



Accelerating success.

For Sale

700 E Street Sacramento, CA

±9,674 SF Freestanding Office Building

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The Opportunity

Colliers Sacramento office is pleased to present for sale 700 E Street located in Sacramento, CA. The property is a ±9,674 SF office building located in the heart of Downtown Sacramento.

The current tenant occupies ±5,000 SF under a lease expiring in August of 2027 offering flexibility for an owner/user to occupy the entire building or share it with the existing tenant.

This highly desirable location offers excellent access to the city's amenities and growth areas.



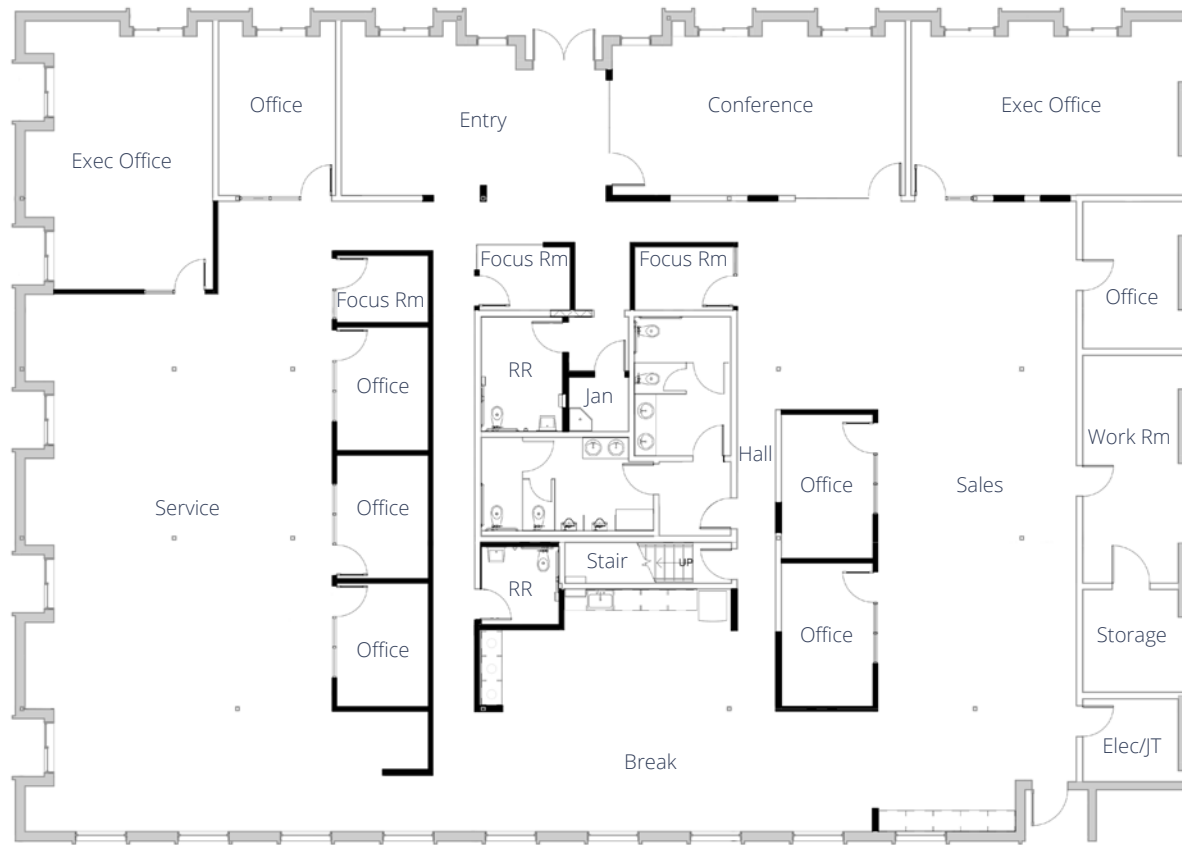
Asking Price: \$2,757,090

Investment Highlights

- Located directly adjacent to the Railyards development one of the largest urban infill projects in the U.S.
- Interior was entirely remodeled in 2018 with Class A finishes.
- Included are 28 on-site, gated parking stalls
- ±3,000 SF second floor currently being used as storage.
- Second floor space was structurally built to support occupancy for office use.
- Owner user can occupy the entire building or demise the building for the existing tenant and occupy the balance
- Current tenant's lease is for ±5,000 SF, generating \$13,269 per month in income.
- Current tenant's lease expires August 31, 2027



Floor Plan





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