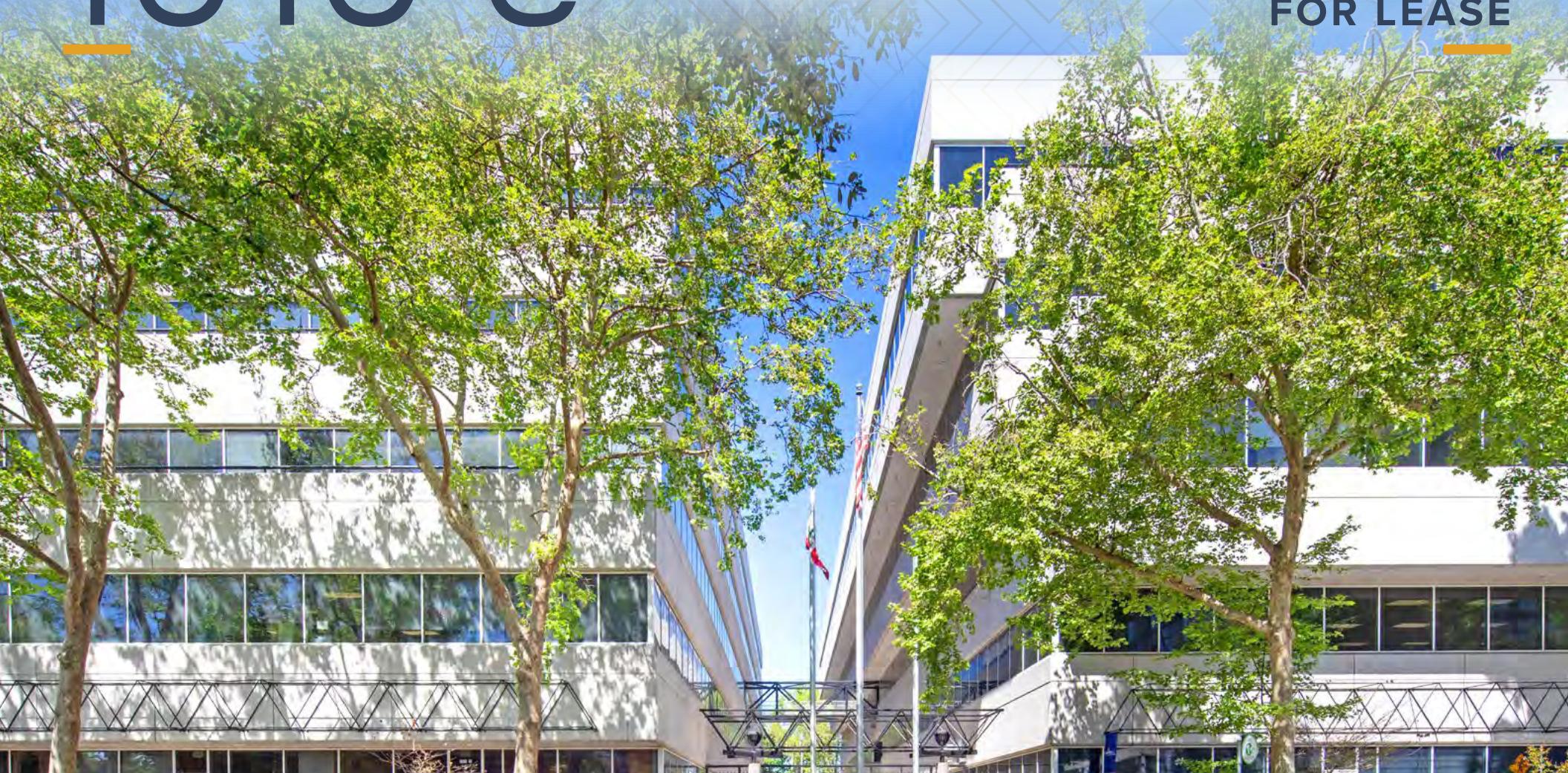


# 1515 S STREET

SACRAMENTO, CA

UP TO  
±276,395 SF  
FOR LEASE



**JASON GOFF**  
+1 916 446 8222  
EXECUTIVE VICE PRESIDENT  
JASON.GOFF@CBRE.COM  
LIC. 01205230

**TONY WHITTAKER**  
+1 916 492 6914  
SENIOR VICE PRESIDENT  
TONY.WHITTAKER@CBRE.COM  
LIC. 01780828

**JIM KING**  
+1 916 446 8720  
SENIOR VICE PRESIDENT  
JIM.KING@CBRE.COM  
LIC. 00838580

**NELLIE CRUZ**  
+1 916 492 6915  
VICE PRESIDENT  
NELLIE.CRUZ@CBRE.COM  
LIC. 02086140

 **BOYD WATTERSON**  
ASSET MANAGEMENT  


# PROPERTY SUMMARY



**LEED SILVER CERTIFIED**

**±399,636 SQ. FT.**

**EXPANSIVE PARKING GARAGE**

**MOST POPULAR NEIGHBORHOOD IN THE URBAN CORE**

**1515 S STREET** is a two-building, ±399,636 square foot office project with an attached eight-story parking garage.

1515 S Street is within a half-mile of the State Capitol and located in the heart of the burgeoning R Street Corridor, Sacramento's most thriving shopping, dining, and entertainment district.



# PROPERTY HIGHLIGHTS

ADDRESS	1515 S Street, Sacramento, CA
YEAR BUILT	1987
NET RENTABLE AREA	399,636 RSF
NUMBER OF STORIES	2 Five-story (office); 1 Eight-story (parking garage)
PARKING SPACES	759 Stalls; 1.90 per 1,000 RSF



**RENOVATED  
LOBBIES, CAFÉ,  
FITNESS CENTER,  
CONFERENCE ROOMS  
AND COURTYARD**



**WALKABILITY TO  
SHOPS & PUBLIC  
TRANSPORTATION**



1515 S  
STREET

# PRIME PARKING IN THE URBAN CORE

1515 S  
STREET

- FEATURING EASE FOR COMMUTERS AND RESIDENTS ALIKE WITH A 759-STALL ATTACHED PARKING GARAGE

- BIKEABLE ENVIRONMENT
- SAC RT STOP DIRECTLY ADJACENT TO BUILDING



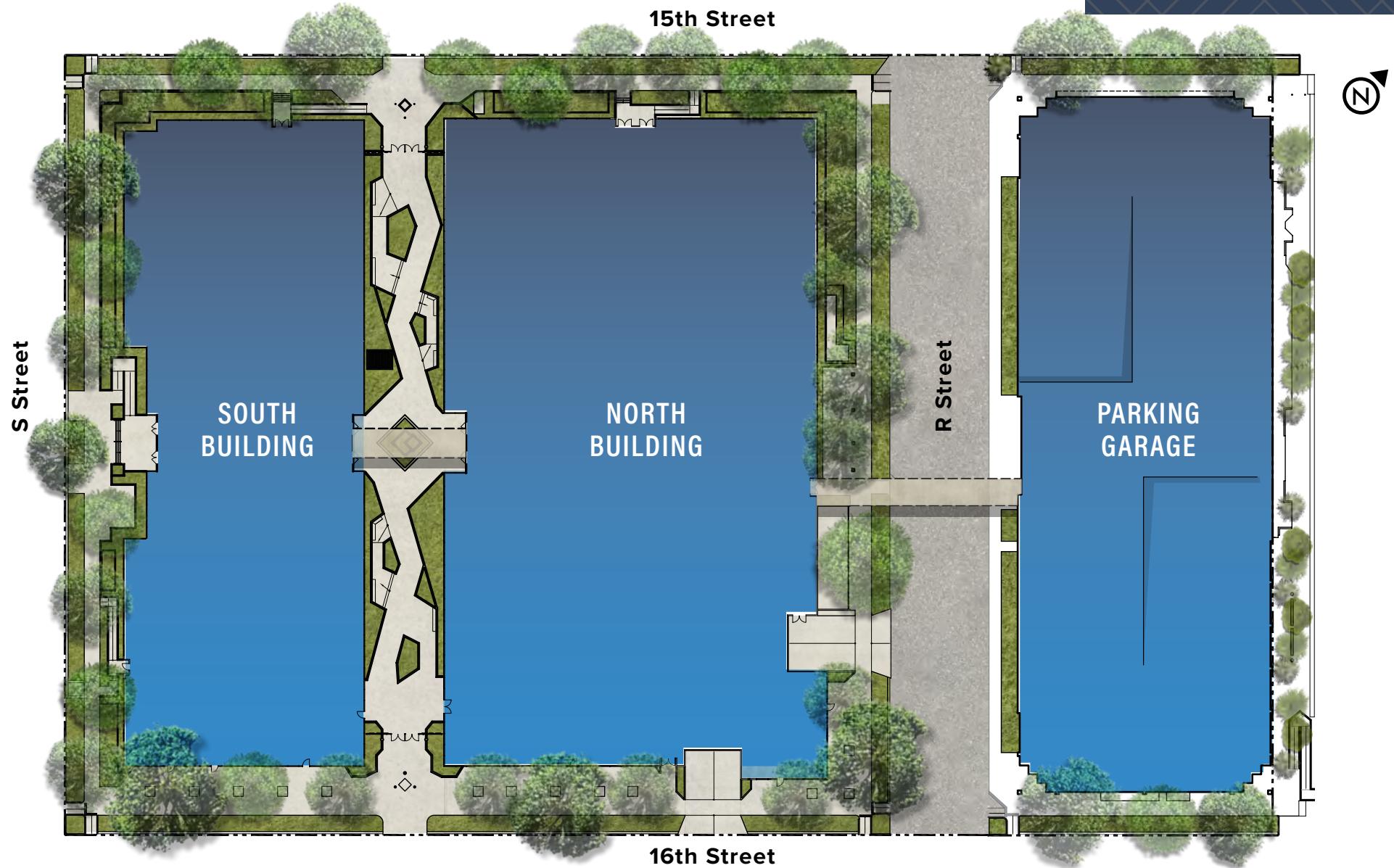
**WARNING: GETTING HERE IS EASY, BUT AFTER-HOURS ACTIVITIES MIGHT MAKE IT HARD TO LEAVE.**



# SITE PLAN

±399,636 SF | TWO 5-STORY OFFICE BUILDINGS WITH A FREE-STANDING 8-LEVEL PARKING GARAGE

1515 S  
STREET



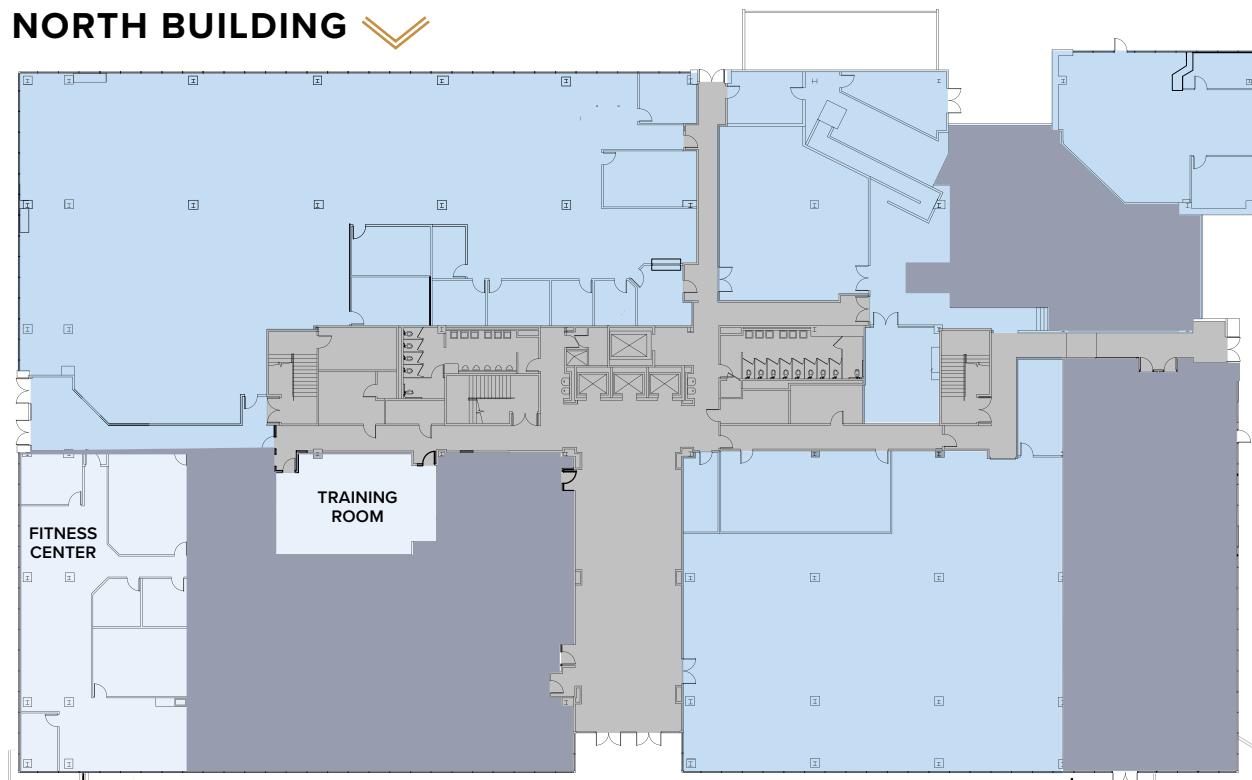
# 1ST FLOOR FLOOR PLAN

 = AVAILABLE

Total Contiguous:  
±56,139 RSF

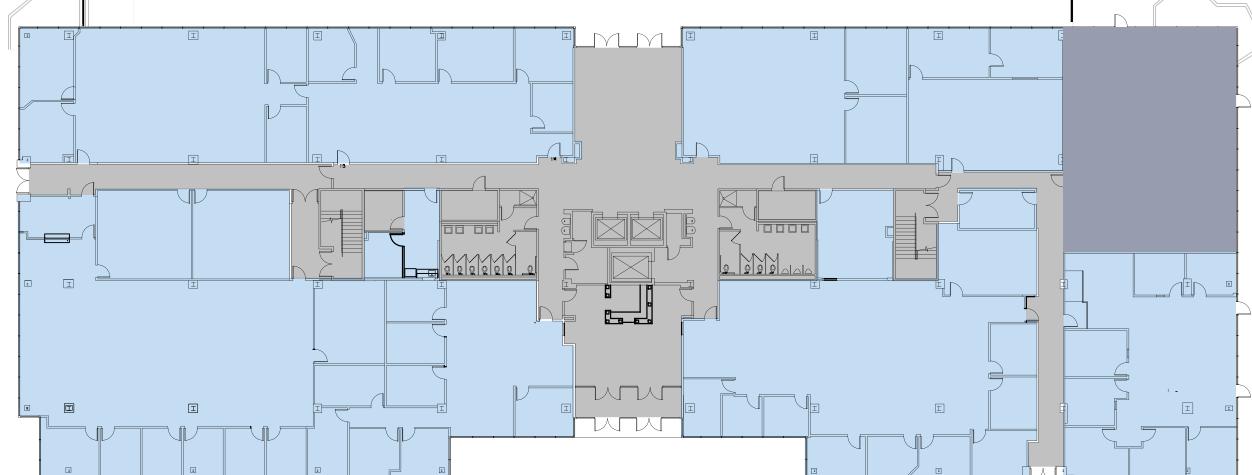
1515 S  
STREET

## NORTH BUILDING



**AVAILABLE**  
±31,039 RSF

## SOUTH BUILDING



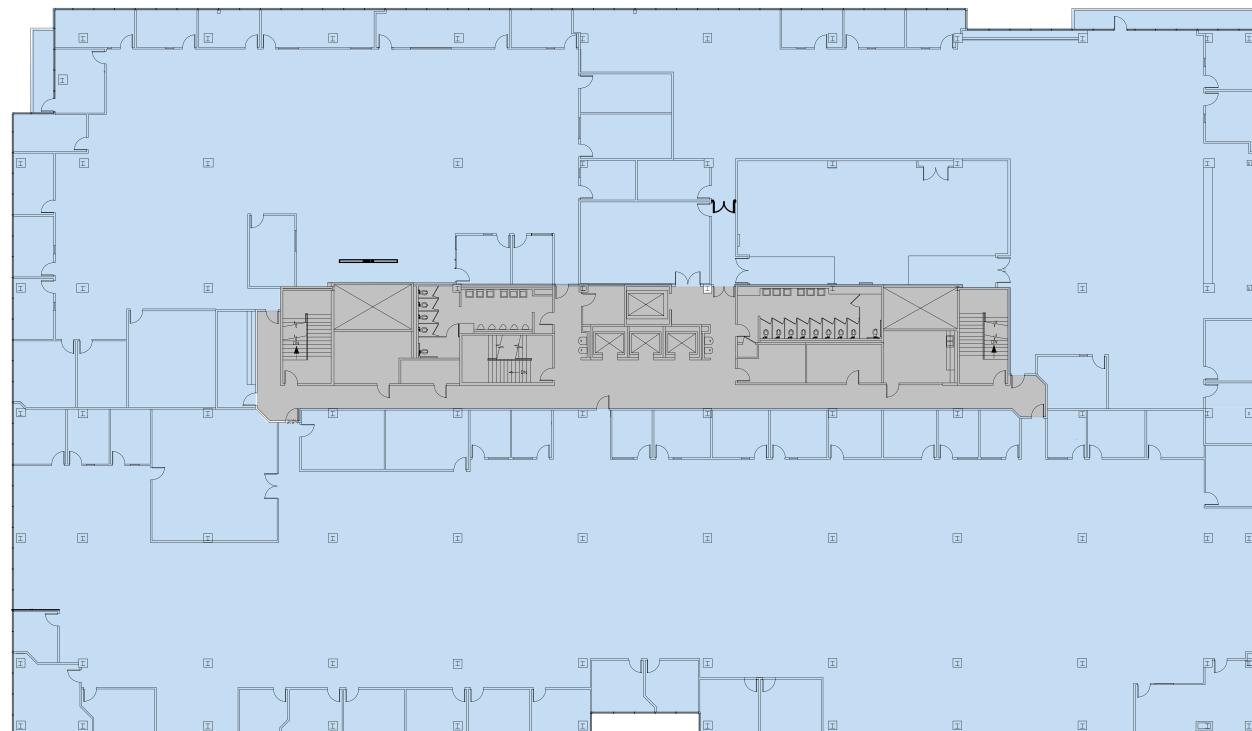
**AVAILABLE**  
±25,100 RSF

# 2ND FLOOR FLOOR PLAN

 = AVAILABLE

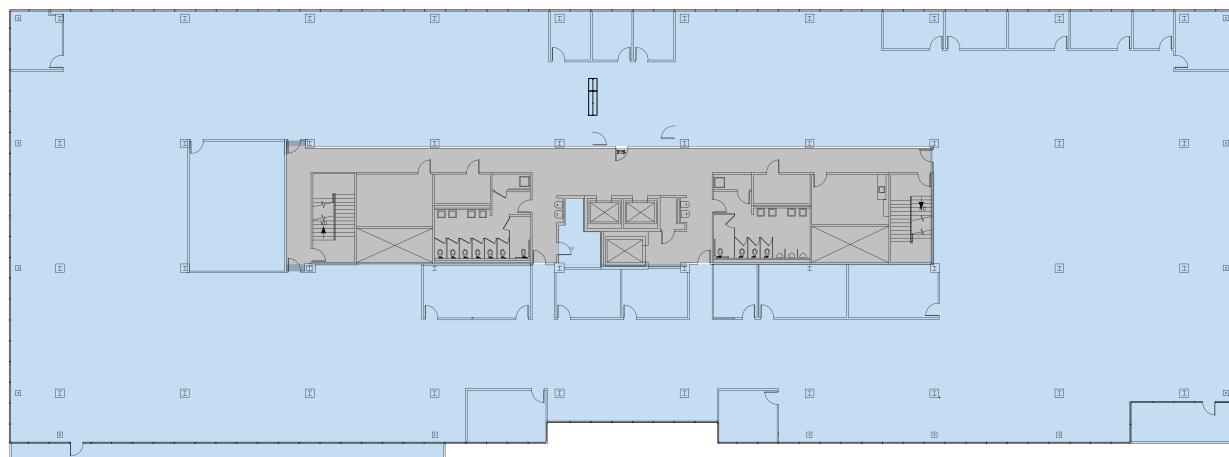
Total Contiguous:  
**±83,330 RSF**

## NORTH BUILDING



**AVAILABLE**  
**±52,736 RSF**

## SOUTH BUILDING

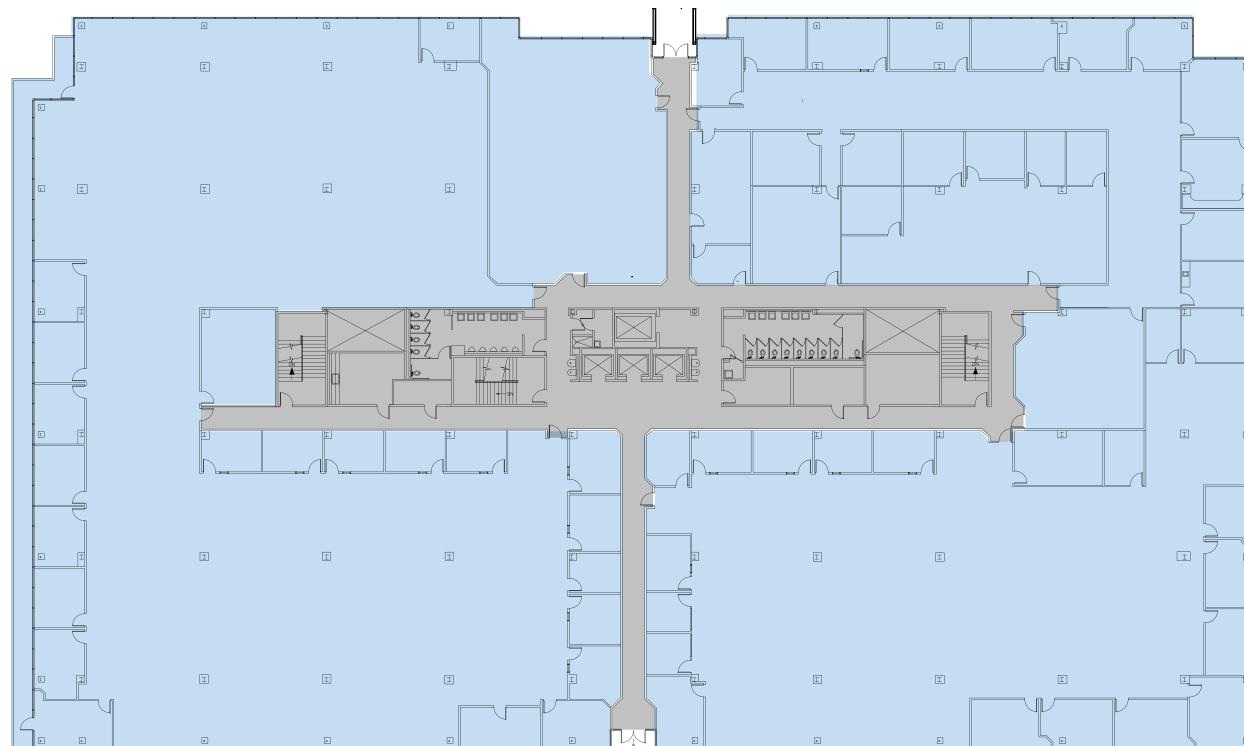


**AVAILABLE**  
**±30,594 RSF**

1515 S  
STREET

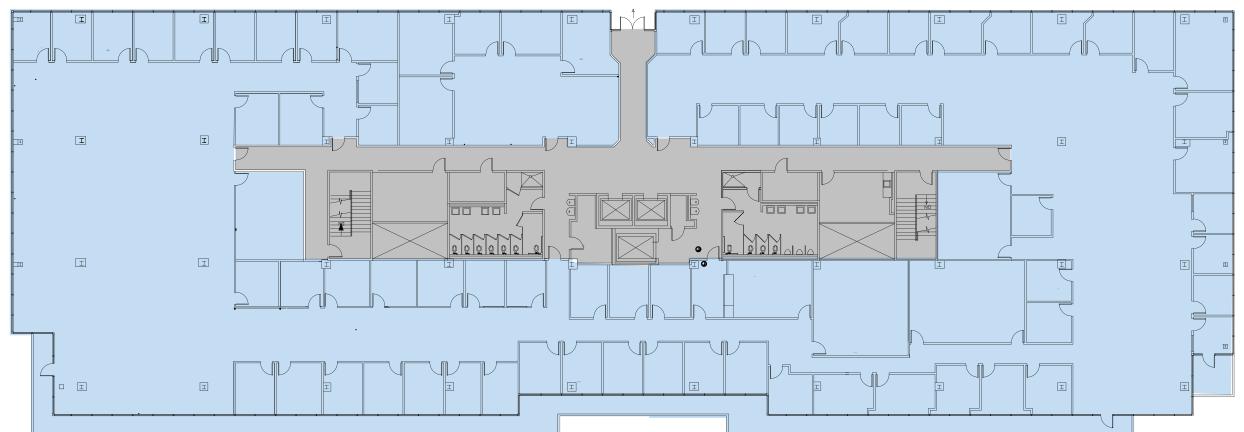
## 3RD FLOOR

## FLOOR PLAN

 = AVAILABLETotal Contiguous:  
±81,048 RSFNORTH BUILDING 

AVAILABLE

±52,454 RSF

SOUTH BUILDING 

AVAILABLE

±28,594 RSF

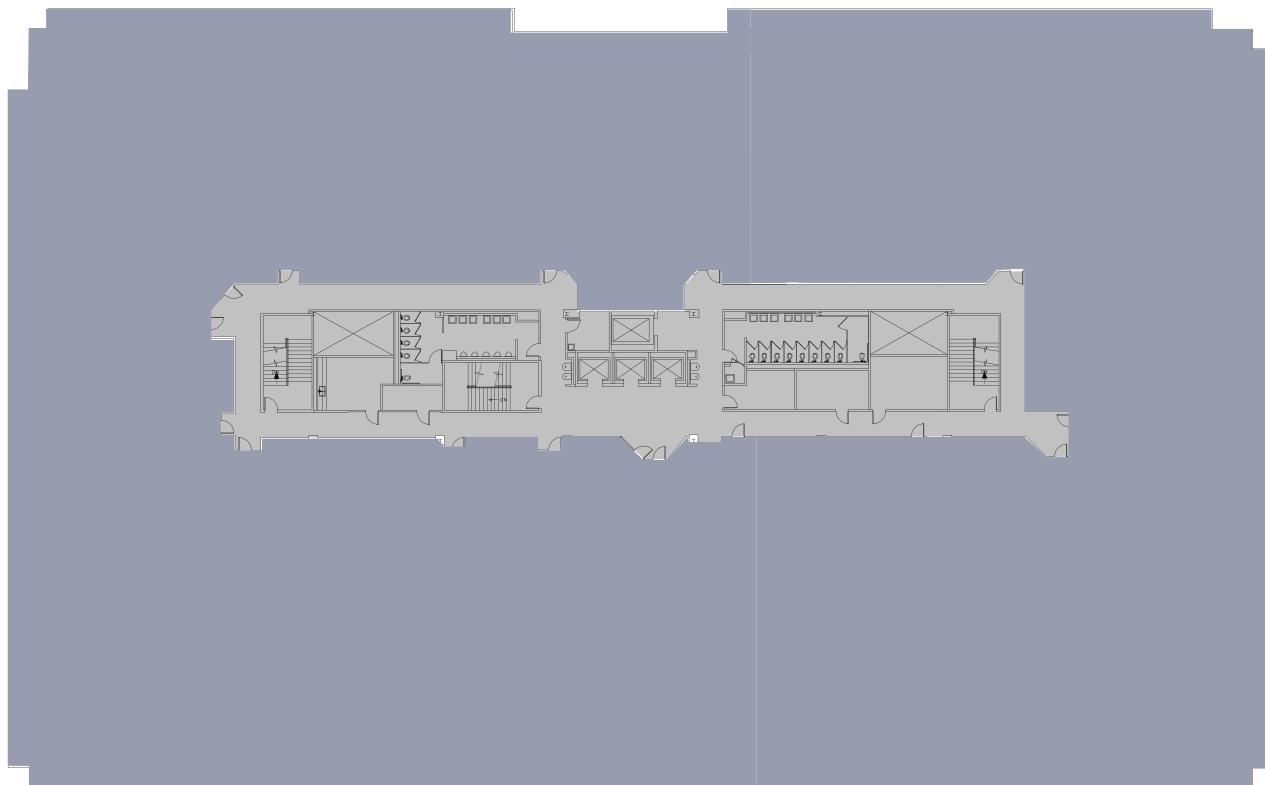
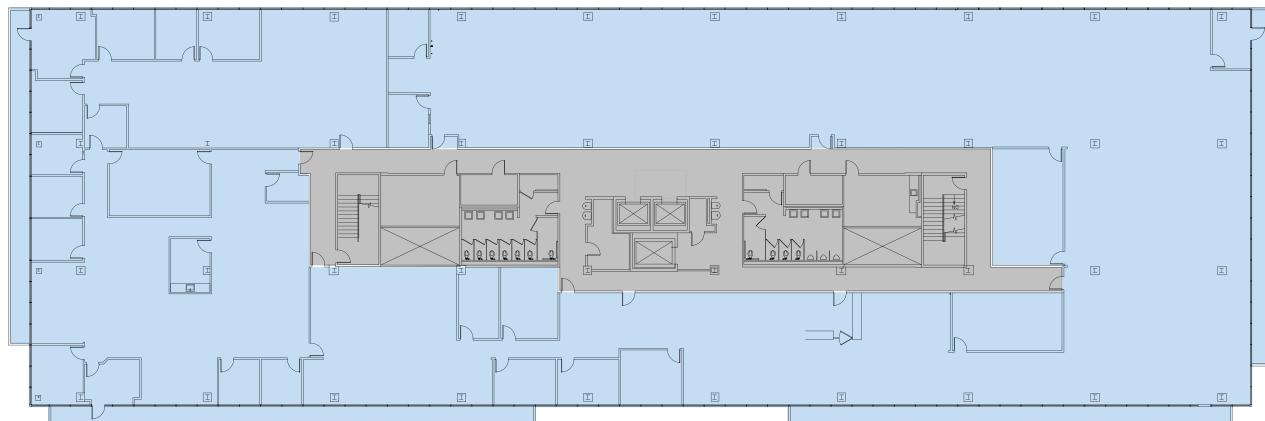
1515 S  
STREET

## 4TH FLOOR

## FLOOR PLAN

 = AVAILABLE

Total Available:  
±27,472 RSF

NORTH BUILDING SOUTH BUILDING 1515 S  
STREET

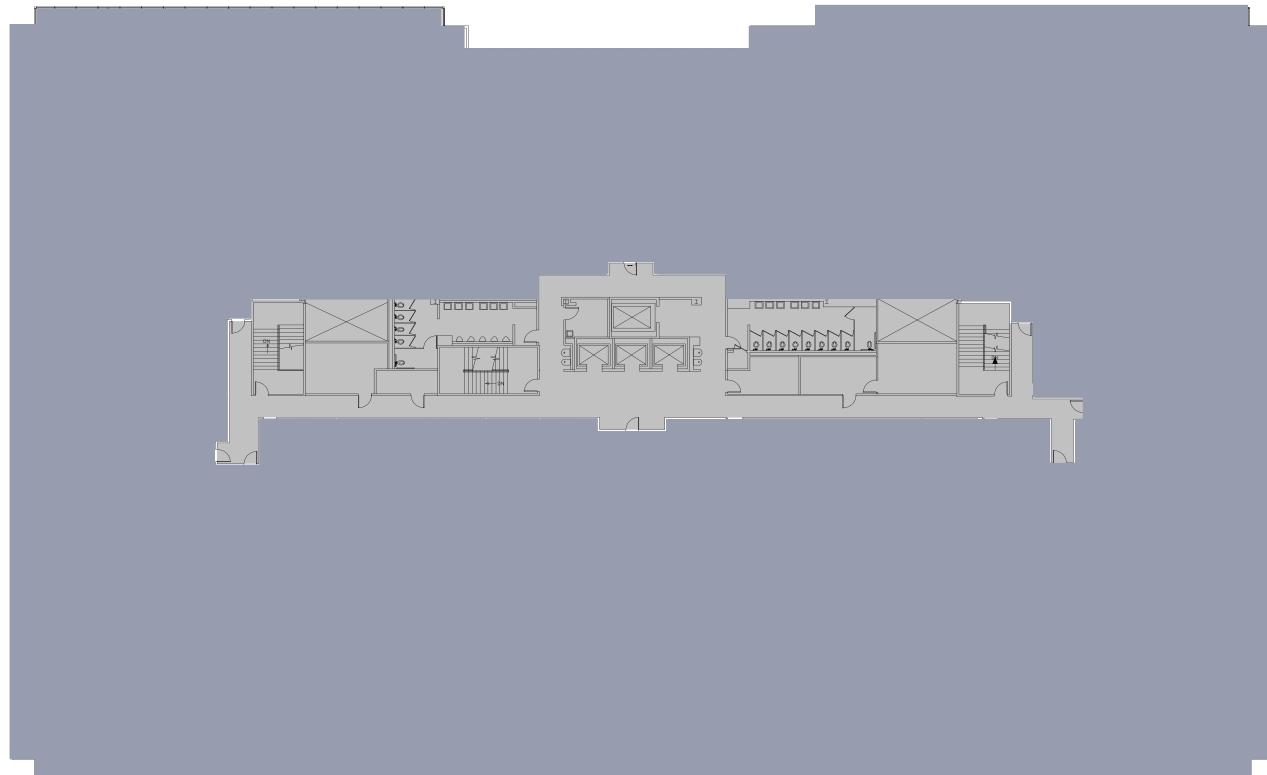
# 5TH FLOOR

## FLOOR PLAN

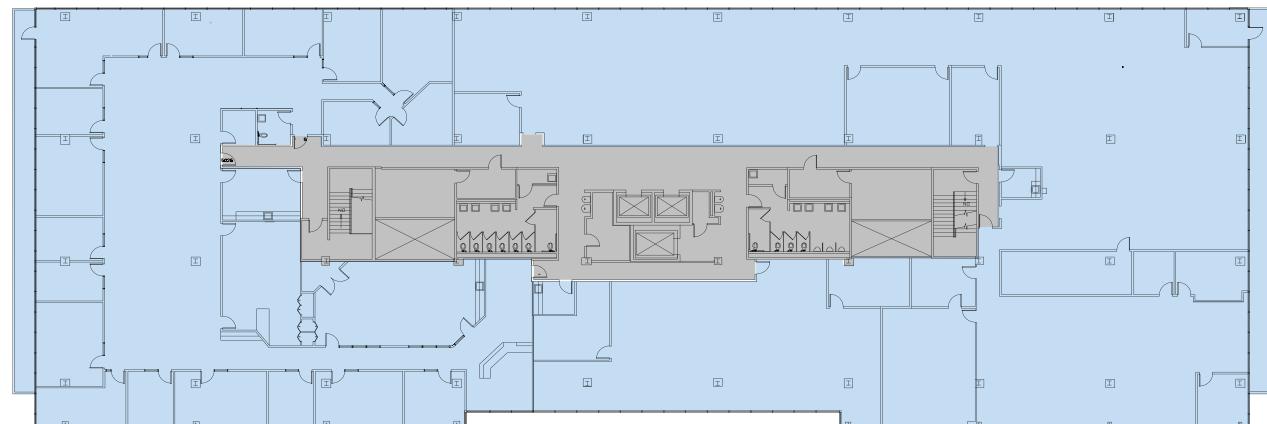
 = AVAILABLE

Total Contiguous:  
±28,406 RSF

### NORTH BUILDING



### SOUTH BUILDING



**AVAILABLE**  
±28,406 RSF

1515 S  
STREET



# NEARBY AMENITIES





1515 S  
STREET

SACRAMENTO, CA

FOR MORE INFORMATION, PLEASE CONTACT:

**JASON GOFF**

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 BOYD WATTERSON  
ASSET MANAGEMENT

 CBRE