



# N21

**1401 21ST STREET  
CREATIVE OFFICE SPACES FOR LEASE**



N21



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# THE OPPORTUNITY

**9,486**  
RENTABLE SF

**\$2.00/SF**  
PER MONTH FULL SERVICE

**ENTIRE**  
4TH FLOOR AVAILABLE

**2/1,000**  
ON-SITE PARKING

1401 21st Street, more commonly called "N21" is a 25,600 square foot, four story mixed-use office and retail building. Built in 1962, the mid-century modern building underwent a full renovation in 2016, including a new exterior façade with retail storefront, updated lobby and common area, and new mechanical infrastructure. The ground floor is currently leased by the Midtown Business Association, a liaison between local businesses and community members. The Property can offer tenants 2 per 1,000 on-site parking, an important and scarce amenity in Midtown. Additional monthly parking can be ob-

tained at a multi-level parking garage one block away, at the corner of 21st Street and Capitol Ave. Free two-hour parking is available along N Street and 30-minute metered parking stalls are available in front of the Property on 21st Street for clients. For firms that brand themselves as innovative, accessible, authentic, and seeking professional office space in the heart of Midtown you must see this opportunity. For those who are seeking to recruit the best talent in their industries with an environment/location that shows why you are rooted in Sacramento...this is the location for you.

1401 21st Street is located near Midtown's popular Handle District and Lavendar Heights creating an impossible to duplicate lifestyle experience in one of Sacramento's most walkable mixed-use neighborhoods. The building has incredible visibility and is a rare availability along 21st Street. The Property features an updated design that reflects the increasingly contemporary character of Sacramento office buildings in Downtown and Midtown Sacramento with a neutral material palette, expansive windows, local art and abundant natural light.



**4TH FLOOR**







Section One: Available

**N21**

**THE MIDTOWN ASSOCIATION'S MODERN OFFICE SPACE ON THE GROUND FLOOR ILLUSTRATES THE 3RD AND 4TH FLOOR'S POTENTIAL...**

MAXIMUM  
CAPACITY  
36  
PERSONS  
EXIT

MIDTOWN  
ASSOCIATION

Midtown  
Love

MIDTOWN  
ASSOCIATION



# THE LOCATION

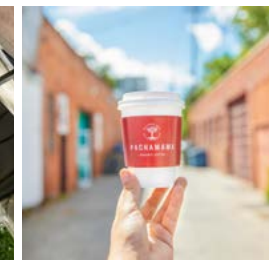


*IN THE HEART OF MIDTOWN SACRAMENTO!*

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 near 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 couple of blocks away from 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 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!







# 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\*.

## HANDLE DISTRICT

- 58 Degrees & Holding Co.
- Aioli Bodega Espanola
- Big Stump Brewing
- Chipotle
- Crepeville
- Fieldwork Brewing Co.
- Ginger Elizabeth Chocolates
- Golden Road Brewing
- Heart Clothing Boutique
- Jack's Urban Eats
- Mulvaney's B&L
- Nudge Eco Store
- Old Soul Coffee
- Paesanos
- Portofino's
- Pressed Record Cafe
- 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\*

## LAVENDER HEIGHTS

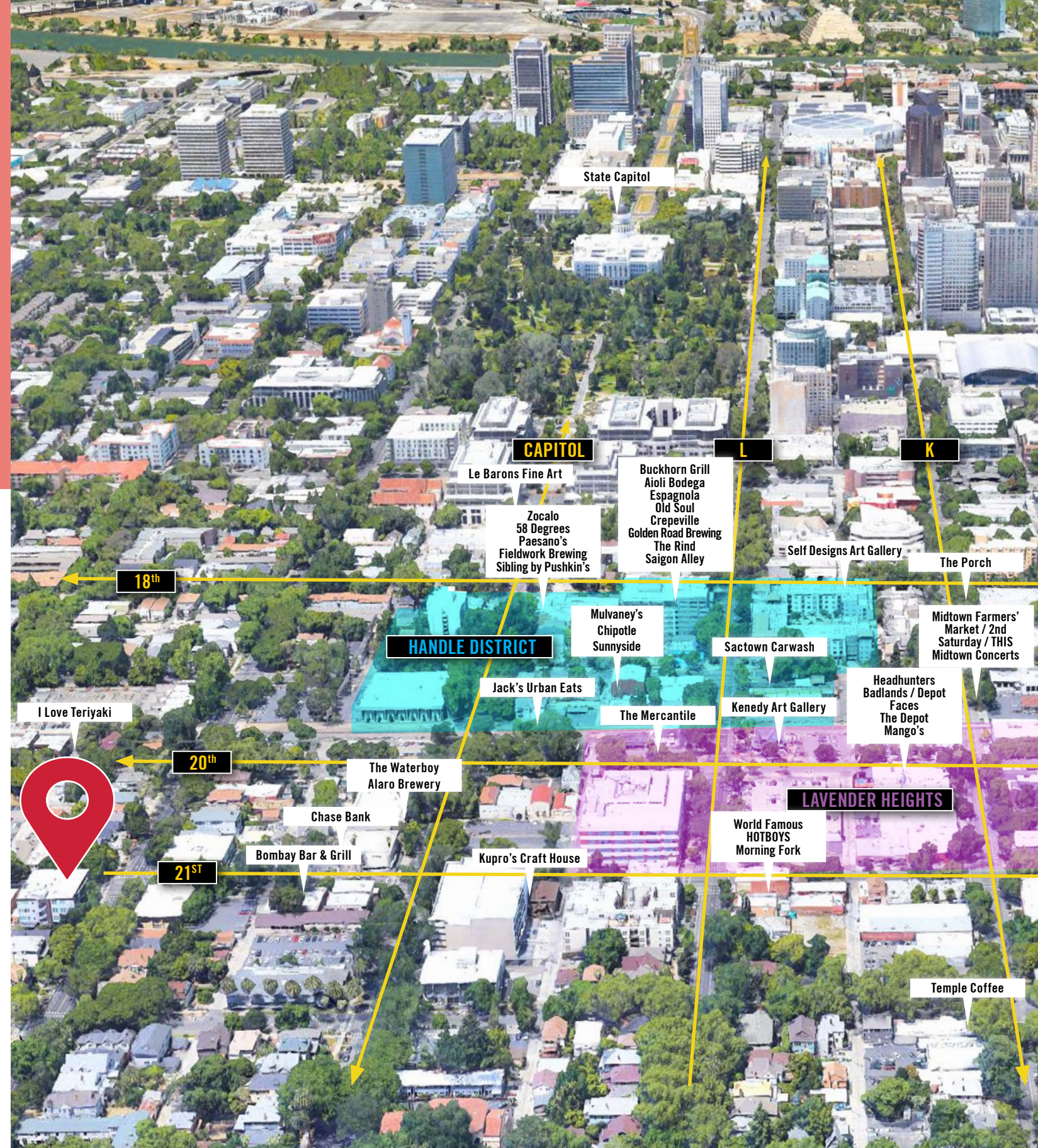
- Azul Mexican
- Badlands
- Domino's Pizza
- Faces
- First United Methodist Church
- Kiki's Chicken Place
- Kin Thai Street Eatery
- Lavender Library
- LowBrau
- Lumens

- Mango's
- Mercantile Saloon
- Nekter
- Peet's Coffee
- Q Spot
- Sacramento LGBT Community Center
- 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\*
- The Morning Fork
- The Old Spaghetti Factory
- THIS Midtown\*

## TRUE OTHER (WALKING DISTANCE)

- American Market & Deli
- Burger Patch
- Burgers and Brew
- Cantina Alley
- Centro Cocina Mexicana
- Chicago Fire
- Chita's Taqueria
- Cornerstone
- Der Biergarten
- Federalist Public House
- Flamingo House
- Fleet Feet
- I Love Teriyaki
- Kupros Craft House
- Lucca
- Mikuni Sushi
- Noah's Bagels

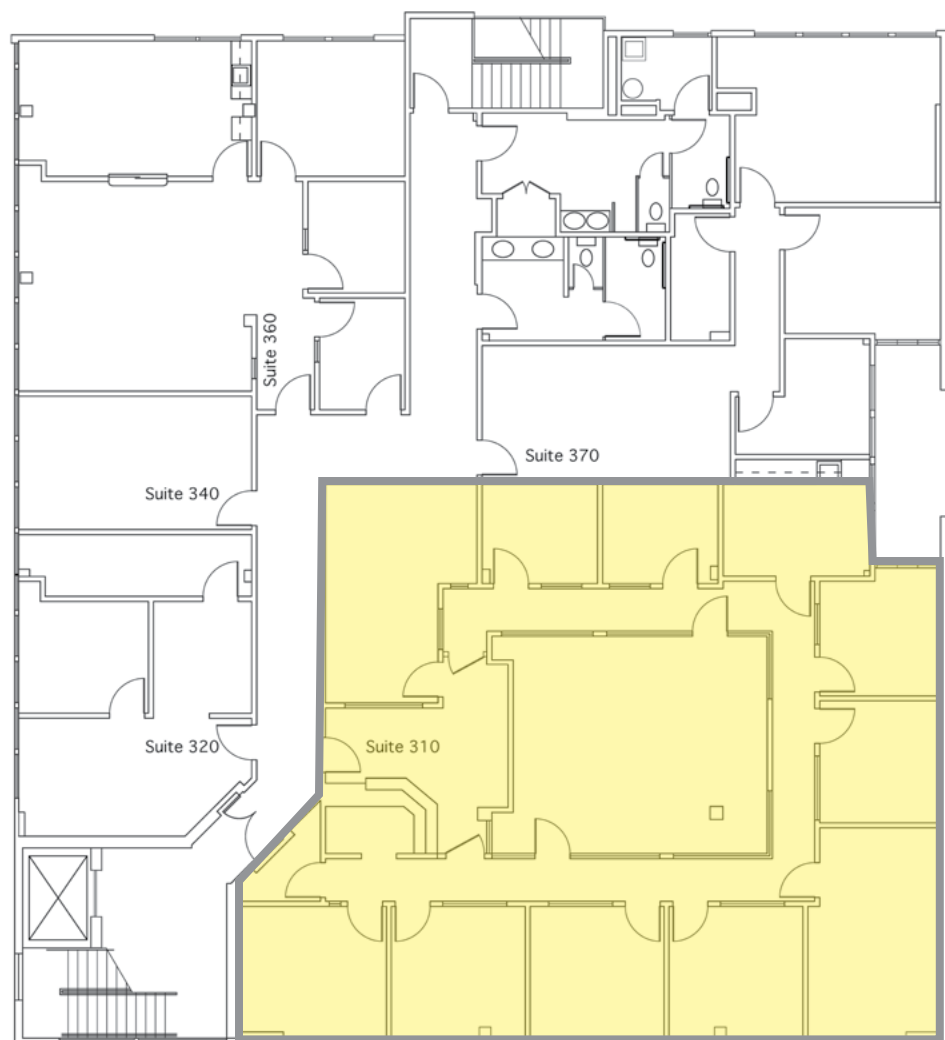
- N Street Cafe
- Pachamama Coffee Coop
- Pacific Market
- Red Rabbit
- Rick's Dessert Diner
- Royal Peacock Tattoo
- Sakamoto
- See's Candies
- Sun & Soil Juice Company
- Tank House BBQ
- Tapa the World
- Tea Cup
- Temple Coffee
- Thai Basil
- The Golden Bear
- The Mill
- The Porch
- Tres Hermanas
- Zelda's Pizza



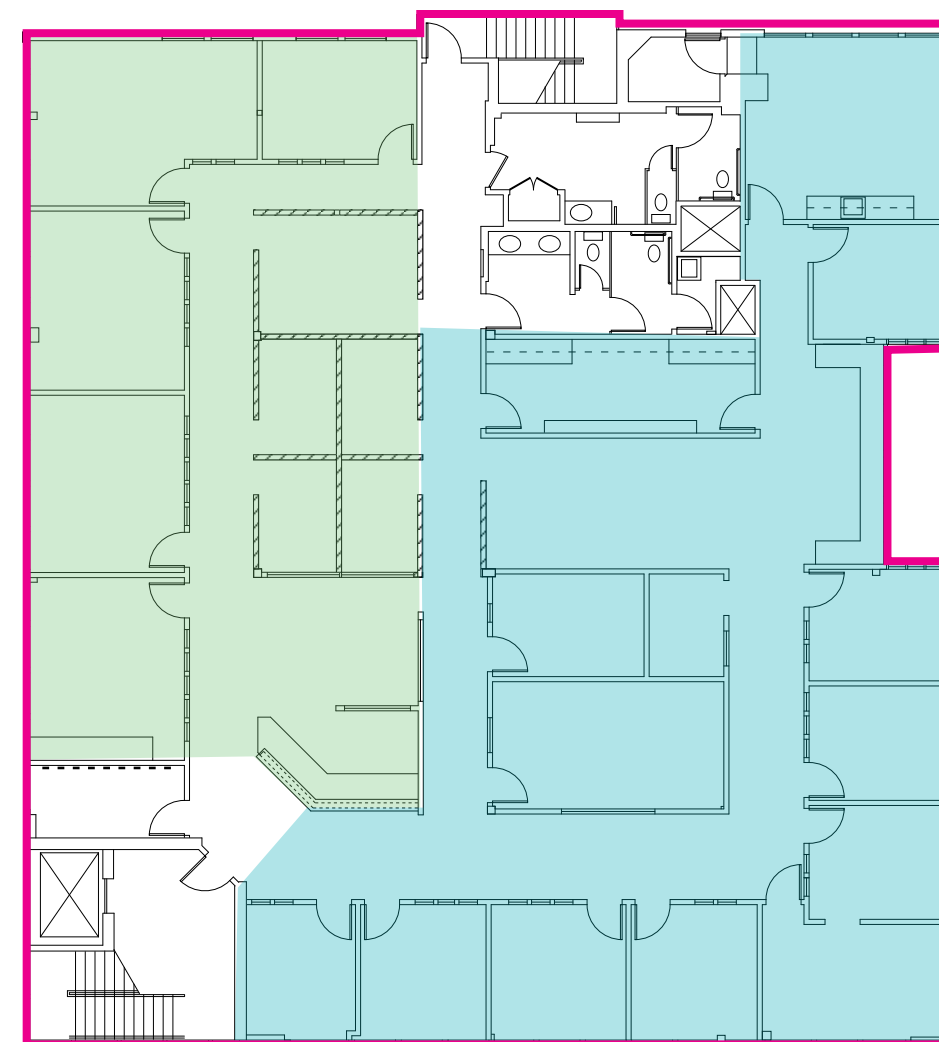


# 3RD FLOOR

# 4TH FLOOR



**SUITE 310: 2,727 SF**  
\$2.00/SF/MONTH FULL SERVICE  
AS-IS CONDITION  
AVAILABLE DECEMBER 1, 2024



**6,759 TOTAL RSF (CAN BE DEMISED)**  
2,500 SF  
4,259 SF  
\$2.00/SF/MONTH FULL SERVICE  
AVAILABLE NOW

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