

# FOR LEASE



**\*\*\*OFFERING FREE RENT  
AND/OR REDUCED RENT TO  
WELL QUALIFIED TENANTS!**

**1314 H Street**  
Sacramento, CA 95814

The Vollman Company is pleased to present 1314 H Street, featuring well-maintained office suites in the heart of Downtown. Located within walking distance of the Capitol, County Courthouse, and City Hall, 1314 H Street provides unparalleled convenience for professionals seeking proximity to key government and legal institutions.

This property is ideal for lobbyists, non-profits, and legal firms looking to leverage its prime location. The building offers secure gated access, key fob entry, and convenient on-site parking. The immediate surrounding areas offer a wide range of dining, coffee, and entertainment options.

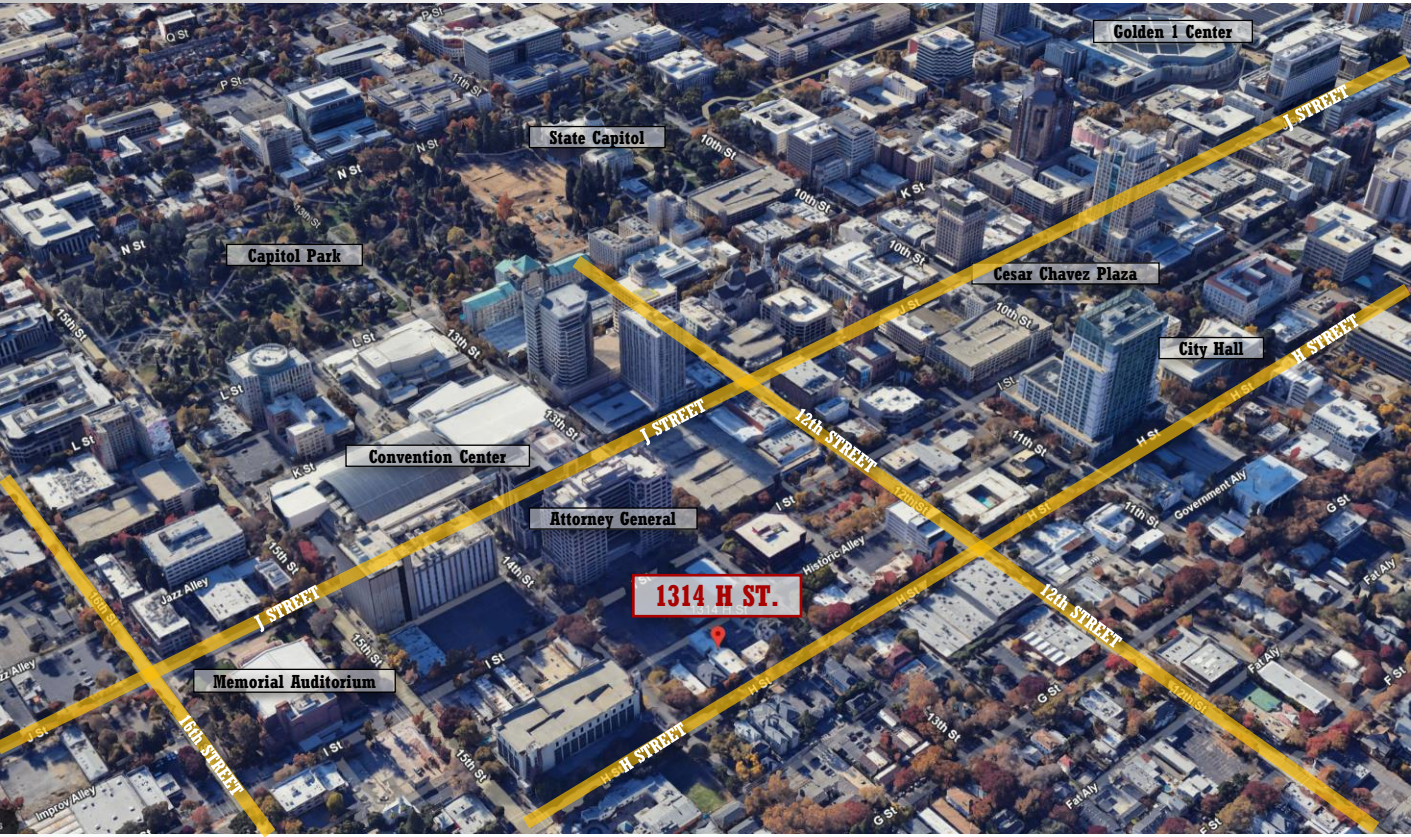
**±1,150 to ± 2,900 SF**  
**\$1.60 - \$1.85/SF**  
**Full Service Lease**

**Zoned: C-2 SPD**  
**Opportunity Zone**  
**Excellent Location**

The  
**VOLLMAN**  
COMPANY

Commercial Real Estate Brokerage  
11500 Sunrise Gold Circle, Suite E  
Rancho Cordova, CA 95742  
O: 916.929.2000 | F: 916.372.7717  
Cal DRE# 02091276  
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**IAN A. FORNER**  
916.996.4809  
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Cal DRE# 01967116



**GROUND FLOOR:**



**DETAILS:**

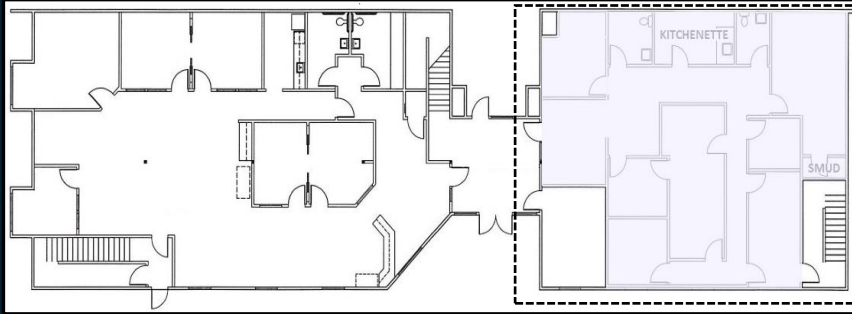
- Well Maintained Property
- Free Onsite Parking
- Gated Property
- Key FOB Entry
- Zoned: C-2 SPD
- Opportunity Zone

**SECOND FLOOR:**

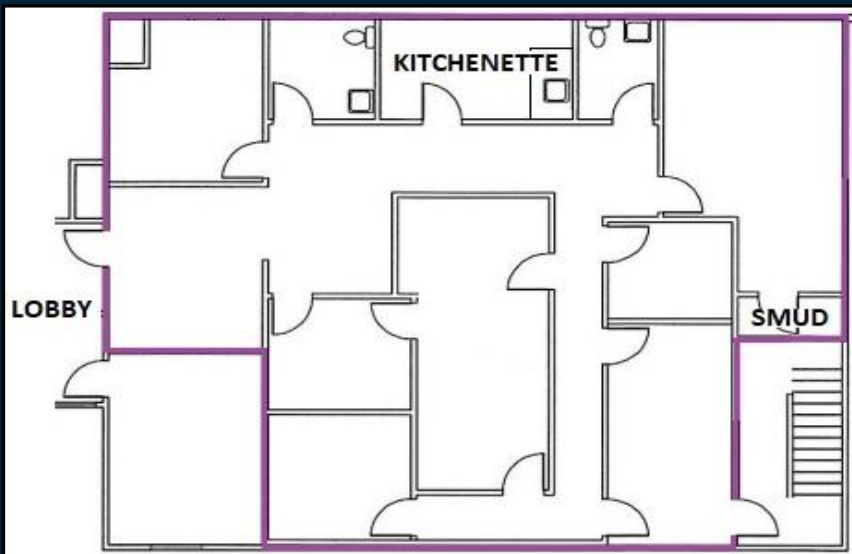


- Suite 101 ± 2,400 SF
- Suite 200 ± 2,250 SF
- Suite 201 ± 650 SF
- Suite 202 ± 1,250 SF
- Suite 203 ± 1,150 SF

GROUND FLOOR LAYOUT:



SUITE 101 LAYOUT:

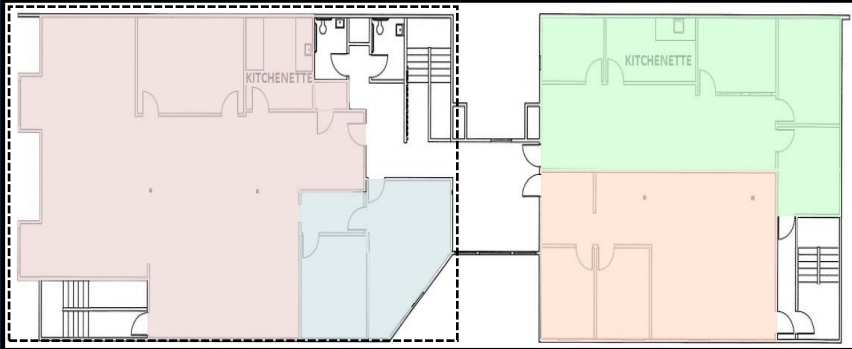


- Size: ±2,400 SF
- Asking: \$1.70/SF (FS)
- Private Restrooms
- Kitchenette
- 4 Private Offices
- Conference Room
- Reception Area
- Copy Room/Storage Space



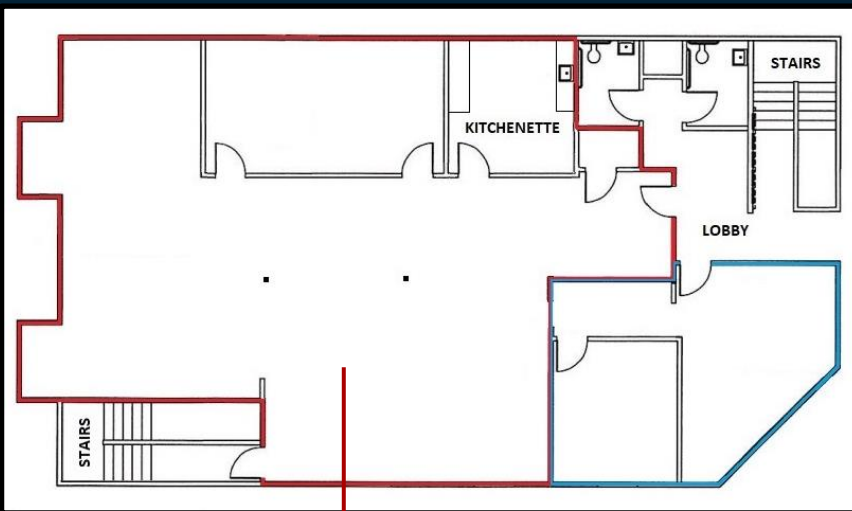
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**2<sup>nd</sup> FLOOR LAYOUT:**



- Size: ±2,250 SF
- Asking: \$1.75/SF (FS)
- Kitchenette
- Glass Conference Room
- Many Large Windows
- Open Office Concept

**SUITE 200 LAYOUT:**



***Suite 200: ± 2,250 SF***  
***Asking: \$1.75/SF (FS)***

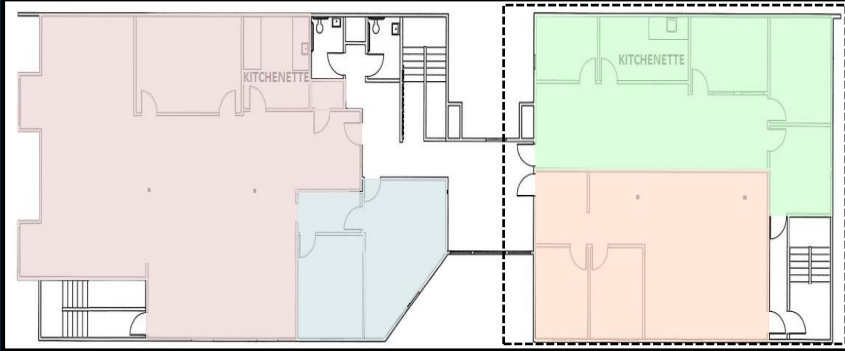


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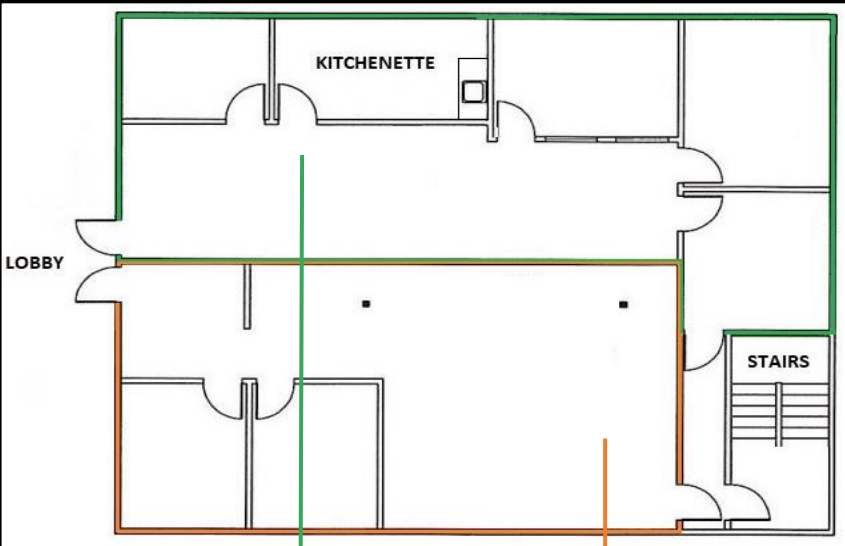


2nd FLOOR LAYOUT:

SECOND FLOOR:



SUITE 200 LAYOUT:



- Size: ±2,400 SF (Combined)
- Asking: \$1.70/SF (Full Service)

**Suite 202 Features**

- Asking: \$1.85/SF
- Kitchenette
- 4 Private Offices
- Conference Room

**Suite 203 Features**

- Asking: \$1.60/SF
- Reception Area
- 2 Private Offices
- Large Open Office Space



**Suite 202: ± 1,250 SF**

Asking: \$1.85/SF (FS)

**Suite 203: ± 1,150 SF**

Asking: \$1.60/SF (FS)



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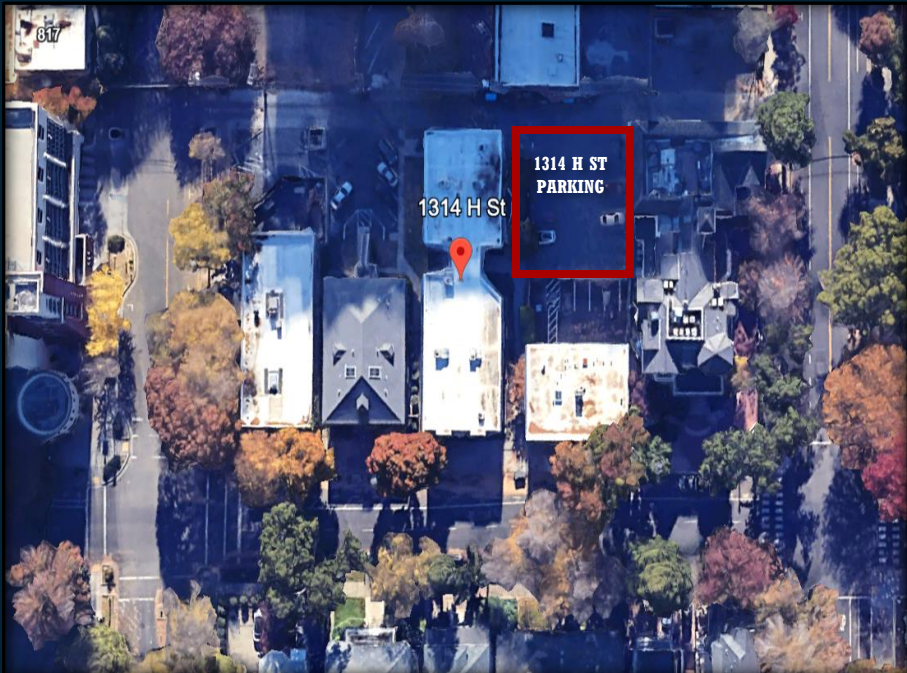
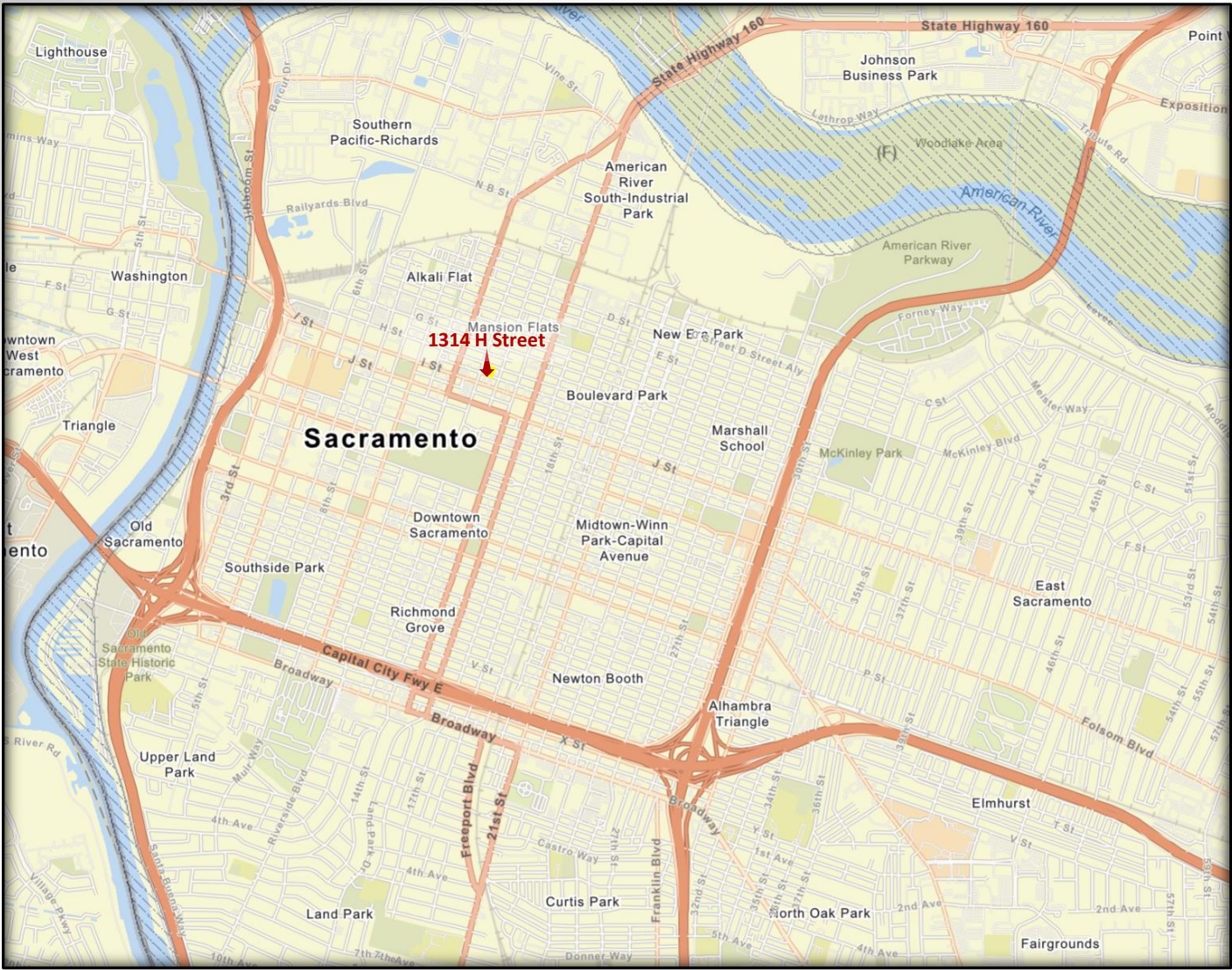
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The Sacramento Metropolitan Area has an estimated 2 million plus residents and spans seven different counties. The City of Sacramento shows fantastic economic health, with large increases in the healthcare, education and technology sectors.

Companies and individuals are being drawn to Sacramento's lower cost of living, high quality of life and desirable real estate. Jobs and opportunities fuel the residential migration from The Bay and its surrounding areas and the ideal location aids to growth in the city's expanding infrastructure. From locally owned farm-to-fork restaurants to world class entertainment in music and sports, Sacramento is the perfect blend of possibility and opportunity.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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