

1515 S STREET

SACRAMENTO, CA

UP TO
±276,395 SF
FOR LEASE



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 **BOYD WATTERSON**
ASSET MANAGEMENT

CBRE

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.

1515 S
STREET

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



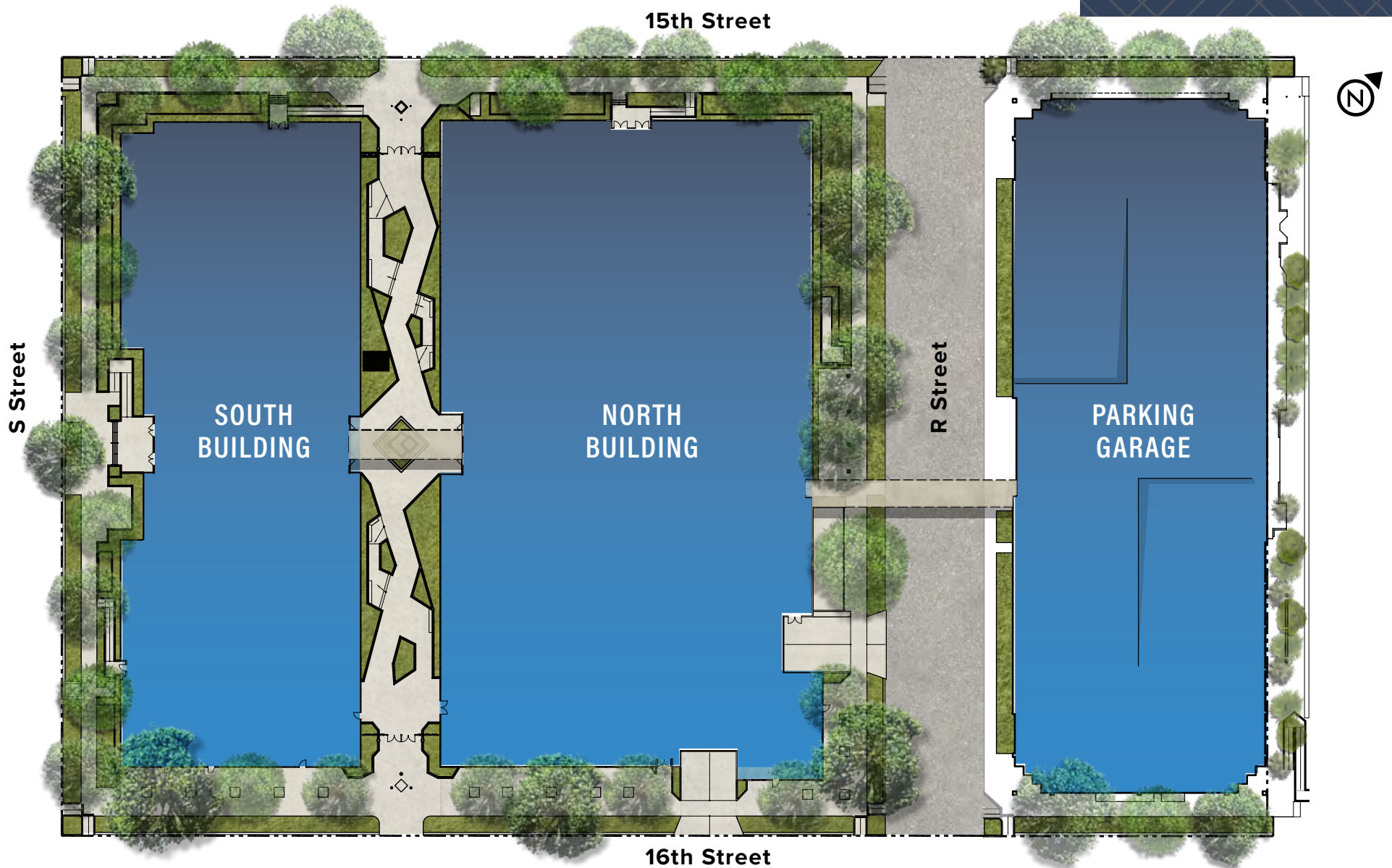
WARNING: GETTING HERE IS EASY, BUT AFTER-HOURS ACTIVITIES MIGHT MAKE IT HARD TO LEAVE.



SITE PLAN

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

1515 S STREET



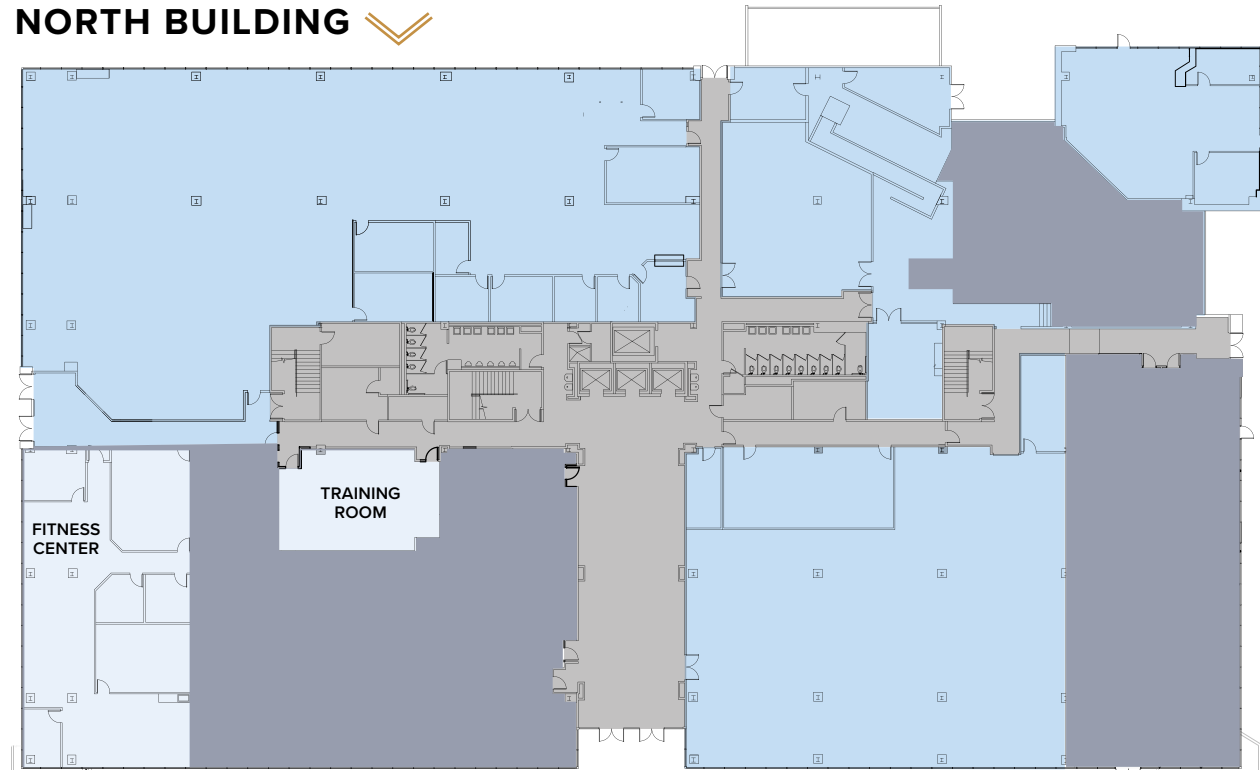
1ST FLOOR FLOOR PLAN

 = AVAILABLE

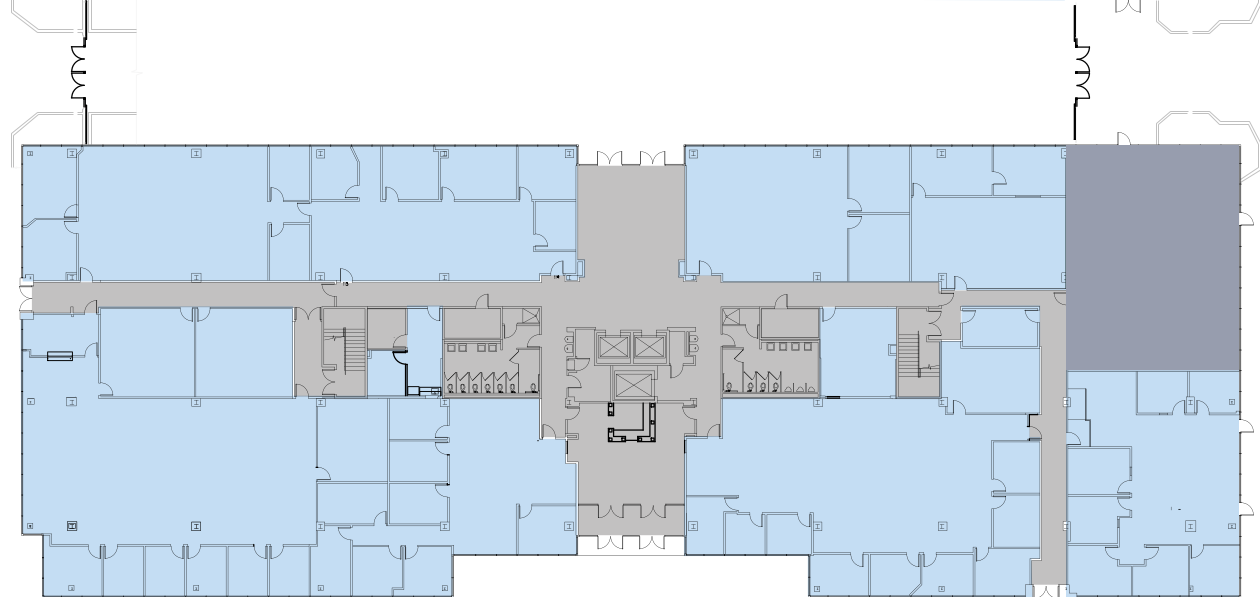
Total Contiguous:
±56,139 RSF

1515 S STREET

NORTH BUILDING



AVAILABLE
±31,039 RSF



AVAILABLE
±25,100 RSF

SOUTH BUILDING

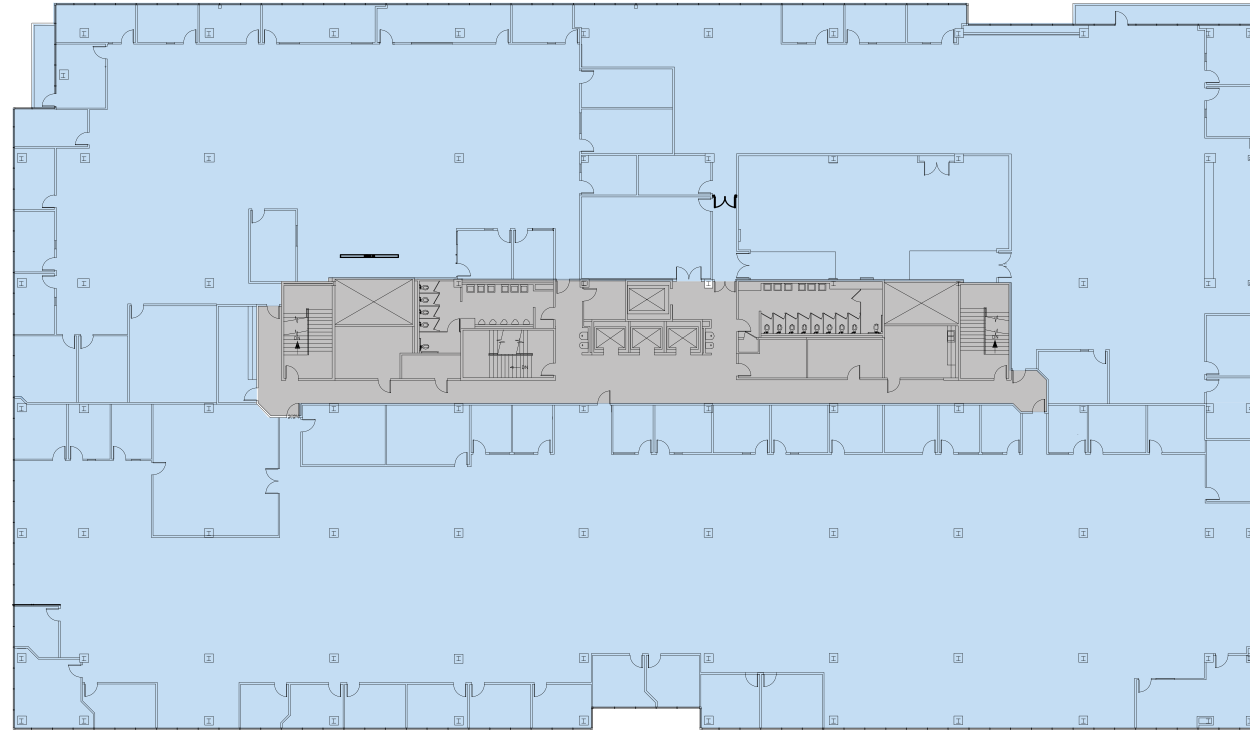
2ND FLOOR

FLOOR PLAN

 = AVAILABLE

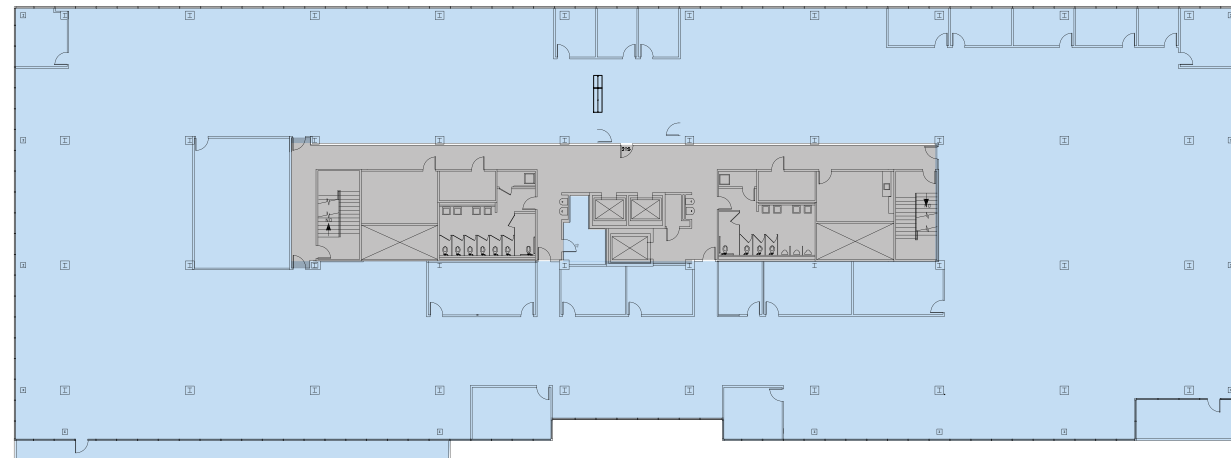
Total Contiguous:
±83,330 RSF

NORTH BUILDING



AVAILABLE
±52,736 RSF

SOUTH BUILDING



AVAILABLE
±30,594 RSF

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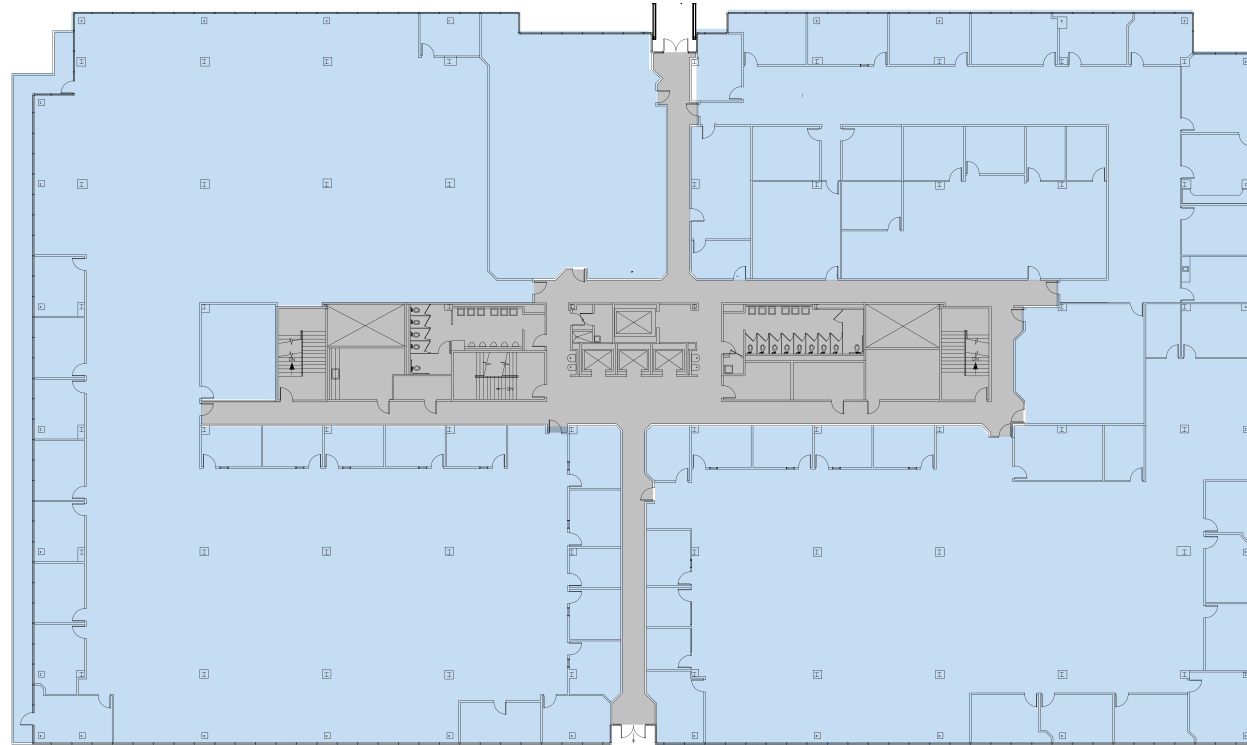
3RD FLOOR

FLOOR PLAN

 = AVAILABLE

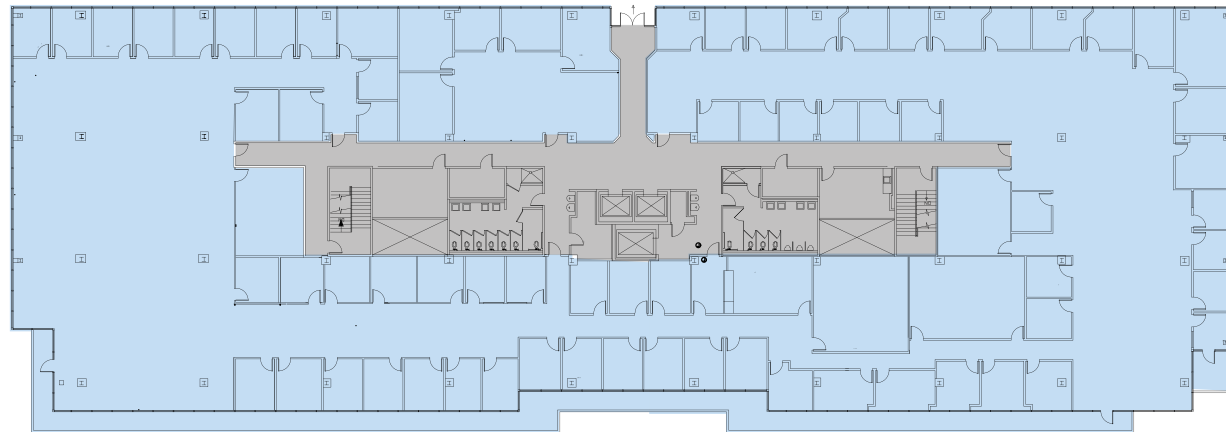
Total Contiguous:
±81,048 RSF

NORTH BUILDING



AVAILABLE
±52,454 RSF

SOUTH BUILDING



AVAILABLE
±28,594 RSF

1515 S STREET

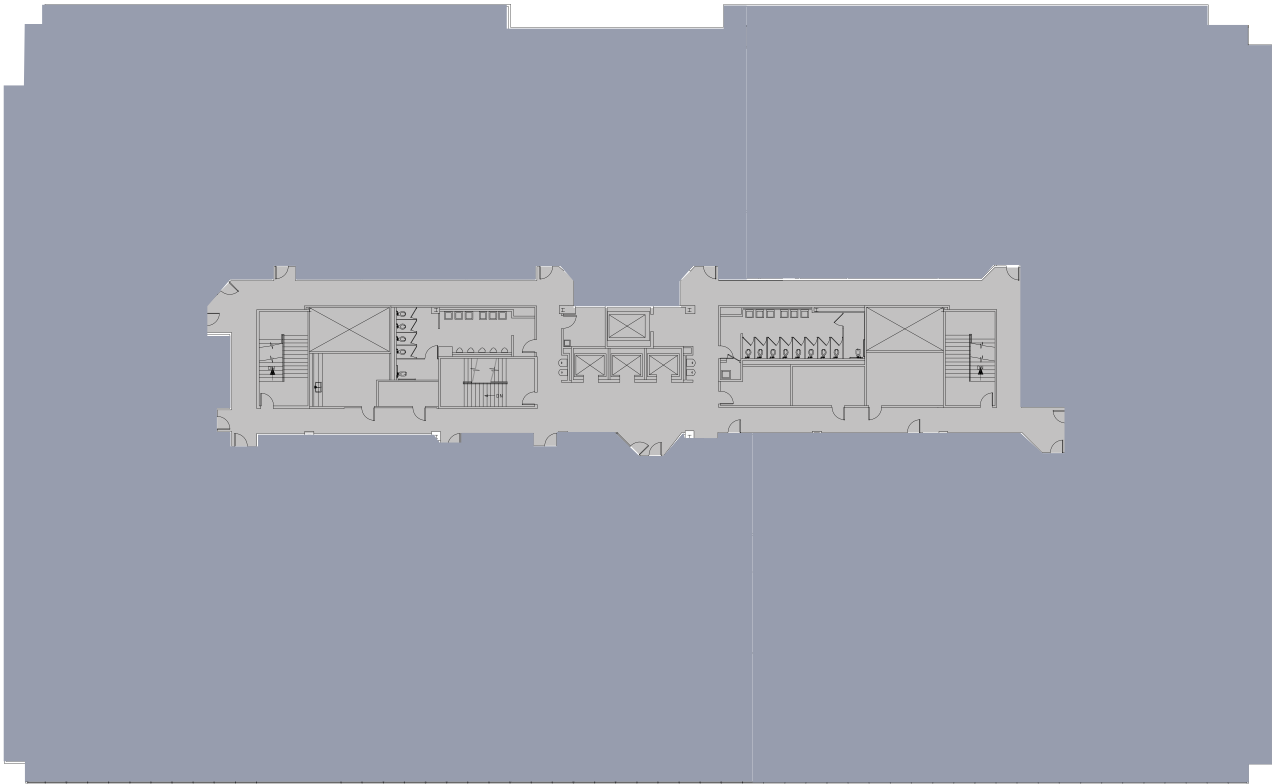
4TH FLOOR

FLOOR PLAN

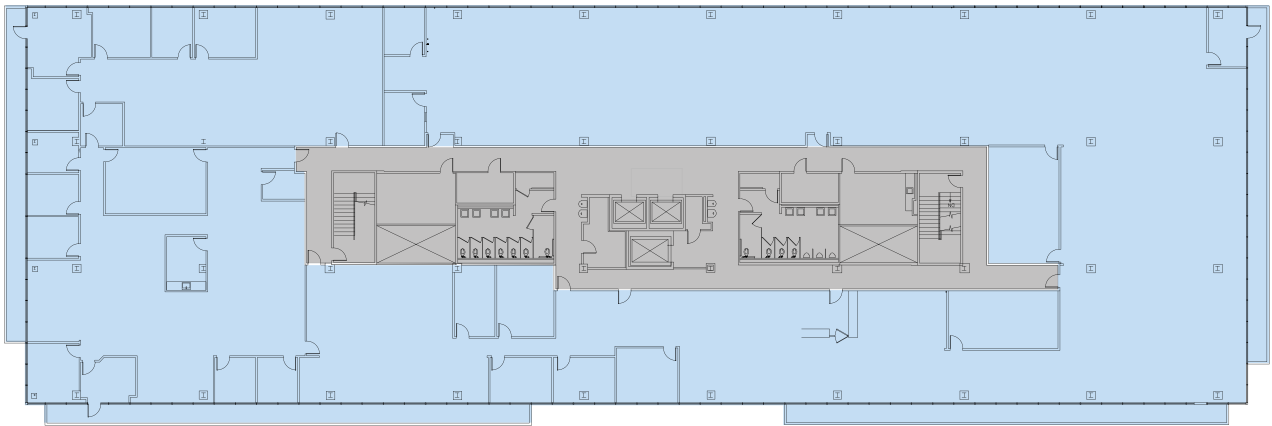
 = AVAILABLE

Total Available:
±27,472 RSF

NORTH BUILDING



SOUTH BUILDING



AVAILABLE
±27,472 RSF

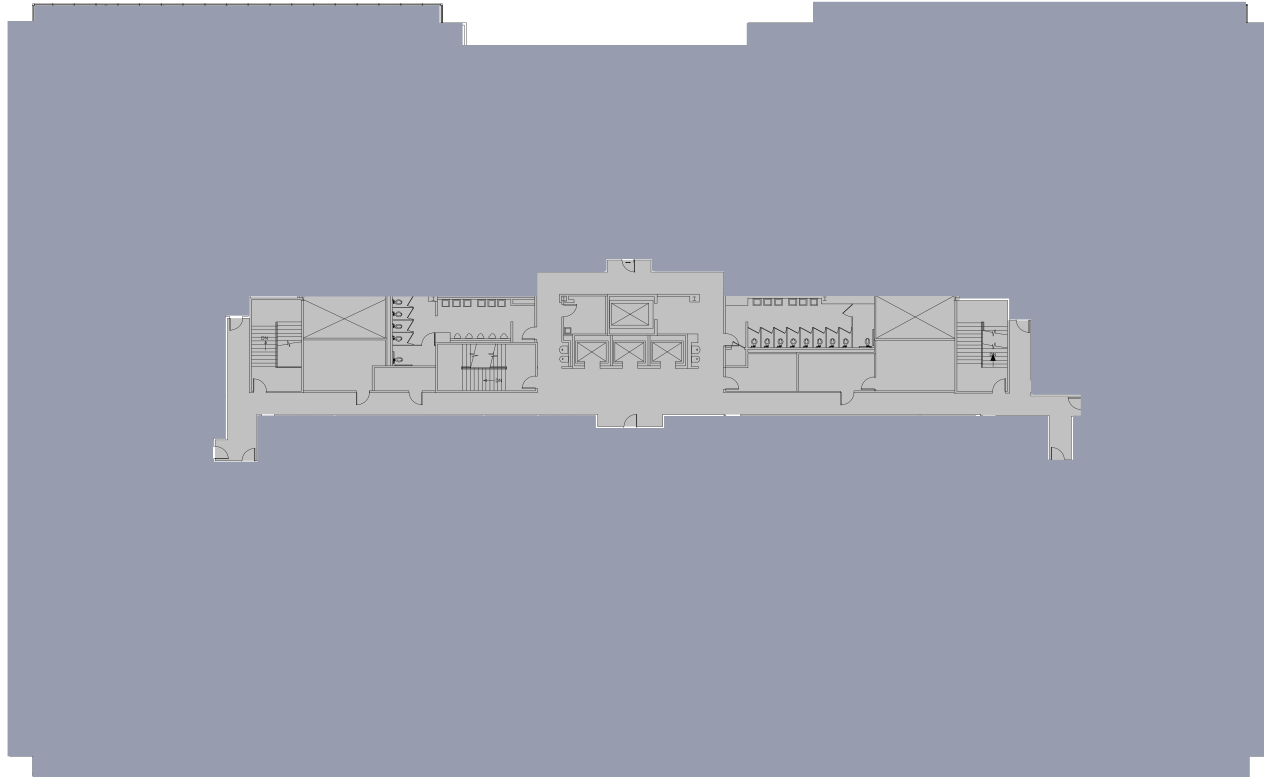
5TH FLOOR

FLOOR PLAN

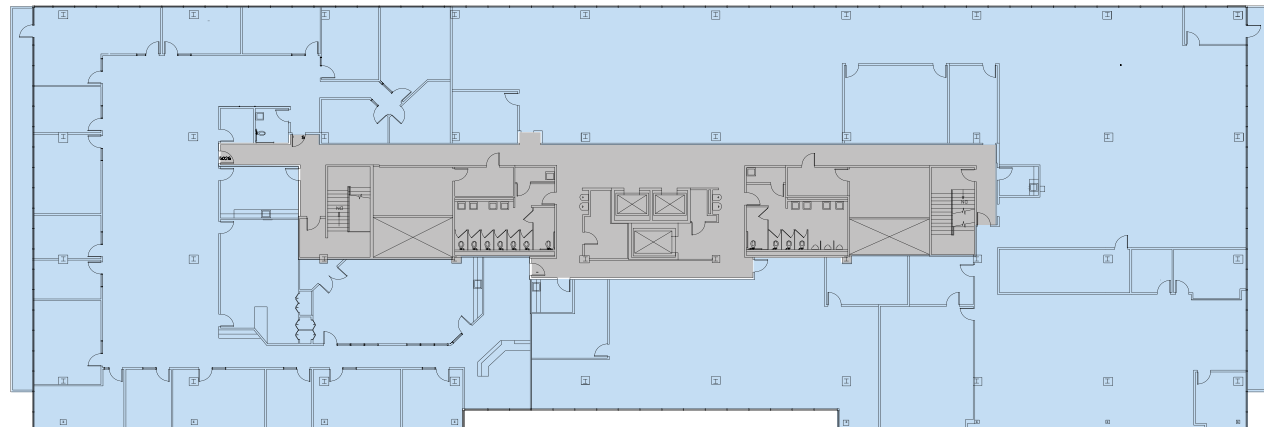
 = AVAILABLE

Total Contiguous:
±28,406 RSF

NORTH BUILDING



SOUTH BUILDING



AVAILABLE
±28,406 RSF

1515 S STREET



NEARBY AMENITIES

R STREET CORRIDOR



R Street

TRUITT BARK PARK



Site of Potential Amtrak/ ACE Train Expansion

Q Street

19th Street



SITE

THE ICE BLOCKS

R Street



16TH STREET LIGHT RAIL STATION



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FOR MORE INFORMATION, PLEASE CONTACT:

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