



# For Lease (THE) DIGGS

1800 3rd Street, Downtown Sacramento

**NEWMARK**

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CalSTRS

The Zigurat

Old Sacramento

Sutter Health Park

Embassy Suites

Capitol Mall

Crocker Art Museum

CalPERS Headquarters

**(THE) DIGGS**

**NEWMARK**

THE DIGGS | 1800 3rd STREET | SACRAMENTO

# (THE) DIGGS

1800 3rd STREET  
SACRAMENTO



## THE TENANT EXPERIENCE

The redevelopment of The Diggs offers creative office users the opportunity to have it all. Tenants will thrive in this historic building, which features modern amenities and contemporary improvements that anchor the high-energy culture of one of Sacramento's most successful districts. Occupants enjoy a seamless transition from a productive workday to the city's premier social scene.

## LOCATION, LOCATION

Located at the southwest corner of 3rd and R Streets in Sacramento, originally named The Thomson Diggs Building (1800 3rd Street) is a historic ±197,000-square-foot, four-story industrial landmark. Originally constructed in 1911 with a distinctive cast-in-place concrete and brick facade, the building is a cornerstone of the revitalized R Street Corridor.

## UNBEATABLE ACCESS

Tenants at The Diggs are positioned at the intersection of productivity and leisure, with a 99 Bike Score and just a short walk or bike ride away from the city's top restaurants, bars, and music venues.

## STRATEGIC PROXIMITY

Situated directly across from the \$1 billion CalPERS headquarters, the building sits at the heart of a significant economic and social anchor in the city.

## INDUSTRIAL HERITAGE

Renowned for its "bones" and industrial soul, it features open ceilings, concrete floors, high end finishes and an abundant glass line with authentic turn-of-the-century architecture.

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## CONCEPTUAL



## BUILDING FEATURES

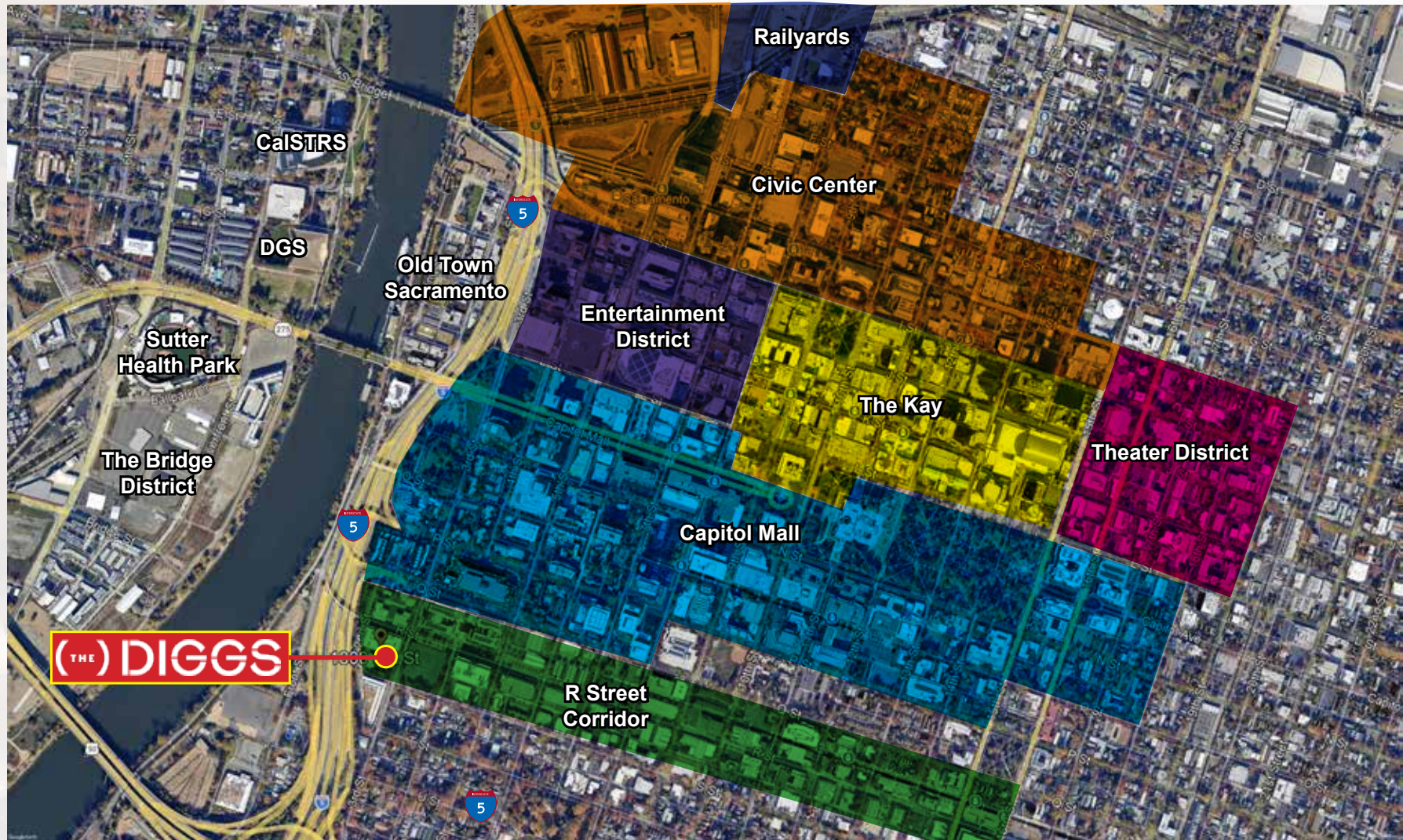
- Newly redeveloped, mixed use office/retail and residential building offering expansive, industrial-modern creative suites.
- 2/1000 parking in the lot adjacent to the building during business hours with additional lots and plentiful street parking.
- First floor office space includes secure entry and offers convenience of first floor office access.
- Redeveloped in 2026 to preserve historic character while ensuring professional standards for today's tenants.
- Immediate, easy access to I-5 and Hwy 50, simplifying commutes.
- Tenants will have access to on-site gym, dog washing station, secured bike room, maker space, podcast studios and additional storage.
- Integrated camera monitoring, after-hours security patrols, and on-site personnel.
- On-site cafe' and a potential speak-easy and/or themed bar.

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## 1800 3rd STREET SACRAMENTO



# LOCATION AERIAL



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# AMENITIES

All of these amenities will be available to tenants:

- Urban Gym Space / Yoga Studio
- Bike Storage and Repair Space
- Dog Washing Station
- Podcast Studios
- Music & Video Creation Spaces
- Variety of Lounges and Co-Working Areas
- Large Outdoor Patio Areas with Fire Pits, Adirondack Chairs, Bocce Ball, etc.
- 25,000 sq. ft. of Mini Storage

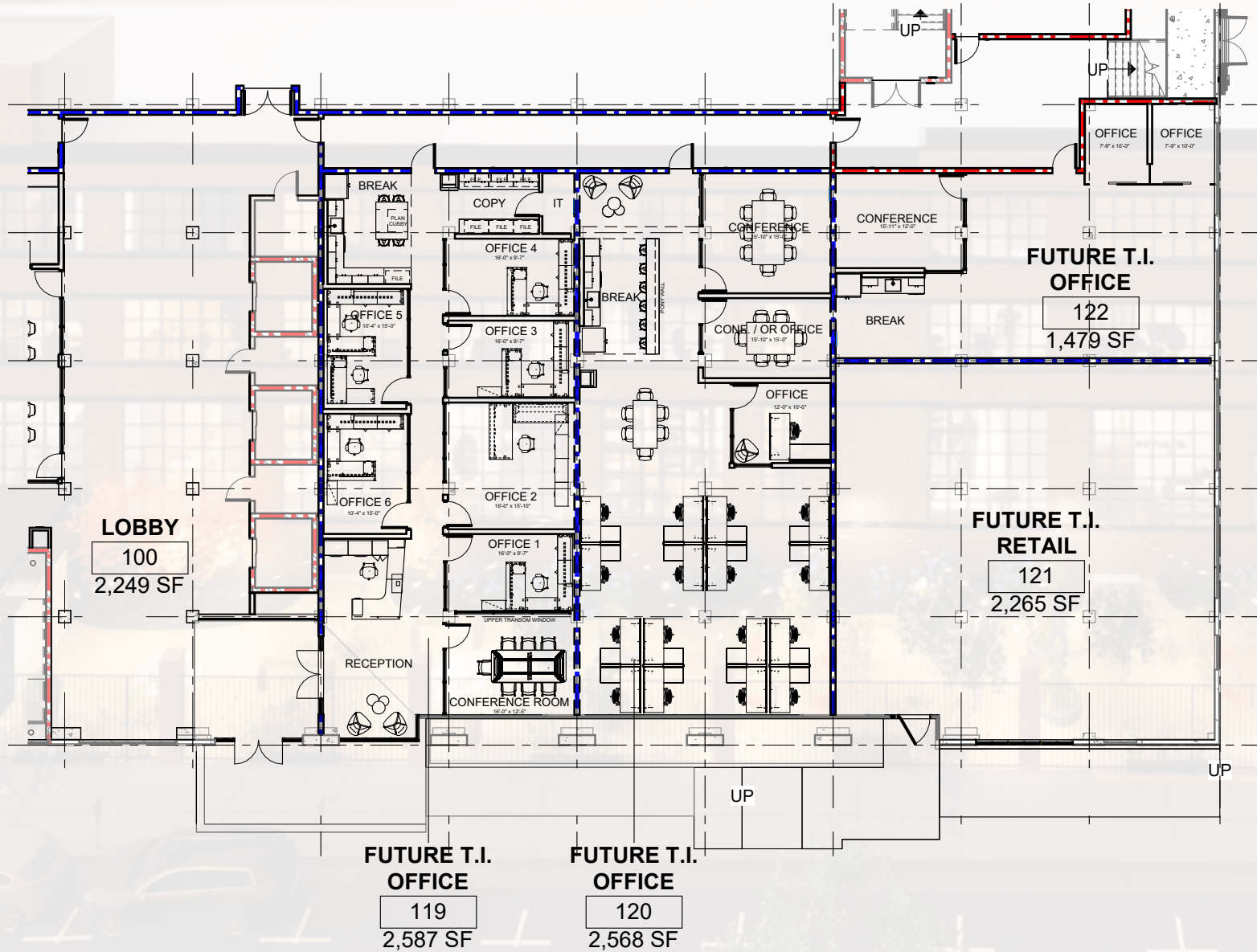


CONCEPTUAL

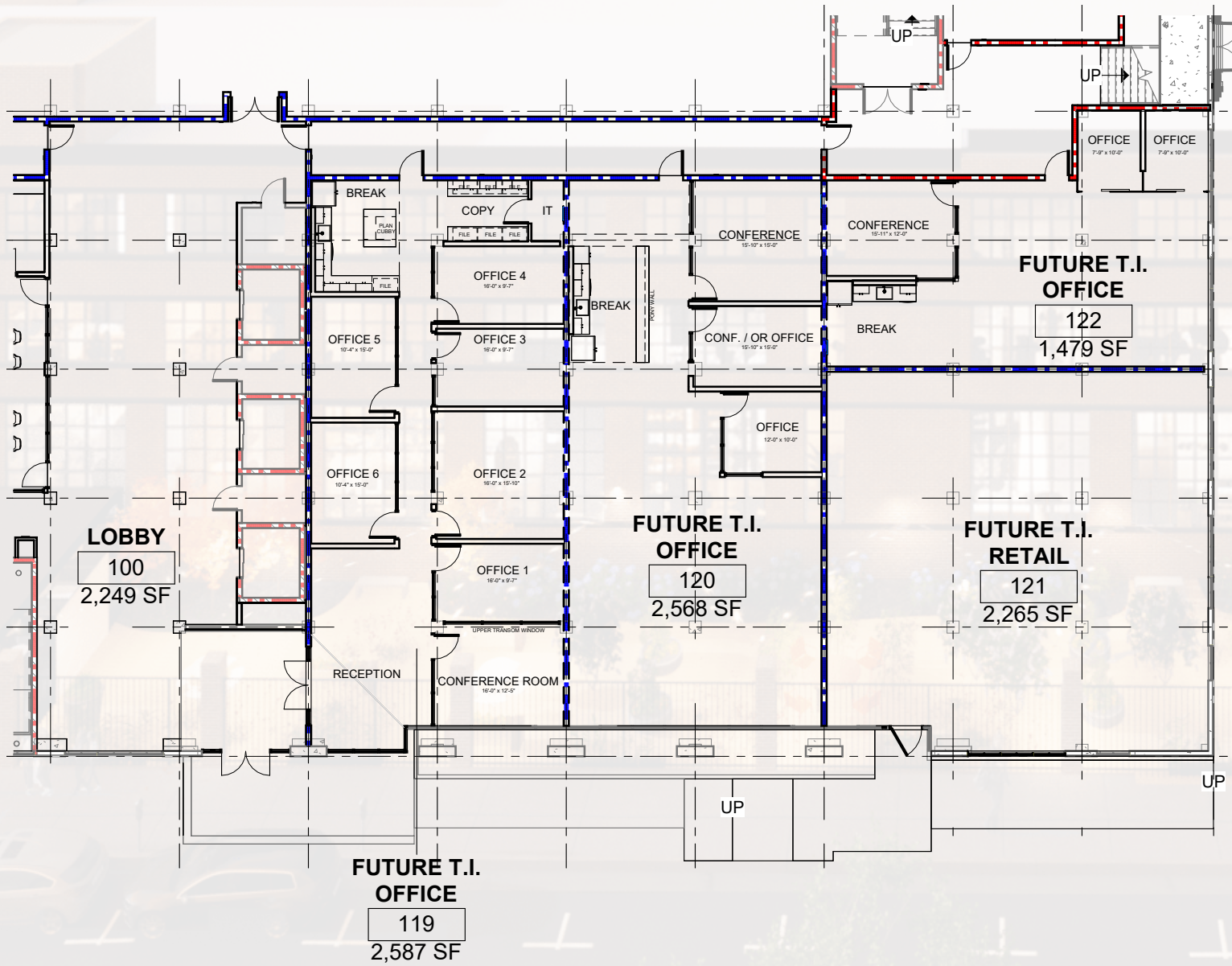
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# FLOOR PLAN



# FLOOR PLAN - NO FURNITURE



EXCLUSIVE LISTING AGENT:

**DAVID BRANDENBURGER**

Managing Director

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