

630 K STREET

SACRAMENTO, CA
PRIME OFFICE SPACE
±1,038 RSF - ±15,655 RSF



ETHAN CONRAD
PROPERTIES INC.



IN THE HEART OF
DOCO



FOR MORE INFORMATION CONTACT:

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

**ROOFTOP
VIDEO LINK**

**CON AZUCAR CAFE
VIDEO LINK**

630 K STREET

PRIME OFFICE SPACE SACRAMENTO, CA

[ROOFTOP VIDEO LINK](#)

FEATURES:

- Located within the entertainment epicenter of the Central Business District (DoCo & 700 K Block)
- Over 6.1 million visitors per year to DoCo, making it, by far the most visited retail location in the Greater Sacramento Area
- Strong retail mix on-site and directly adjacent (Sauced BBQ & Spirits, Tippy Putt, Union Bank, Flatstick Pub, 24 Hour Fitness, Cinemark Century Theater)
- Many dining, retail and entertainment options in the immediate area
- Floor-to-ceiling glass overlooking DoCo and K Street
- ±13' floor-to-deck heights
- Excellent walking score of 96
- Public transportation nearby
- Con Azucar Cafe and SB James Construction leases signed

LEASE RATES:

Suite 140:	1,038 RSF	\$ 2,377.00/Mo. (\$2.29 PSF, Full Service)
3rd Floor:	5,000 RSF - 15,655 RSF	(\$2.50 - \$2.95 PSF, FSG)
4th Floor:	5,000 RSF - 14,786 RSF	(\$2.50 - \$2.95 PSF, FSG)
5th Floor:	5,000 RSF - 14,927 RSF	(\$2.50 - \$2.95 PSF, FSG)



[CON AZUCAR CAFE VIDEO LINK](#)



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

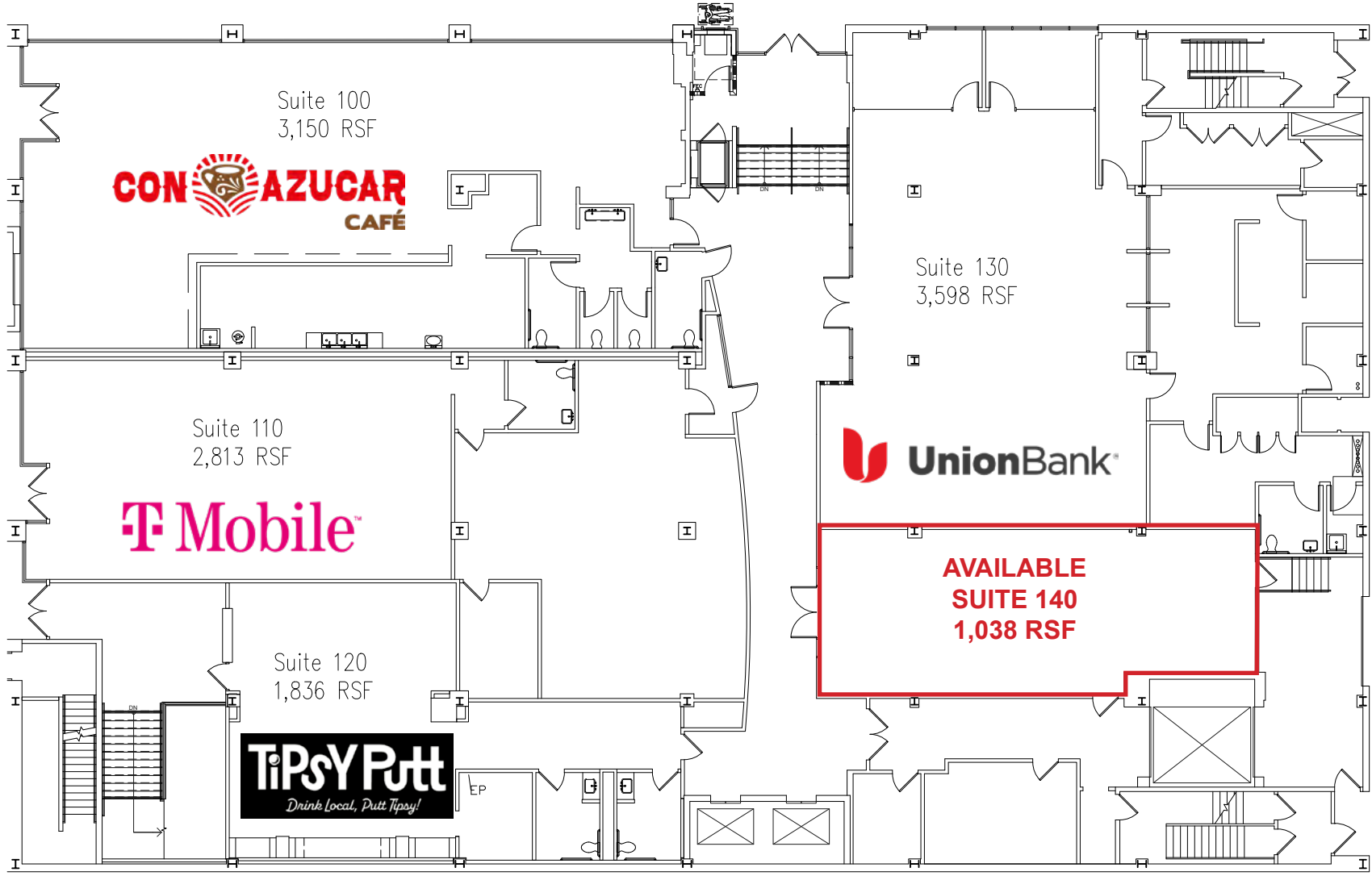
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

630 K STREET

PRIME OFFICE SPACE SACRAMENTO, CA

1ST FLOOR PLAN

SUITE 140: 1,038 RSF \$2,377.00 (\$2.29 PSF, FSG)

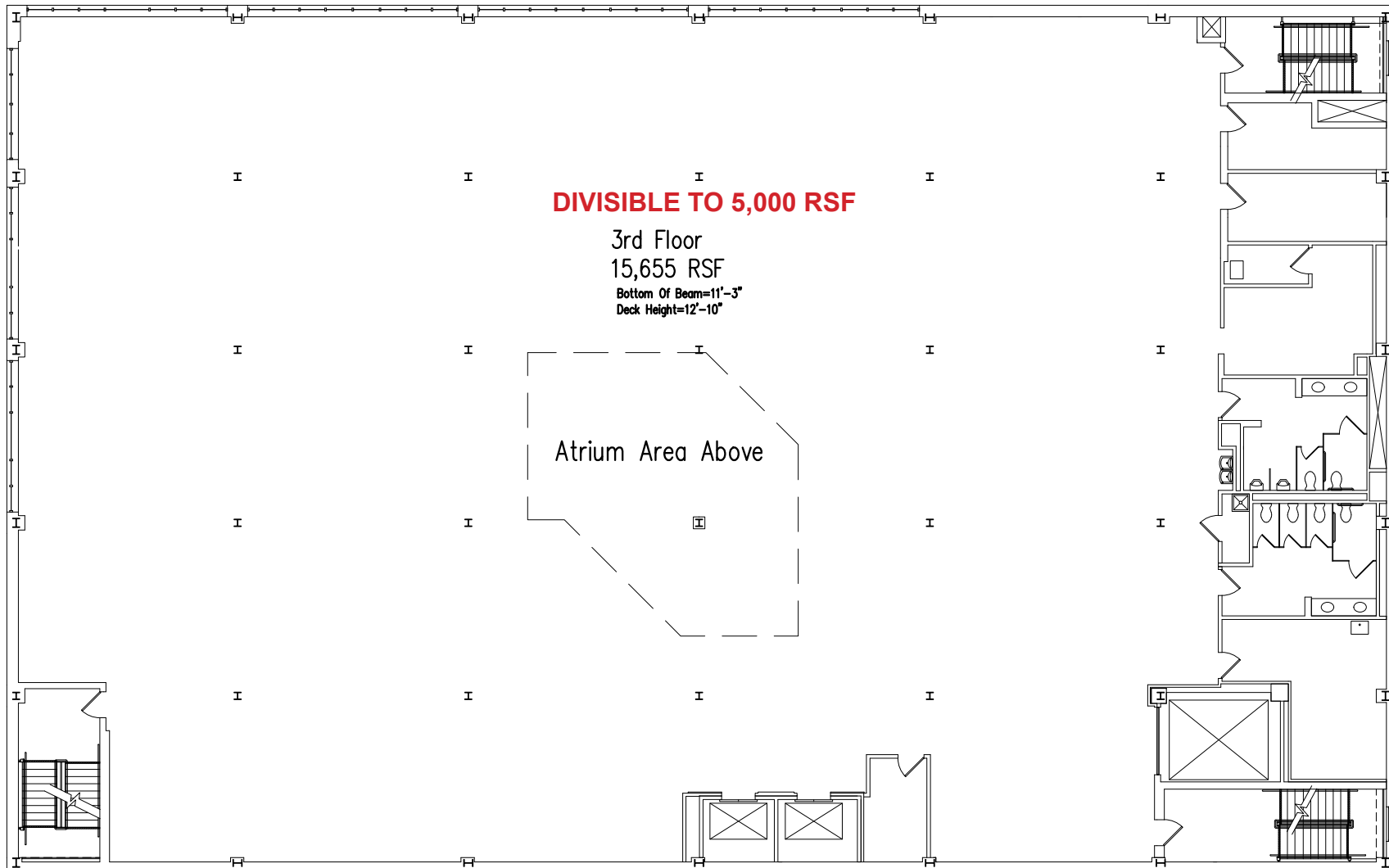


±15,622 RSF

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

3RD FLOOR PLAN

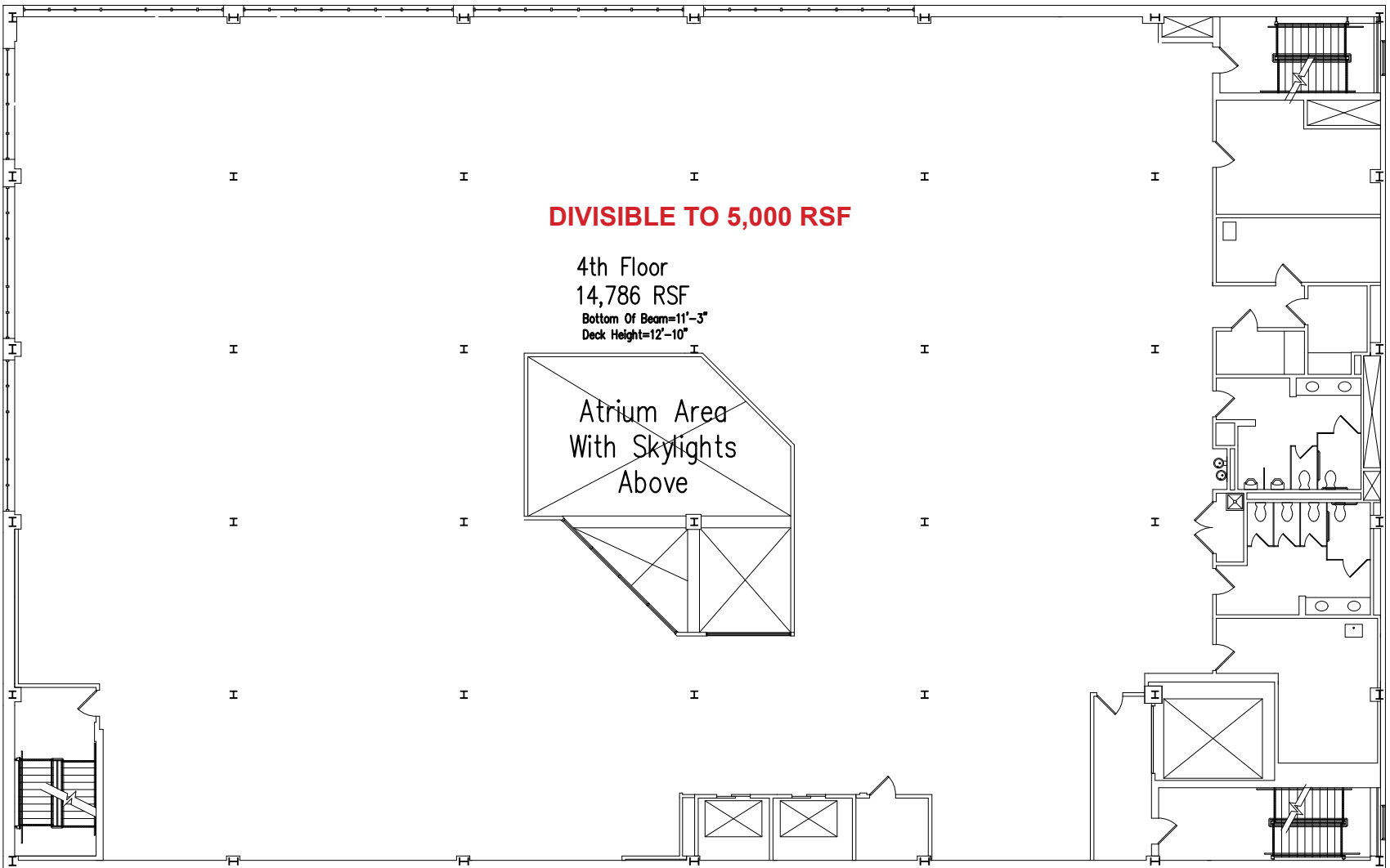
3rd Floor: 5,000 RSF - 15,655 RSF \$2.50 - \$2.95 PSF, FSG



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

4TH FLOOR PLAN

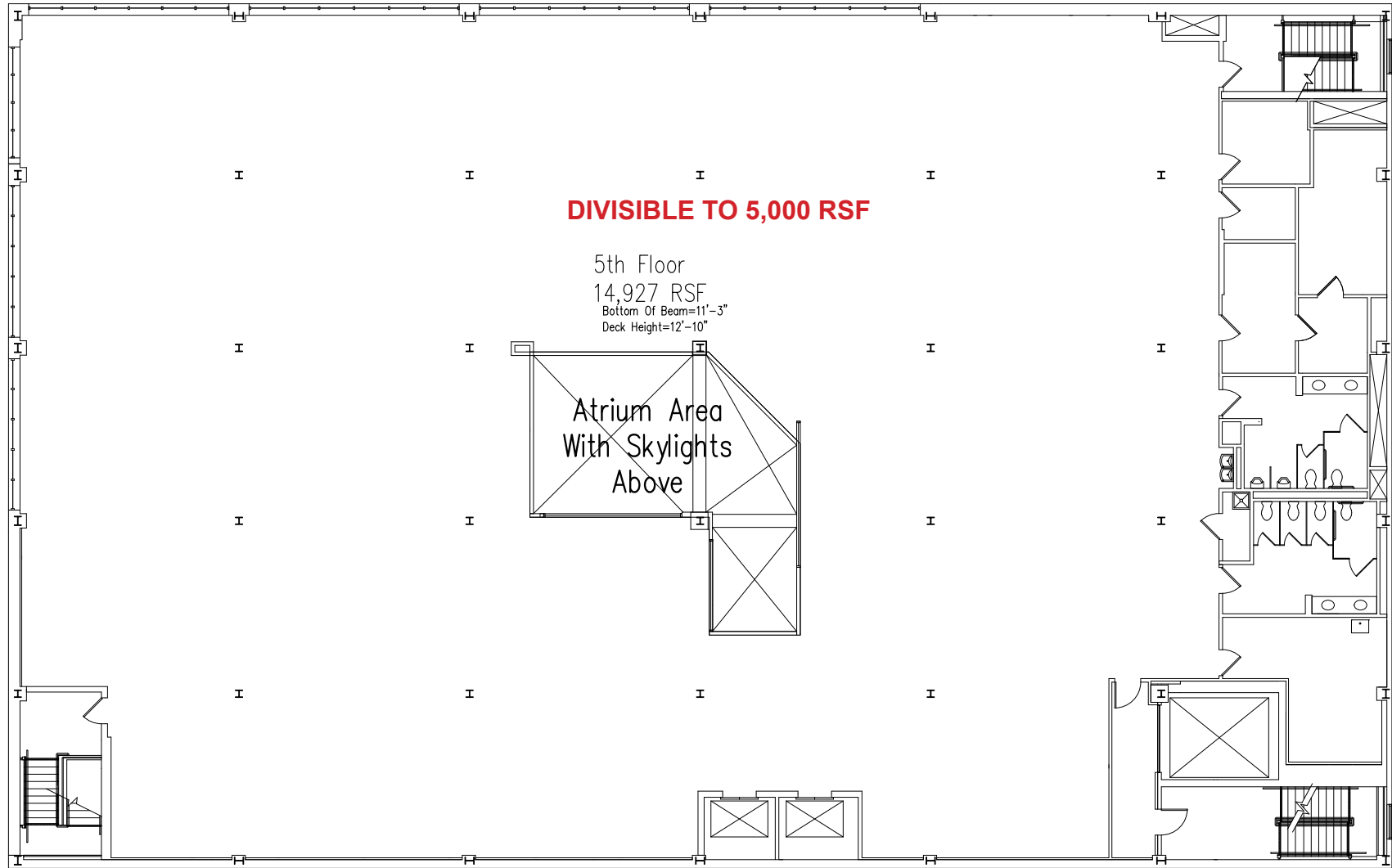
4th Floor: 5,000 RSF - 14,786 RSF \$2.50 - \$2.95 PSF, FSG



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

5TH FLOOR PLAN

5th Floor: 5,000 RSF - 14,927 RSF \$2.50 - \$2.95 PSF, FSG



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

630 K STREET

PRIME OFFICE SPACE SACRAMENTO, CA



ENTERTAINMENT

1. Golden 1 Center
2. Cinemark Next Gen
3. Punch Bowl Social
4. Flatstick Pub
5. Crocker Art Museum
6. Sacramento Convention Center

GYMS

13. 24 Hour Fitness
14. California Family Fitness
15. Rohini Sports & Fitness

HOTELS

7. Hyatt Centric
8. Kimpton Sawyer Hotel
9. The Exchange Hotel
10. Hyatt Regency
11. Sheraton Grand
12. Holiday Inn

SHOPPING

16. Macy's, Getta Clue, Identity Boutique
17. Urban Outfitters

RESTAURANTS

18. Yard House, Burger Lounge, Panda Express, Jimboy's Tacos, Poke Ichii
19. Echo & Rig Butcher & Steakhouse, Polanco
20. Sauced BBQ & Spirits, Häagen-Dazs, Fizz Champagne Bar, Estelle
21. Camden Spit & Larder, Old Soul Cafe, House

22. Il Fornaio
23. Foundation, Legend Has It
24. Tiger, Koja Kitchen, Darling Aviary, Kodaiko Ramen & Bar, Butcher & Barrel, MidiCi Neapolitan Pizza, Beach Hut Deli
25. Empress Tavern

P City Parking **==** RT Light Rail

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

630 K STREET

PRIME OFFICE SPACE SACRAMENTO, CA



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.