golden 1 Center.





2 THE LOCATION
THE ELK'S TOWER

NEARBY AMENITIES

PLACER AI
MAY 2023
- MAY 2024



2.7M
YEARLY VISITS

GOLDEN 1 CENTER
HOME TO THE
SACRAMENTO KINGS



578 K
YEARLY VISITS

SAFE CREDIT UNION
CONVENTION CENTER
NEWLY RENOVATED



228 K
YEARLY VISITS

SAFE CREDIT UNION
PERFORMING ARTS
CENTER



1.6M
YEARLY VISITS

CAPITOL MALL
STATE CAPITOL TO THE
TOWER BRIDGE



178K
YEARLY VISITS

CESAR CHAVEZ PLAZA
HOME TO CONCERTS
IN THE PARK



3.4M
YEARLY VISITS

OLD SACRAMENTO
WATERFRONT
SUBMARKET

2 THE LOCATION
THE ELK'S TOWER



THE KAY DISTRICT

PLACER AI MAY 2023 - MAY 2024

 13 BLOCKS	 4.7M YEARLY VISITS	 27 BARS & RESTAURANTS	 \$100,994 HOUSEHOLD INCOME
---	---	--	---

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & GOLDEN YEAR GUARDIANS*

Welcome to the Kay District, the crossroads of J and L Streets, stretching from 7th to 13th. It's the perfect blend of day-to-night energy. Start your mornings with quality coffee among the city's bustling workers, and explore diverse lunch options by noon.

As evening sets, the district transforms, offering a variety of hotels, restaurants, and entertainment spots for an enjoyable night out. The Kay District is where convenience meets culture, making every visit an engaging city adventure.

Notable Events Held in District:
Downtown Sacramento Ice Rink, 916 Day, Nightingale Block Party

*Experian-Mosaic Psychographic Profiles 2024





2 THE LOCATION
THE ELKS TOWER



CIVIC CENTER

PLACER AI SEPT 2023 - SEPT 2024



19
BLOCKS



2.5M
YEARLY VISITS



17
BARS & RESTAURANTS



\$103,523
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, FLOURISHING FAMILIES & BOURGEOIS MELTING POT

The Civic Center District represents the seat of City, County, and Federal government. The 19-block district includes the stretch of J, I and H Streets between 13th Street

to Interstate 5. The Civic Center District is distinguished by the historic architecture of landmarks such as Elks Tower, Historic City Hall, and the Robert Matsui United States

Courthouse. It is also a major entry point into Downtown with Amtrak's Sacramento Valley Station, access to major freeways and the gateway to The Railyards.

2 THE LOCATION
THE ELK'S TOWER



THE ENTERTAINMENT DISTRICT

PLACER AI MAY 2023 - MAY 2024



8
BLOCKS



7M
YEARLY VISITS



43
STORES & RESTAURANTS



\$107,257
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & FLOURISHING FAMILIES*

Explore the Entertainment District, stretching from J St. to L St., between 3rd and 7th Streets. It's anchored by the Downtown Commons (DOCOCO), reborn in 2016 as a vibrant gathering place. At its heart, the Golden 1 Center (G1C) stands as

an award-winning arena, hosting over 130 events annually, including concerts and home games for the Sacramento Kings. This district is a lively blend of entertainment, culture, and sports, making every visit a unique experience.

Notable Events Held in District:
Sacramento Kings NBA Games, Concerts at Golden 1 Center

*Experian-Mosaic Psychographic Profiles 2024





WALK RIDE BIKE DRIVE

The Elk's Tower is easily accessed by all modes of transportation including walking, biking, driving, or riding Light Rail.

