

1400 K STREET

DOWNTOWN, SACRAMENTO OFFICE SPACE FOR LEASE TWO BLOCKS FROM THE STATE CAPITOL



THE PROPERTY

TURTON COMMERCIAL REAL ESTATE IS PLEASED TO
PRESENT DOWNTOWN OFFICE SPACE FOR LEASE IN THE
'LEAGUE OF CALIFORNIA CITIES BUILDING'

1400 K Street is a 32,000 SF office building in the heart of Downtown, Sacramento near the State Capitol. The office building was renovated in 2009 and offers modern office space with high ceilings and large glass lines perfect for a variety of office tenants such as lobbyists and consulting firms. The office spaces provides the perfect slate to build an environment that shapes positive client experiences and a strong company brand image. Your office space is a part of your company's value proposition – invest in a space that enhances customer satisfaction, communicates company culture and adds value to your bottom line!

BUILDING INFO

ADDRESS: 1400 K STREET, SACRAMENTO CA 95814

BUILDING SIZE: 32,000 SF

SUITE 201: 818 SF

LEASE RATE: \$2.25/SF FULL SERVICE

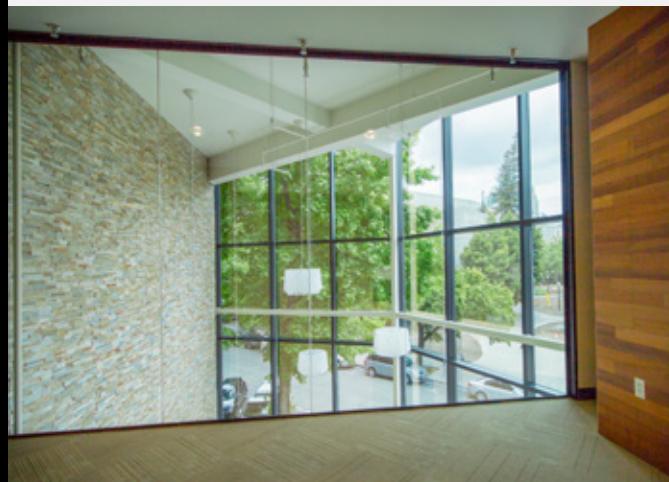
SUITE 201 PARKING: TWO PARKING STALLS

AVAILABLE OCTOBER 1, 2020

SUITE 315: 684 SF

LEASE RATE: \$2.70/SF FULL SERVICE

SUITE 315 PARKING: TWO PARKING STALLS



PROPERTY LOCATION

TAKE ADVANTAGE OF SACRAMENTO'S BURGEONING DOWNTOWN MARKET AND LIVE-WORK-PLAY ENVIRONMENT

Downtown Sacramento is emerging as the vibrant cultural, entertainment, business and residential destination for the entire region. 1400 K Street is located in the heart of this burgeoning hub where employees can take advantage of Sacramento's renaissance and demographic shift to the live, work, play lifestyle!

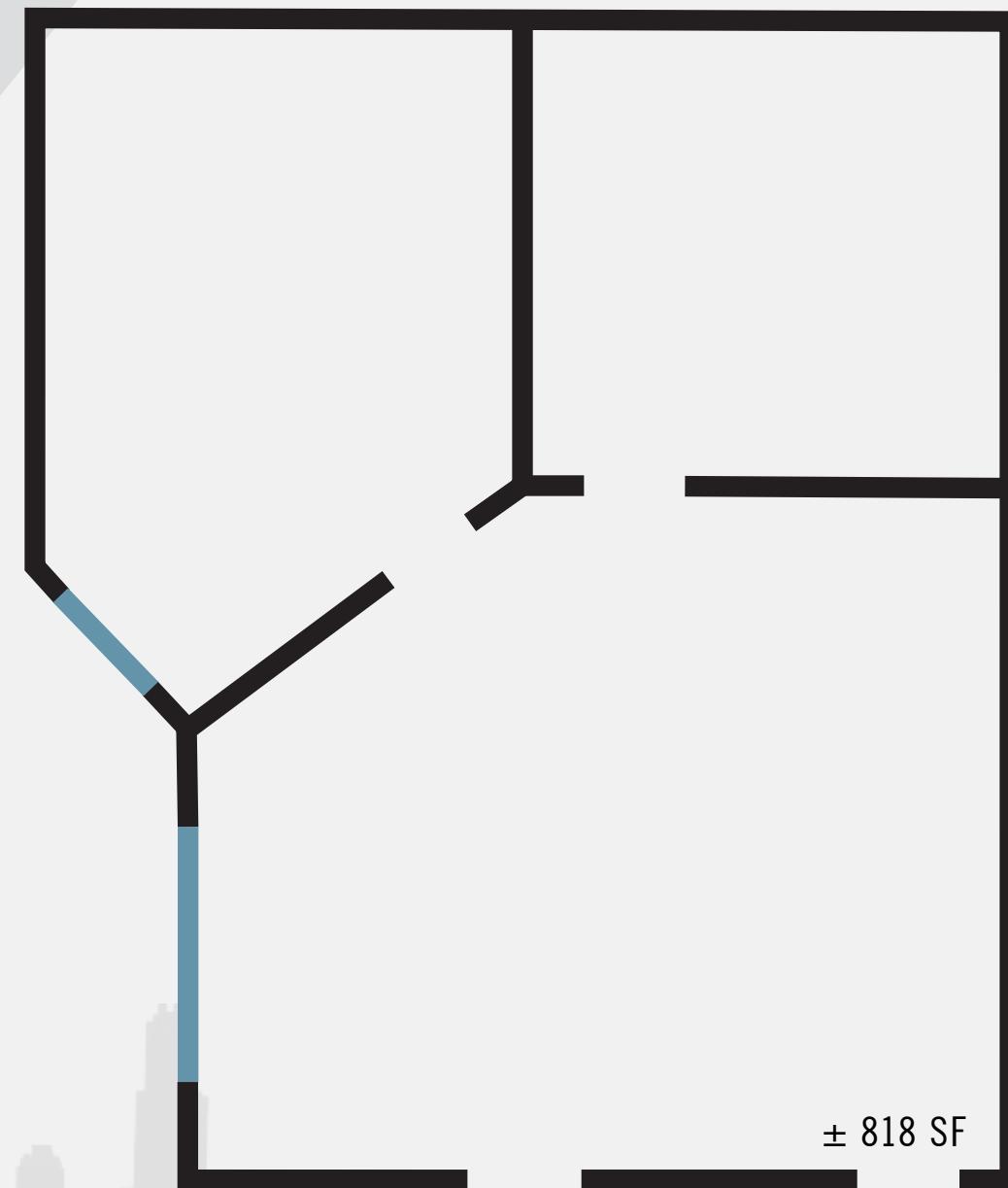
Downtown Sacramento has become the epicenter for the region's most exciting events and development activity. Golden 1 Center had 145 events in 2017 and increases foot traffic by 51% on event days. 25 new retail businesses opened downtown in 2017 and the office market continues to develop as firms move to the urban core to attract top talent. More than one-third of the Class A office space in the region is located in Downtown providing a large daytime population of over 99,000 employees.

"The Kay" is located in the heart of this burgeoning hub and is home to popular amenities like the Crest Theatre, Pizza Rock, Dive Bar and California Family Fitness. This location also allows for easy access to some of Sacramento's most exciting amenities, including: Golden 1 Center, Memorial Auditorium, Convention Center, State Capitol, Wells Fargo Pavilion and Sacramento's most exiting eateries and nightlife venues.

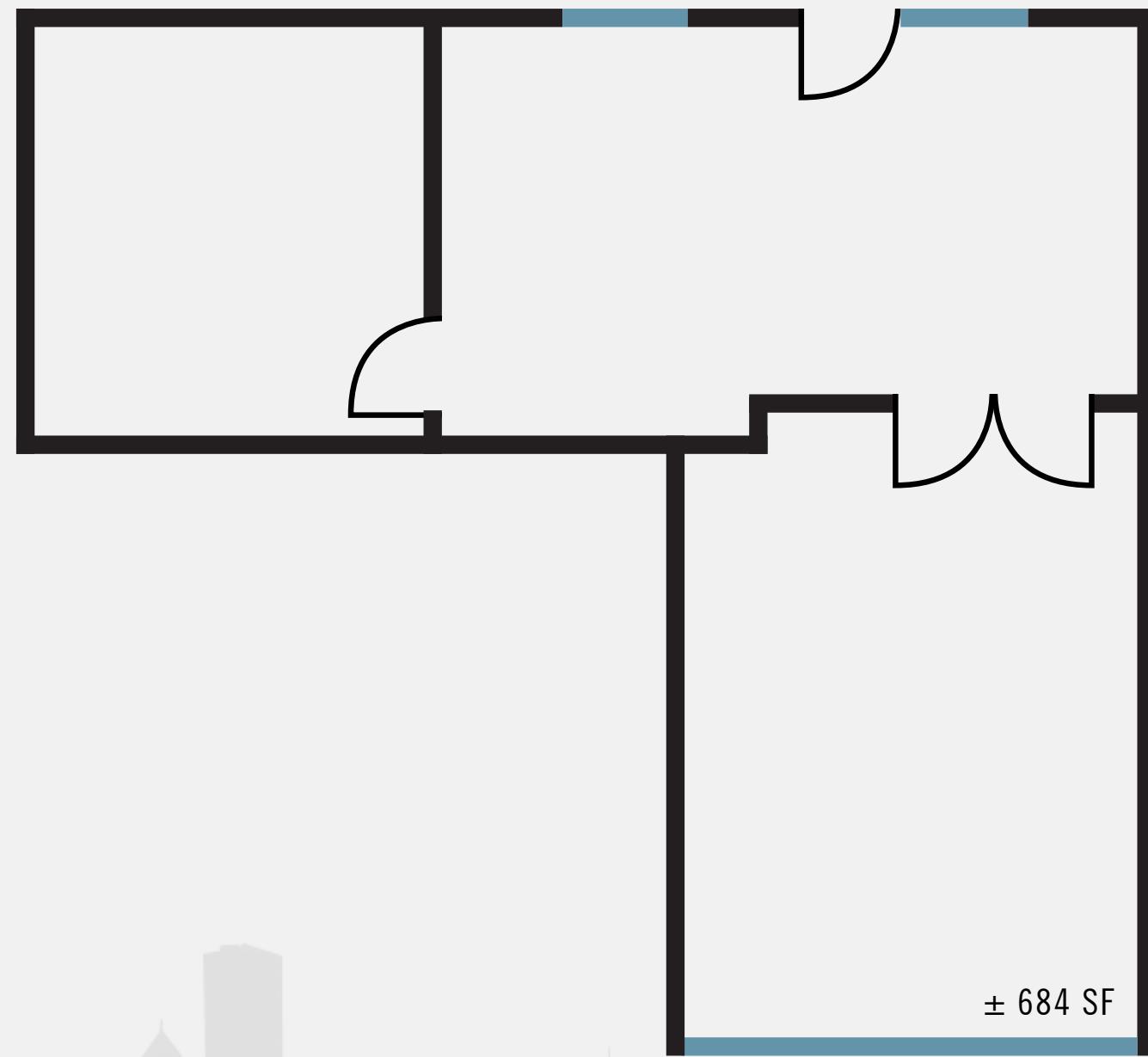




SUITE 201

 ± 818 SF

SUITE 315

 ± 684 SF WINDOWS



TURTON
COMMERCIAL REAL ESTATE

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