

Midtown Building

FOR LEASE

T3000
Street

3000 T



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INTERNATIONAL

Excellent Amenities

LOCATION

3000 T Street is ideally located centrally between Midtown & East Sacramento. Located on the corner of 30th and T Streets, the building offers excellent visibility.

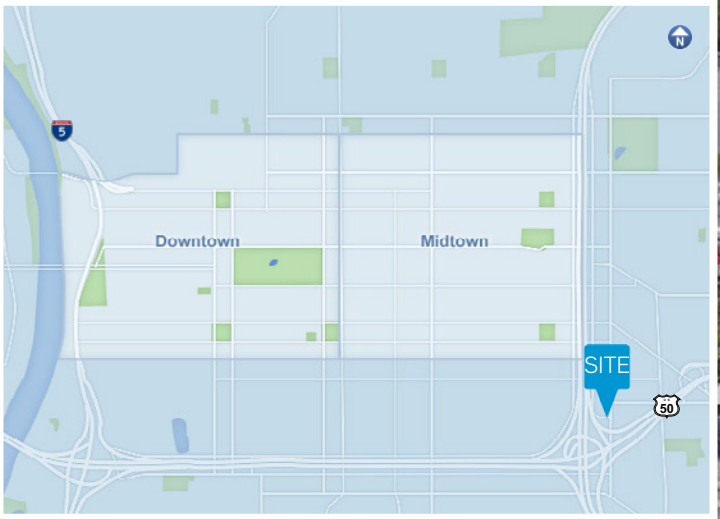
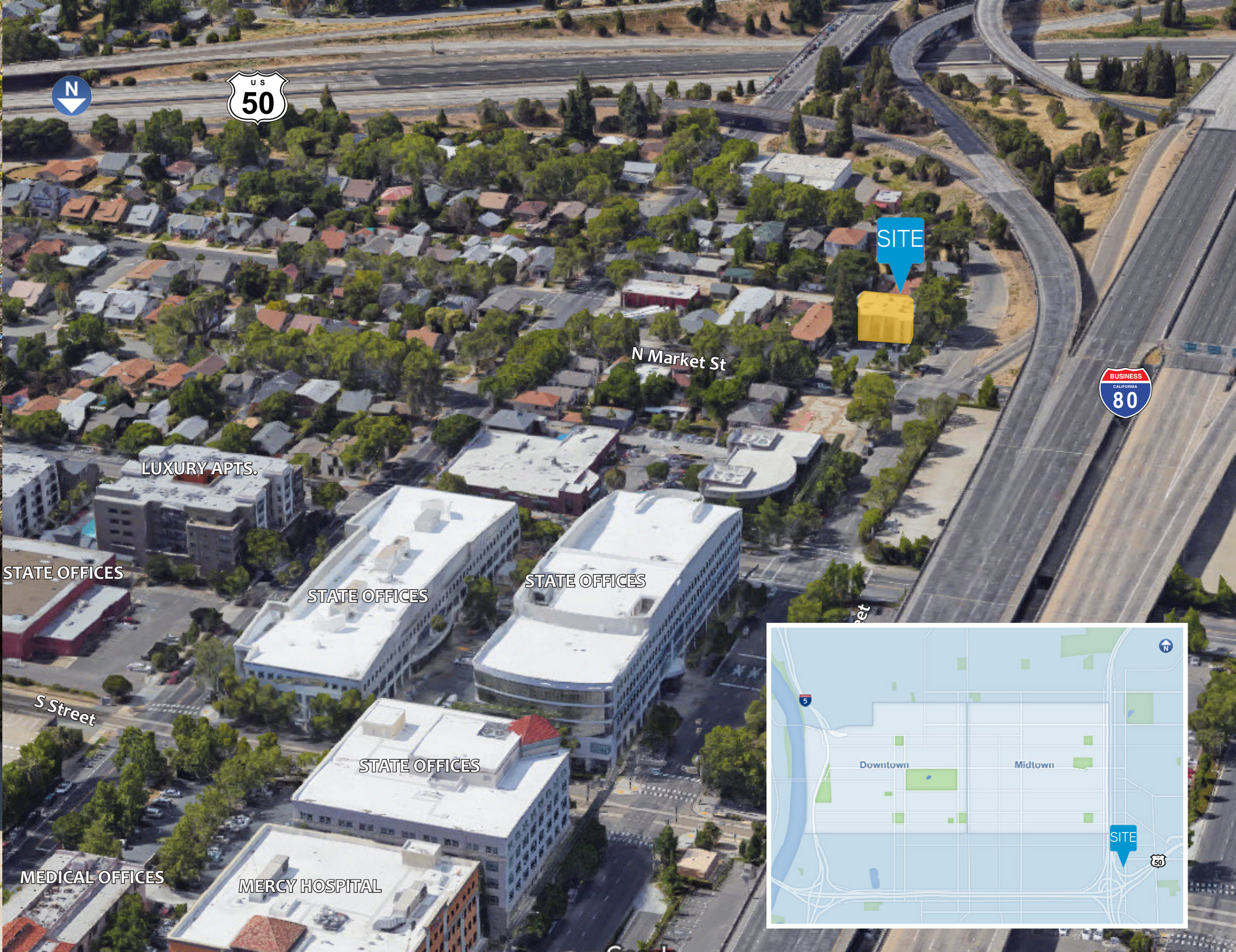
Situated on the eastern side of trendy midtown, there is no shortage of amenities. On a weekly basis one can find a farmers market, Capitol events, concerts and festivals not to mention within close proximity to the Central Business District.

THE SPACE

Square Feet	±275 - ±1800
Stories	2
Parking	On site ±20 spaces
Walk Score	81% (very walkable)

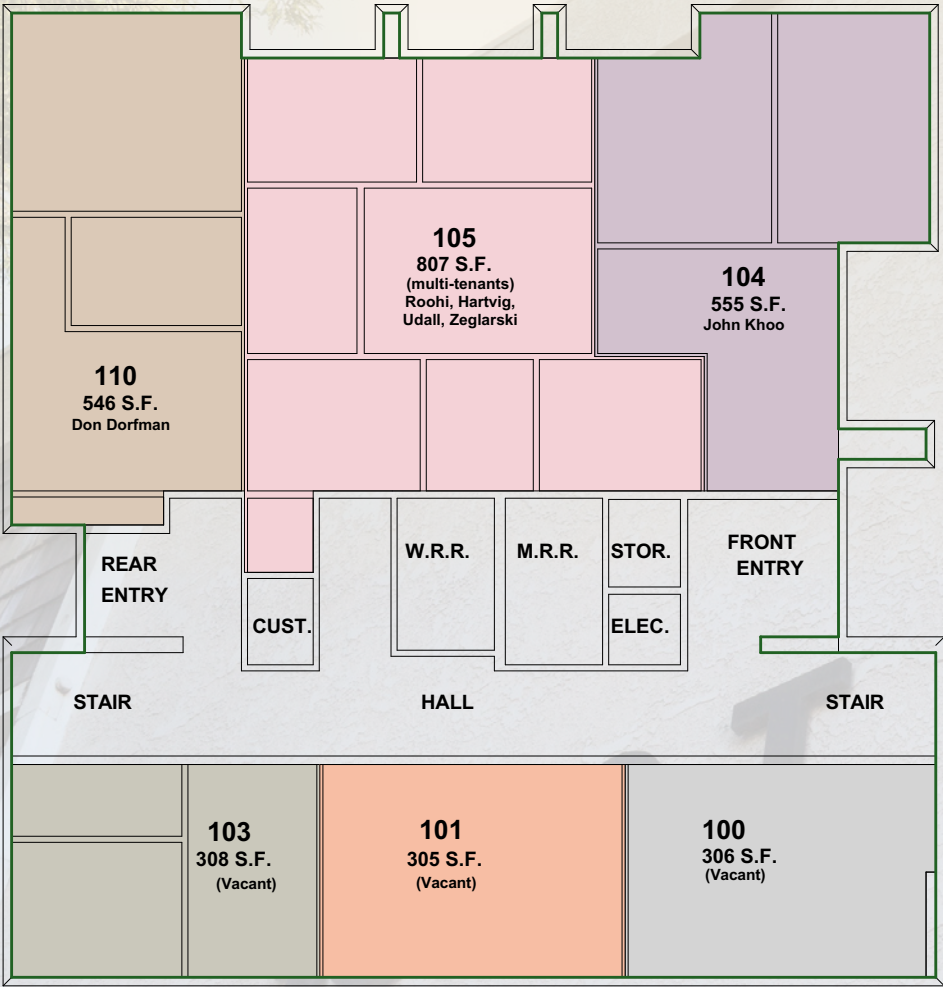


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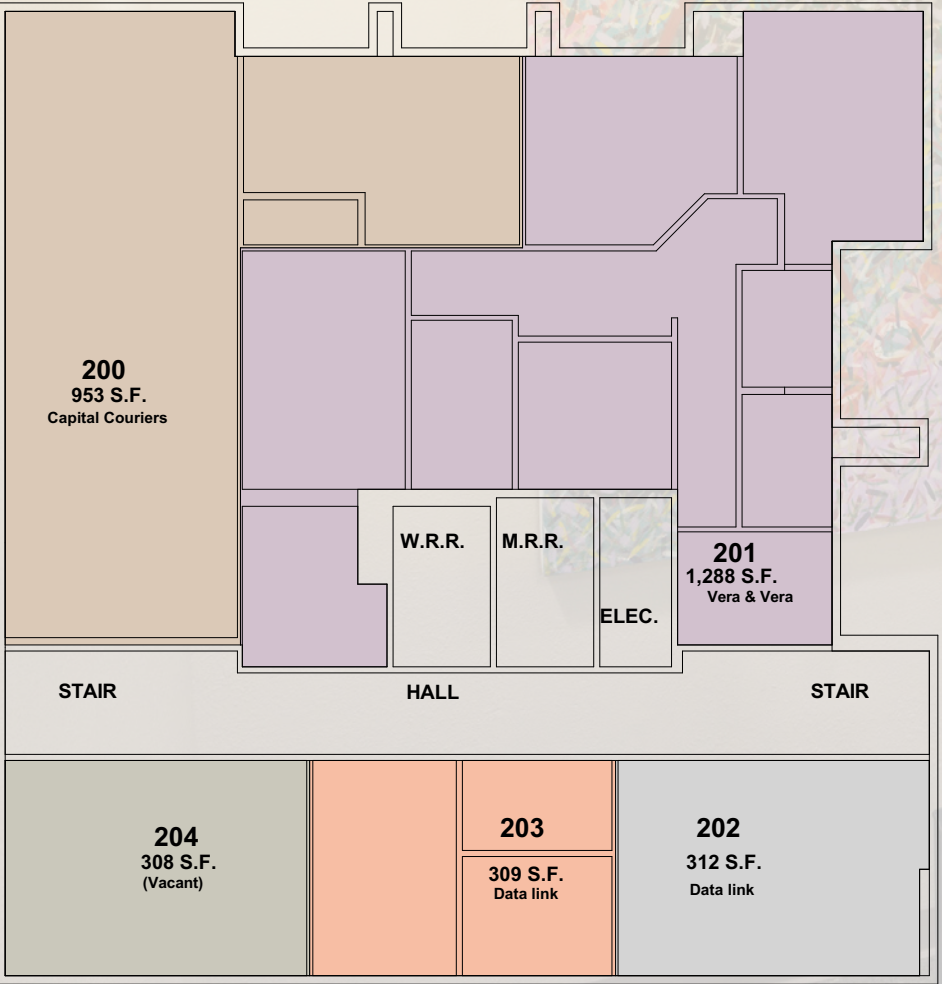


Floor Plans

FIRST FLOOR



SECOND FLOOR



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Location Aerial

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CITY RANKINGS

- #1 Rental growth nationally over the past 12 months
- #1 Happiest workers in mid-sized cities
- #1 Most valuable minor league baseball team
- #2 Top 10 Most fun, affordable US cities
- #3 Best cities for national park lovers
- #4 Most "Hipster" city in the nation
- #4 U.S. Metro clean tech index
- #4 Best cities for nerds
- #5 Market in the country for hotel investors
- #6 Most Dog-Friendly City in the U.S.
- #7 Best cities for small business
- #10 Best cities for active lifestyles
- #10 Best cities for women in the workforce
- #10 Least stressed-out cities
- #10 The 10 best cities for coffee enthusiasts
- #14 America's coolest cities in 2014
- #16 Top Beer Destination in the Country
- #18 WalletHub's Best Places for New Year's Eve
- #21 Major metros new private-sector job growth
- #24 Most fun cities in America

104,841
DAYTIME EMPLOYEES

17,737
HOUSING UNITS

19,650
DOWNTOWN RESIDENTS

140
RESTAURANTS

55
DOWNTOWN BARS

400
RETAIL BUSINESSES

32+

MILES OF BIKE PATHS (SAC REGION)



GOLDEN 1 CENTER

ONE OF THE MOST TECHNOLOGICALLY ADVANCED ARENAS IN THE WORLD

15.3 MILLION
REGIONAL ANNUAL VISITORS

ENTERTAINMENT DISTRICT

NEW PROFESSIONAL SPORTS AND ENTERTAINMENT CENTER
WITH DEVELOPMENT OF 350,000 SF RETAIL, 250-ROOM HOTEL
AND UP TO 500,000 SF RESIDENTIAL UNITS

OLD SACRAMENTO

3.3 MILLION VISITORS ANNUALLY

THE BRIDGE DISTRICT

PROPOSED 4,000 RESIDENTIAL UNITS, 5 MILLION
SF OF COMMERCIAL SPACE AND 500,000 SF OF
RETAIL SPACE.

THE KAY

50+ SLEEK MODERN RESTAURANTS WITHIN WALKING DISTANCE

THE RAILYARDS

THE RAILYARDS WILL BE A MIXED-USE HUB FOR ENTERTAINMENT,
RETAIL, HOUSING, OFFICE, THEATERS, PARKS, HOTELS, AND MUSEUMS

DOWNTOWN SACRAMENTO BY THE NUMBERS

- › Each suite has their own keypad and alarm system
- › 2nd floor has a kitchenette accessible to all
- › Additional curb parking is available

