

FOR SUBLEASE | FORUM BUILDING

1107 9TH STREET, SUITE 850, SACRAMENTO CA 95814

BEAUTIFUL CLASS A OFFICE SPACE WITH WALKABLE AMENITIES

SUBLEASE RATE REDUCED



Veronica Sukkary

Associate | Office & Retail

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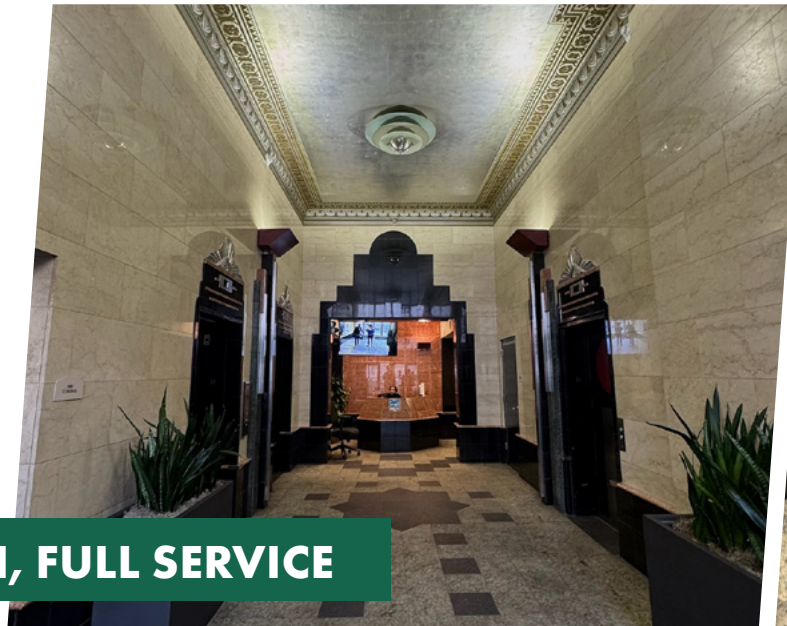
3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

FOR SUBLEASE - SUITE 850

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Property Details

- Suite 850: ±1,445 SF Available For Sublease, Includes a Storage Unit in the Building.
- Lease Term Expiration: October 31, 2028
- Move-In Ready and Fully Furnished
- The Forum is a Historic 10 Story Office Building
- Onsite Amenities Include Conference Room and Training Rooms
- Located in Close Proximity to the Golden One Center, Newly Remodeled Convention Center, and the State Capitol
- The Building Offers Direct Access to Light Rail, and the Numerous Restaurants and Shopping Offered by K street and Sacramento's Urban Core.
- Parking services:
 - Daily/weekly passes can be purchased at <https://reserve.sacpark.org/>
 - Monthly parking pass application is at <https://www.cityofsacramento.gov/public-works/parking/apply-parking-permits>



LEASE RATE: \$1.99/SF/MONTH, FULL SERVICE

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Echo & Rig
Punch Bowl Social
Sauced BBQ
Yard House
Pressed Juicery
Chipotle Mexican Grill
Estelle Bakery & Pâtisserie

FORUM BUILDING

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	29,166	160,561	373,327
Households	15,924	72,346	152,251
Average Household Income	\$97,666	\$126,482	\$115,630
Median Age	35.7	36.6	35.5
Total Businesses	4,412	10,446	19,582
Daytime Demographics 16+	70,997	164,885	315,866
White Collar Workers	74.3%	71.9%	65.0%
Blue Collar Workers	25.7%	28.1%	35.0%

Sutter Health Park
River Cats
A's

SACRAMENTO
KINGS

TACO BELL
CATERIA

Crest SACRAMENTO

SAFE CREDIT UNION
CONVENTION CENTER

Cafeteria 15L
Mikuni
Capitol Garage
Chef Burma
Midtown Gastrobar



Ella Dining Room & Bar
Prelude Kitchen & Bar
The Boiling Crab
Chocolate Fish Coffee
Mayahuel
Brasserie du Monde
Thee Upper Crust Pizza

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