

**PRICE  
REDUCED**

# FOR SALE OR LEASE

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**9,800 S.F. Midtown Office Building • Divisible to 4,900 S.F.**



**2007 O Street, Sacramento, CA 95811**

- Two-Story Office with on site secured parking
- 4 Restrooms: 2 on First Floor & 2 on Second Floor
- .23 Acre Parcel, APN # 007-0245-019
- C-2 (Commercial) Zoning
- 16 on site parking stalls
- Full First and Second Floor Buildout includes private offices, conference rooms, open areas, kitchens/breakrooms, reception and storage areas.
- New Roof in 2011
- Significant improvements over the last 15 years include entry security gate with key pad and auto lock door, curtain glass exterior south wall, structural reinforcement and upgrades to fire exit stairs, fire safety system/alarm with cellular monitoring, modern interior finishes with fresh paint and remodeled restrooms.
- Unique opportunity to lease or purchase a small office building with secure on site parking in the midtown submarket. Existing furniture/cubicles can be made available.

**For Sale: \$1,950,000(\$199psf)**

**For Lease: \$1.65 PSF Full Service Gross**

**For More Information contact:**

**Tony Lewis**

**TL Commercial, Inc.**

**916-201-9318 • CA RE License #01848959**

- Property taxes, fire insurance, electricity, gas, sewer, water, storm drain, trash, interior & exterior building maintenance are all included in the base monthly rent.

*The information contained herein was obtained from third parties and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.*



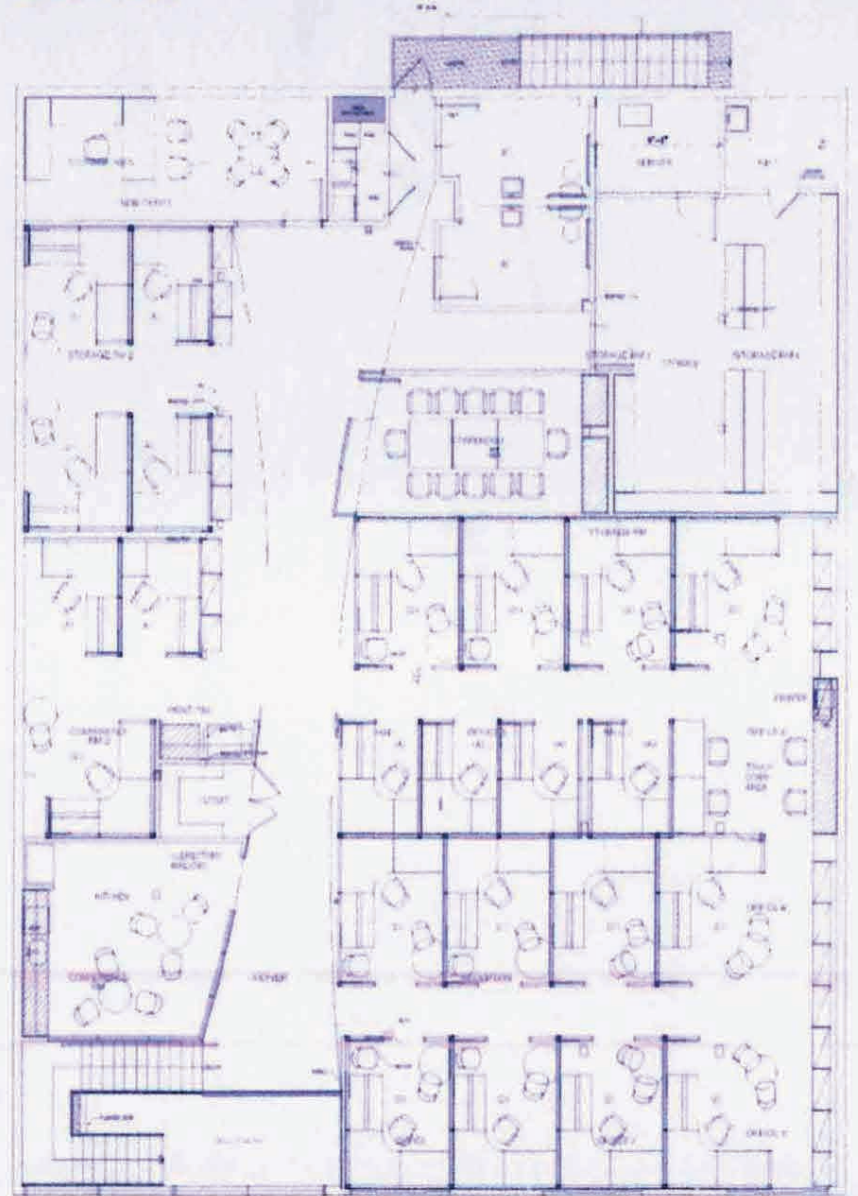
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# Floor Plans

## 1st Floor



## 2nd Floor



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE

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# 2007 O Street Location Map

