

30H

BUILDING

OFFICE SPACE & PRIVATE OFFICES
AVAILABLE FOR LEASE ON THE EDGE OF
EAST SACRAMENTO AND MIDTOWN

30 & H
Building



TURTON
COMMERCIAL REAL ESTATE

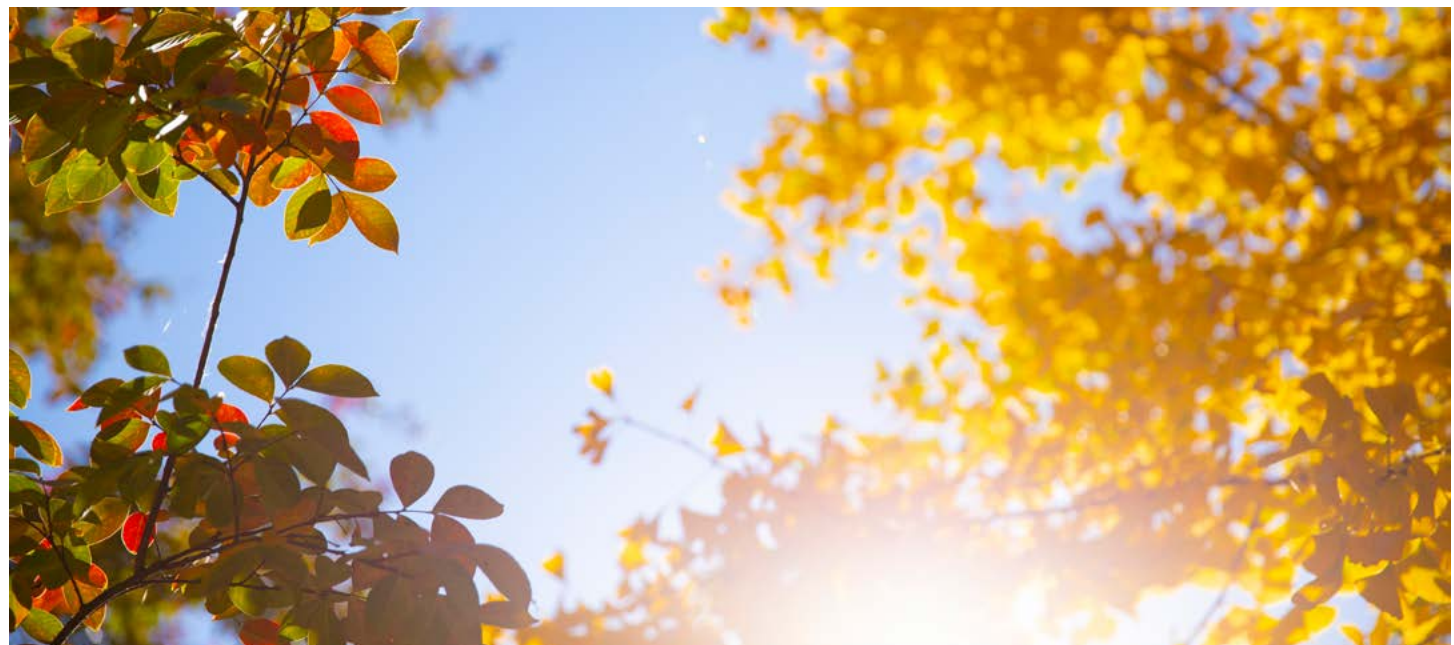


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THE PROPERTY

MODERN OFFICE SPACES FOR LEASE IN EAST SACRAMENTO

Built in the early 1980s, this two-story office building boasts elegant brick construction that creates a lasting appeal and has withstood the test of time. Extensive glass lines, wooden accents, and sharp angles promote the contemporary architecture that is highly desirable in today's market. Mature landscaping and a center atrium beautifully accentuate the masonry, producing a tranquil

park-like setting to conduct business. The beautiful and popular McKinley Park is only a short stroll away.

The Building is situated at the corner of H and 30th Street adjacent to the Interstate 80 off-ramp. This high profile location provides excellent visibility from multiple directions and easy access to major commute routes. The Property is a short walk or drive to many

of the area's favorite eateries and professional amenities, including: Roxy's Deli, Orphan, Tres Hermanas, Thai Basil, Starbucks, Jamba Juice, Safeway, U.S. Post Office, U.S Bank, Citi Bank, Bank of America and Wells Fargo. Nearby development includes the McKinley Village infill development project - a smart growth community of 336 homes that finished construction in 2020.





PROPERTY DETAILS

- | | |
|-----------|--|
| SUITE 102 | PRIVATE OFFICE IN COWORKING SPACE
\$650/MONTH
AVAILABLE IMMEDIATELY |
| SUITE 103 | 2,200 SF
\$2.00/SF/MONTH FSG
FEATURES A KITCHEN WITH SINK
AVAILABLE IMMEDIATELY |
| SUITE 209 | 4 PRIVATE OFFICES IN EXECUTIVE
CO-WORKING SPACE
\$550 - \$600/MONTH
INTERNET AVAILABLE FOR TENANTS
FLEXIBLE LEASE TERMS
AVAILABLE IMMEDIATELY |



BUILDING LOCATION

± 142,255
DAYTIME EMPLOYEES

± 13,328
NEARBY BUSINESSES

20+
NEARBY RESTAURANTS

COSTAR 2023
2 MILE RADIUS

1 BLOCK FROM BUSINESS 80 AND MCKINLEY PARK

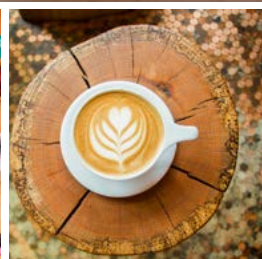
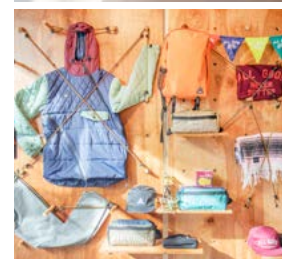
No submarket in Sacramento is more desirable to work or live than East Sacramento. Both homes and office space in East Sacramento are highly sought after due to the central freeway location, proximity to the State Capitol Corridor and central business district, as well as easy access to numerous fine dining options, social events, and art offerings. Further, established schools, community and outdoor activities, and sense of security make the neighborhood highly

desirable to both homeowners and tenants.

The Property is located squarely between East Sacramento and Midtown, providing tenants with the benefits of both submarkets. Tenants can take advantage of close proximity to residential housing and free on-site parking common in East Sacramento but still remain walking distance to the business opportunities and amenities in the urban grid. Further, the Property is located adjacent to Business 80, providing tenants and

clients with easy access to Interstate 80 and Highway 50, as well as McKinley Park, a 32-acre park with walking trail, pond, and other recreational uses.

Lastly, the Property is a quick walk or drive to some of East Sacramento's favorite eateries and coffee shops, include Orphan, Roxie Deli, Temple Coffee, Canon, Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland's Market Café and Casa East Sac.



Section Two: The Location



30H BUILDING

Janya Gyro
OBO
KRU
Nitty's Cider
The Habit

Wells Fargo
IHOP
Starbucks

McDonald's
Del Taco
Bank of America
Mel's Diner

Safeway
Rite Aid
Jamba Juice

30H Building

McKinley Park

ALHAMBRA

Sutter Hospital
StarLounge
Ink Eats & Drinks
Paragary's
Mast Coffee

Centro Cocina
Barwest
Harlow's
University Art
Pucci's Pharmacy
Arco
Orange Theory
Taco Twist

Sutter's Fort

Chicago Fire
Thai Basil
Jungle Bird
Rick's Dessert
Ro Sham Beaux
Ginger Elizabeth
Drunken Noodle
Sugar Shack

Der Biergarten
Golden Bear
Flamingo House
Burger Patch
Mixed Bag
Tres Hermanas
Cantina Alley
Temple Coffee

Shell

Sunny's Market

29th

Pine Cove
RK Mini Mart
Barber Shop





NEARBY URBAN AMENITIES

30H is tucked away in a quiet, shady corner of East Sac with immediate access to both the Urban Core and the Freeway system.

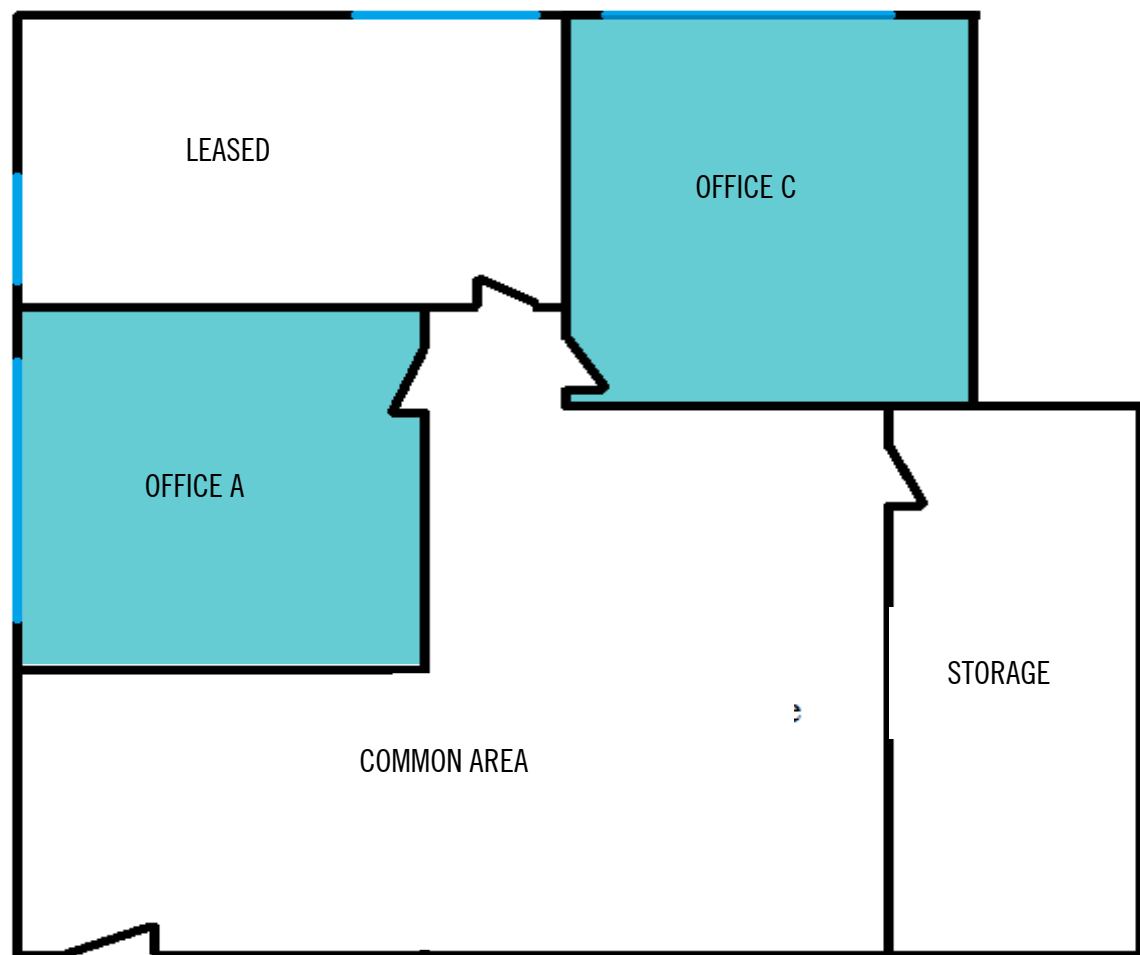
POPULAR RESTAURANTS NEAR 725 30TH STREET (NOT ALL ARE MENTIONED HERE):

- | | | | | |
|-------------------------|--------------------------|------------------|---------------------------|--------------------------|
| Allora | Dos Coyotes | Limelight Bar | Pita Pit | Sutter's Fort Park |
| Bacon & Butter | CVS | Mast Coffee | PJ's Diner Fish And Chips | Suzie Burger |
| Barwest | El Rincon | McDonalds | Porchlight Brewing | Taco Bell |
| Baskin-Robbins | Giovanni's Pizzeria | Mckinley Park | Pure Soul | Taqueria Santos Laguna |
| Beach Hut Deli | Grocery Outlet | Mercy Hospital | Pushkin's Bakery | Target |
| Bento Box | Harlow's | Mezcal Grill | Revolution Winery | Temple Coffee |
| Brickland | Hawks Public House | Mimosa House | Roxie Deli | The Mill Coffee |
| Cafe Bernardo | Heavenly's Yogurt | Nitty's Cider | Sac Natural Foods Co-Op | The Original Mels Diner |
| Canon | Hidden Dumpling House | Moonbelly Bakery | SacYard | The Sandwich Spot |
| Casa | IHOP | Nopalitos Cafe | Safeway | Trader Joe's |
| Cerveceria At The Shack | Incredible Pets | OBO | Save Mart | Tupelo Coffee |
| Chipotle | Ink Eats & Drinks | Office Depot | Selland's | UC Davis Medical Group |
| Chocolate Fish Coffee | Jamba Juice | Origami | Shanghai Garden | UPS |
| Club Raven | Jayna Gyro | Orphan | Soku Ramen Bar | Vibe Health Bar |
| Clubhouse 56 | Jimboy's | Pachamama Coffee | Starbucks | Vons Chicken |
| Coffee Works | Kau Kau | Papa Murphy's | Star Lounge | Yume Gelato |
| Compton's Market | Koi Bistro | Paragary's | Subway | Wells Fargo |
| Corti Brothers | Kru | Petco | Sushi Cafe | 3 Hermanas |
| CSU Sacramento | La Fiesta Alتنا Taqueria | Pine Cove Tavern | Sutter Medical | 57th Street Antique Mall |

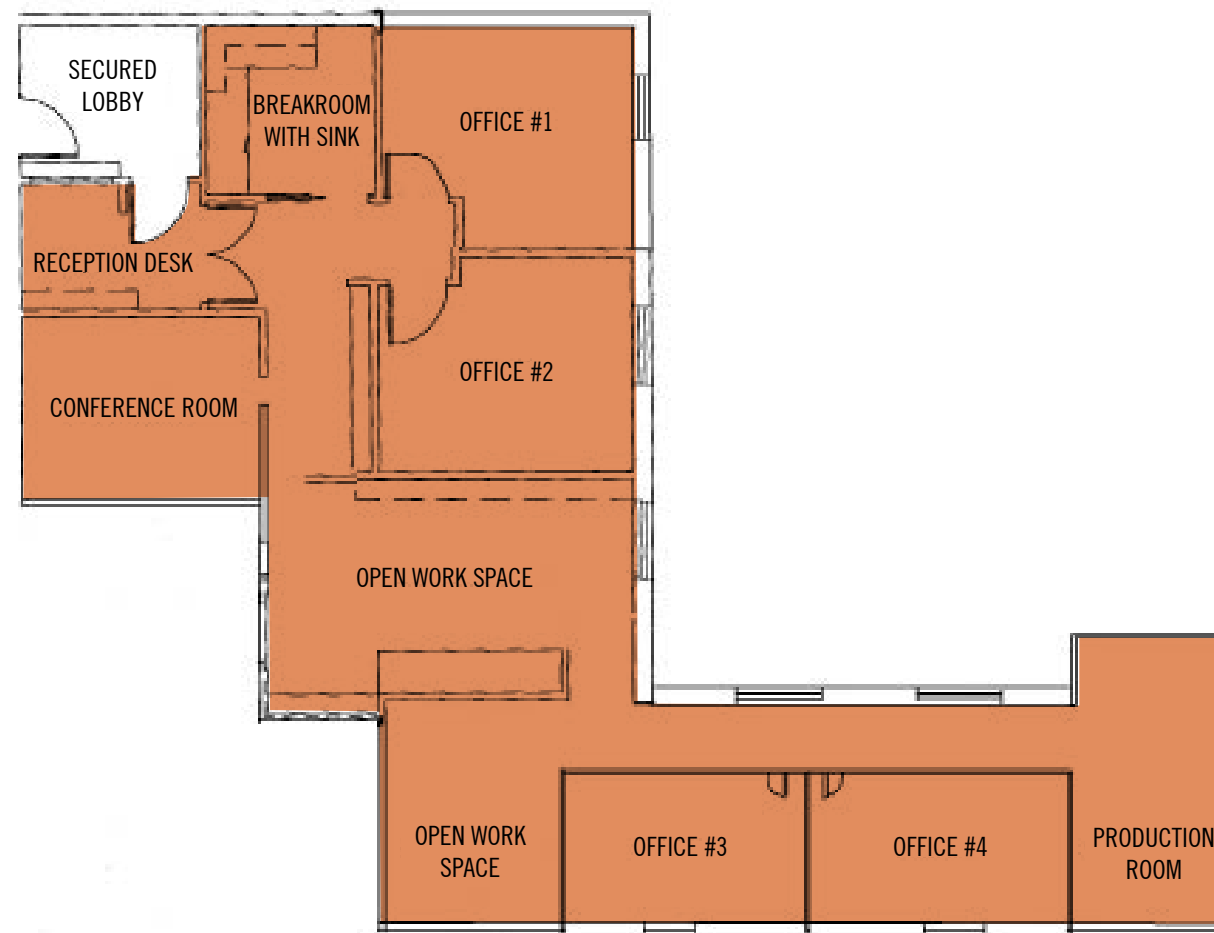


FLOOR PLANS

SUITE 102 - COWORKING [PRIVATE OFFICE]: \$650 PER MONTH

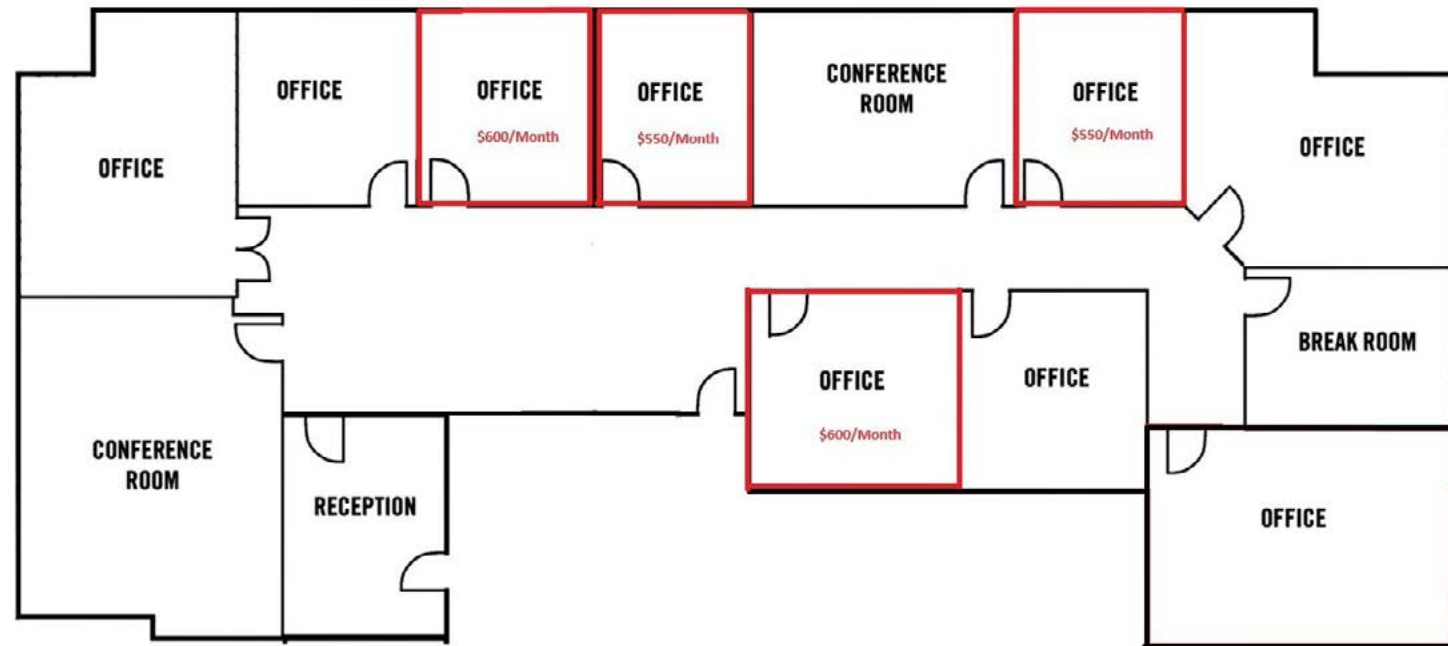


SUITE 103: 2,200 SF - \$2.00/SF/MONTH FSG





SUITE 209 - COWORKING [PRIVATE OFFICE]: \$550 - 650 PER MONTH





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