



N21

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

N21



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THE OPPORTUNITY

± 16,265
RENTABLE SF

\$2.00/SF
PER MONTH FULL SERVICE

ENTIRE
2ND AND 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 obtained 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.





Section One: Available

N21

THE MIDTOWN ASSOCIATION'S MODERN OFFICE SPACE ON THE GROUND FLOOR ILLUSTRATES THE 2ND AND 4TH FLOOR'S POTENTIAL...

MAXIMUM
CAPACITY
36
PERSONS
EXIT

MIDTOWN
ASSOCIATION

Midtown
Love

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*.

LAVENDER HEIGHTS

- Azul Mexican
- Badlands
- Comedy Spot
- Concept Coffee
- Domino's Pizza
- Faces
- Hoptology Beer Lab
- Kin Thai
- Lavender Library
- LowBrau
- Mango's
- Mercantile Saloon
- Morning Fork
- Nekter
- Omakase Por Favor
- Peet's Coffee
- Q Spot
- Roscoe's Bar & Burgers
- Sacramento LGBT Community Center

Sac Republic FC Store

- Sawasdee Thai
- Sleek Wax Bar
- Starbucks
- The Depot
- The G Spot
- The Old Spaghetti Factory
- Time Tested Books
- World Famous HOTBOYS
- Midtown Farmers' Market*

HANDLE DISTRICT

- 58 Degrees & Holding Co.
- Aioli Bodega Espanola
- Bober Tea & Coffee
- Chipotle
- Crepeville
- Fieldwork Brewing Co.

Grocery Outlet

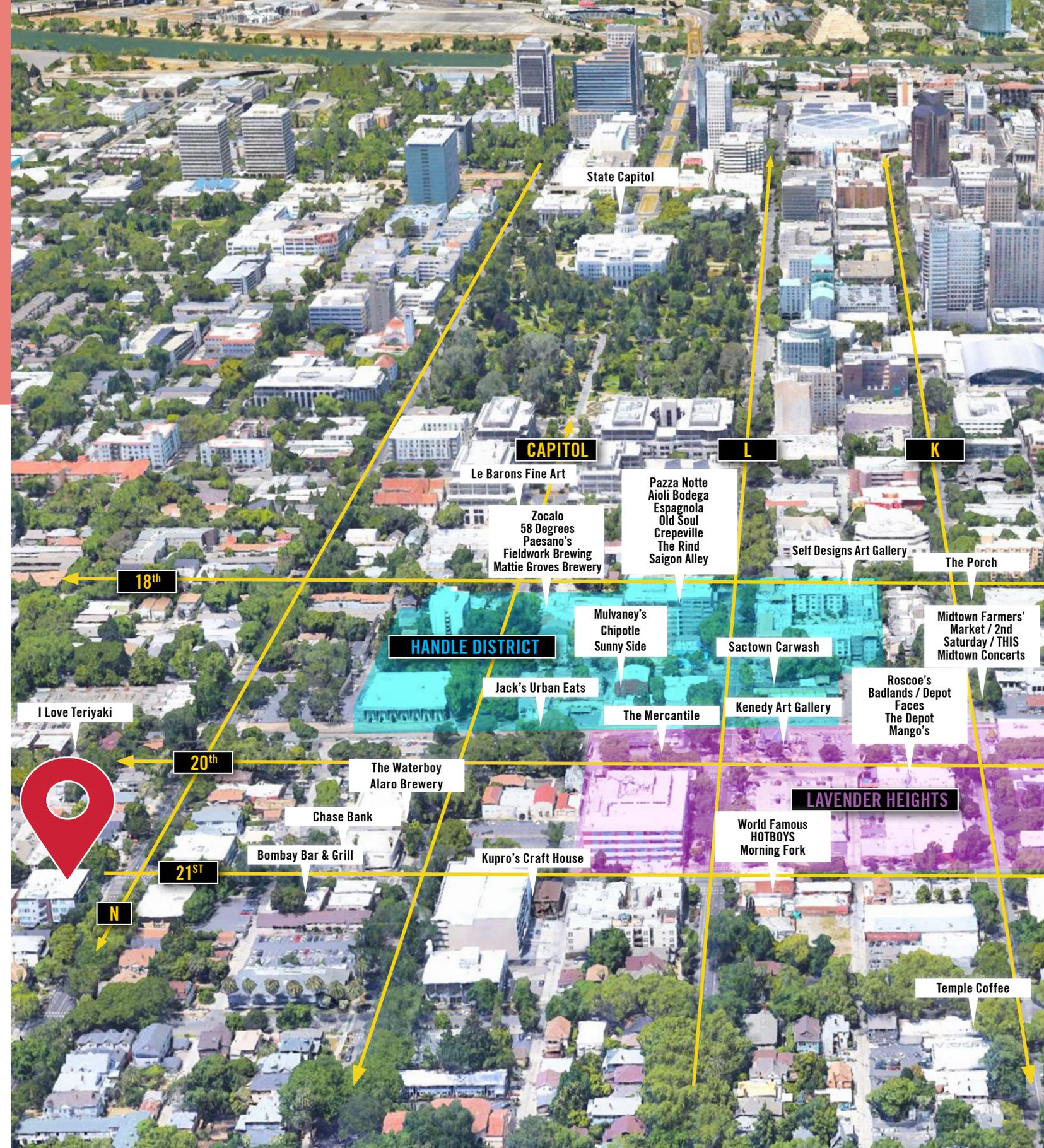
- Heart Clothing Boutique
- Jack's Urban Eats
- Jet's
- Kombucha Kulture
- Mulvaney's B&L
- Old Soul Coffee
- Paesanos
- Pazza Notte
- Portofino's
- Quick Quack Car Wash
- Saigon Alley
- Scout Living
- The Rind
- The Waterboy
- Yogurtagogo
- Zocalo
- Bastille Day Festival*
- Beer Street*
- Dress up, Wine Down*
- Second Saturday*

OTHER (WALKING DISTANCE)

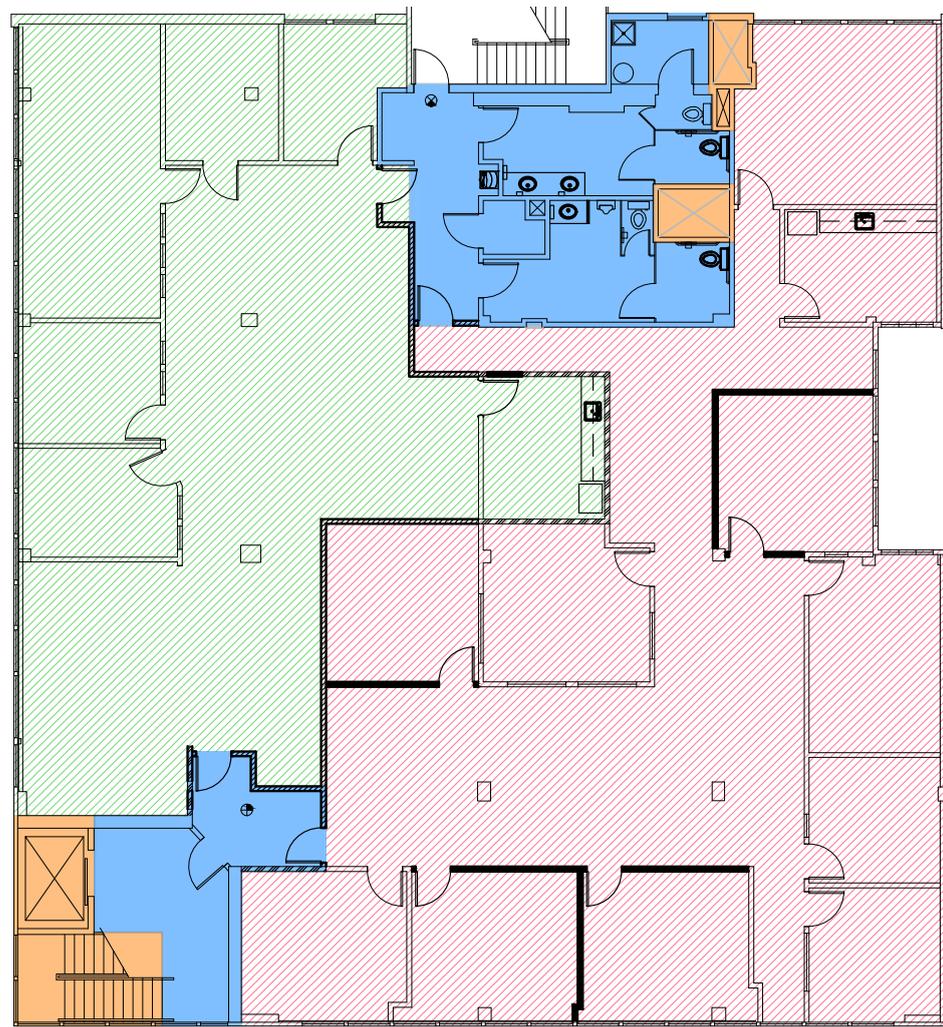
- Adamo's
- Babe's Ice Cream
- Bombay Bar & Grill
- Burgers and Brew
- Cantina Alley
- Chicago Fire
- Chita's Taqueria
- Cornerstone
- Der Biergarten
- Drunken Noodle
- Dumpling House
- Federalist Public House
- Flamingo House
- Fleet Feet
- Gami Burger
- Ginger Elizabeths
- I Love Teriyaki
- Kupros Craft House
- Mike's Camera

Mother Noah's Bagels

- N Street Cafe
- Otoro Midtown
- Pachamama Coffee
- Coop
- Pizzasaurus Rex
- Rick's Dessert Diner
- Ro Sham Beaux
- Sunny Side
- Starbucks
- Tank House BBQ
- Tapa the World
- Temple Coffee
- Thai Basil
- The Cabin
- The Golden Bear
- The Mill
- The Porch
- Tres Hermanas
- World Traveler Coffee
- Zelda's Pizza



2ND FLOOR



6,779 TOTAL RSF (CAN BE DEMISED)

SUITE 210: 2,755 SF

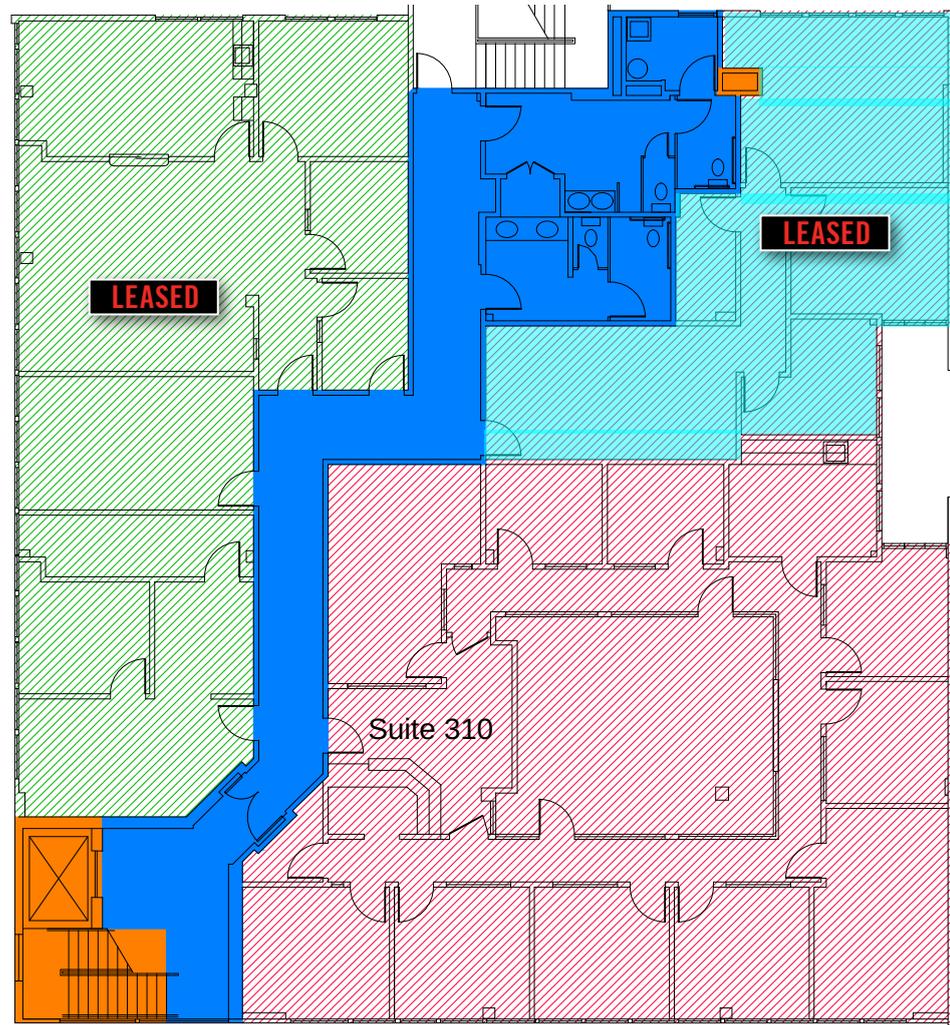
\$2.00/SF/MONTH FULL SERVICE
AS-IS CONDITION
AVAILABLE JUNE 1, 2026

SUITE 220: 4,024 SF

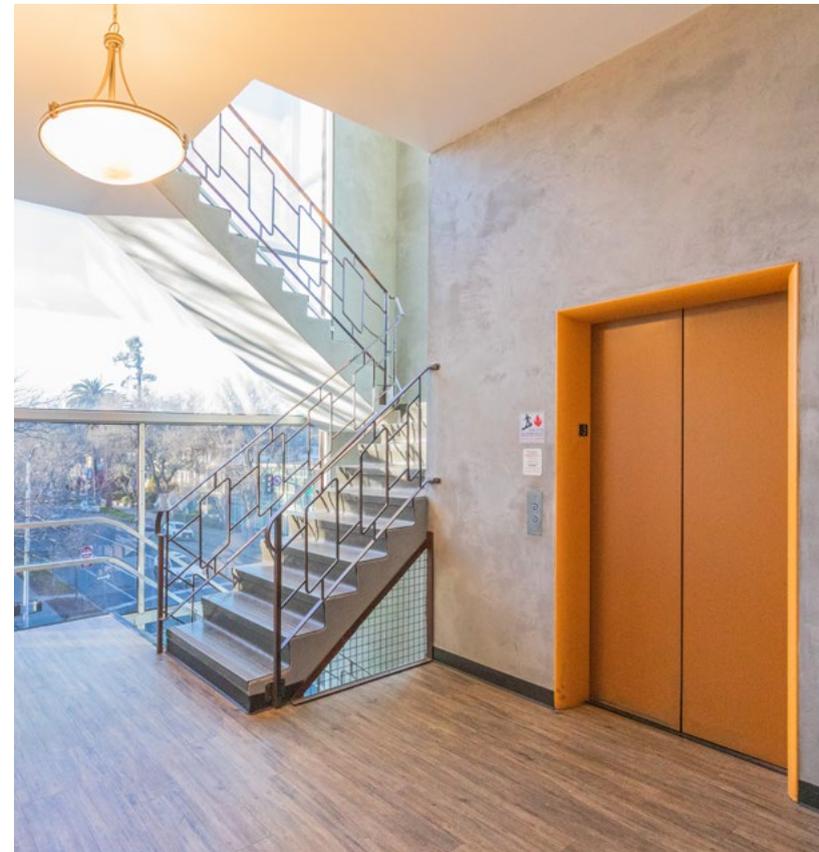
\$2.00/SF/MONTH FULL SERVICE
AVAILABLE NOW



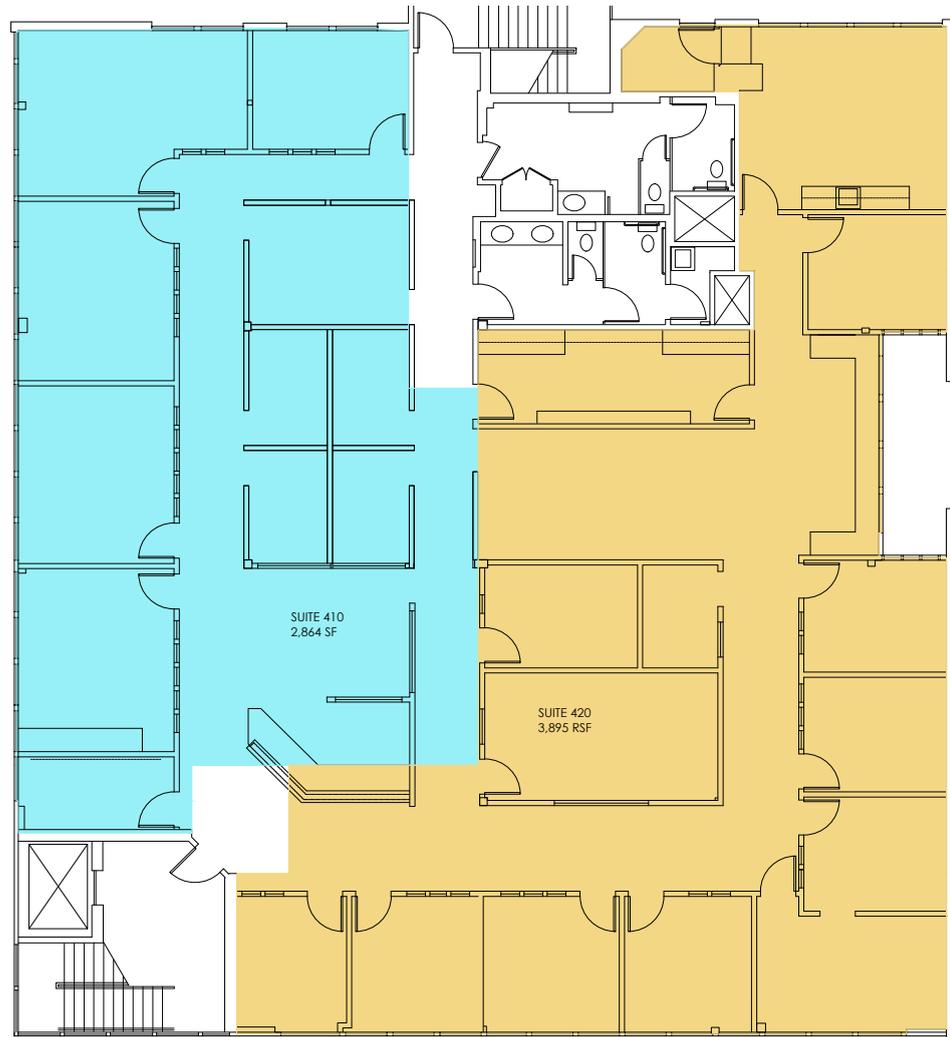
3RD FLOOR



SUITE 310
2,727 SF
\$2.00/SF/MONTH FULL SERVICE
AVAILABLE NOW



4TH FLOOR



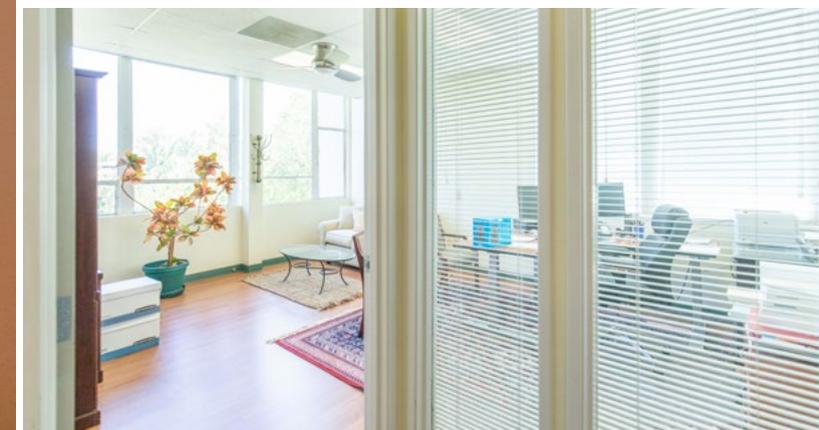
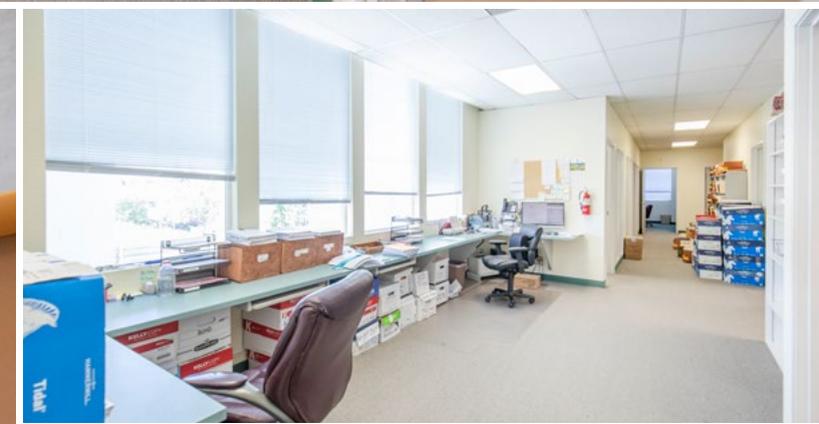
4TH FLOOR - OPTION 1

6,759 TOTAL RSF (CAN BE DEMISED)

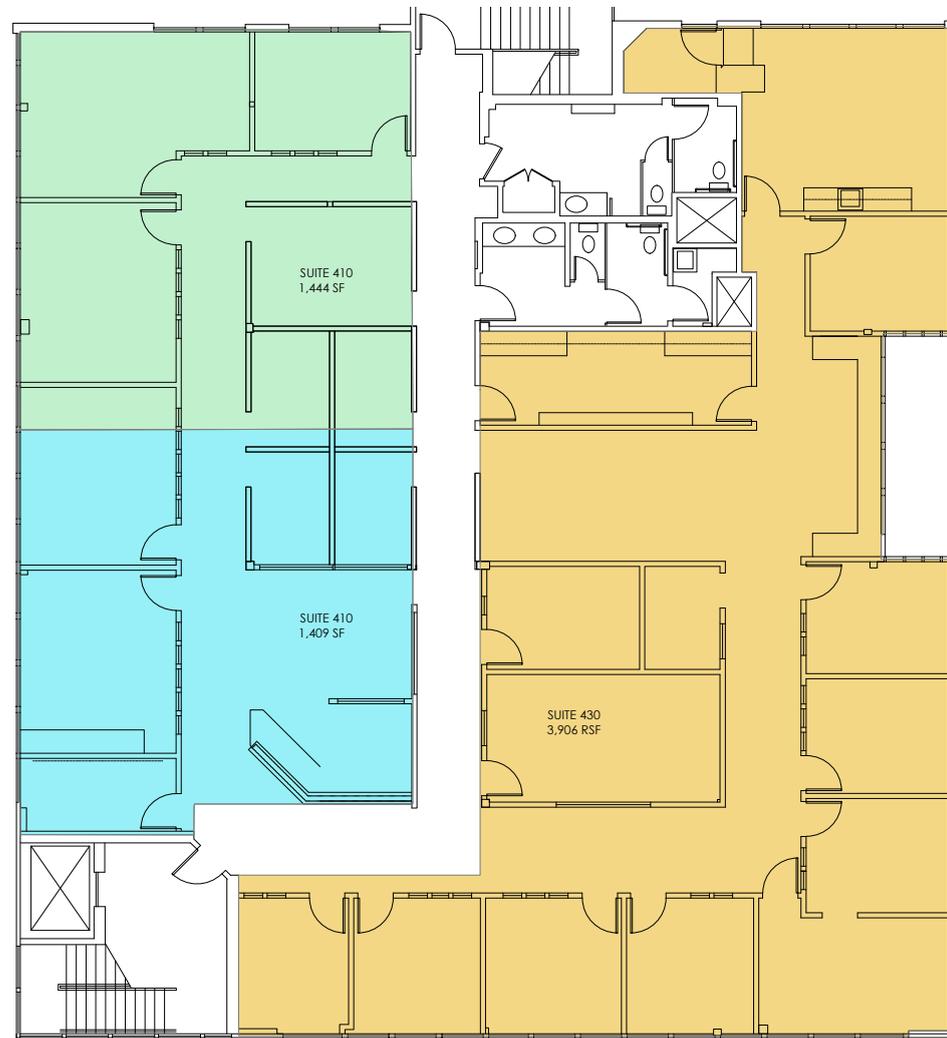
SUITE 410: 2,864 SF

SUITE 420: 3,895 SF

\$2.00/SF/MONTH FULL SERVICE
AVAILABLE NOW

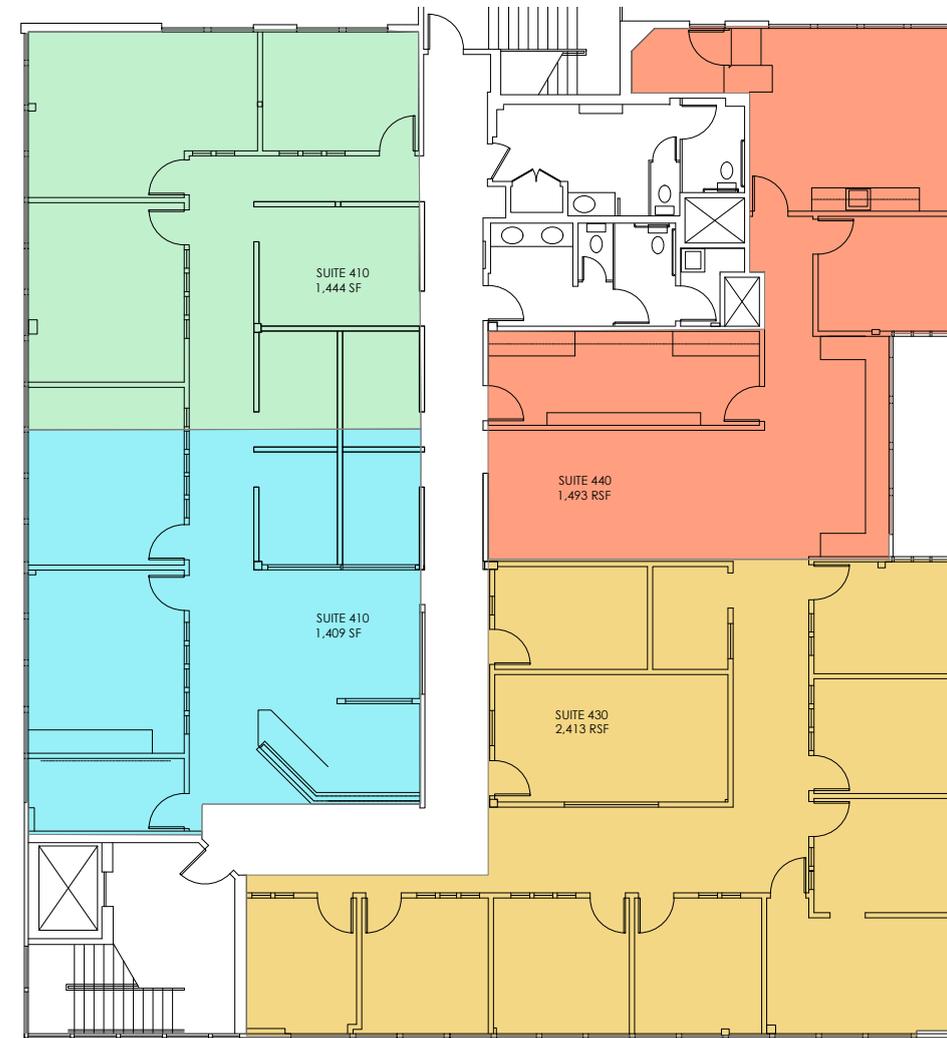


4TH FLOOR CONTINUED



4TH FLOOR - OPTION 2

6,759 TOTAL RSF (CAN BE DEMISED)
SUITE 410: 1,444 SF
SUITE 410: 1,409 SF
SUITE 430: 3,906 SF
\$2.00/SF/MONTH FULL SERVICE
AVAILABLE NOW



4TH FLOOR - OPTION 3

6,759 TOTAL RSF (CAN BE DEMISED)
SUITE 410: 1,444 SF
SUITE 410: 1,409 SF
SUITE 430: 3,906 SF
SUITE 440: 1,493 SF
\$2.00/SF/MONTH FULL SERVICE
AVAILABLE NOW

