



Creative mid-century office space for lease

2321 P STREET

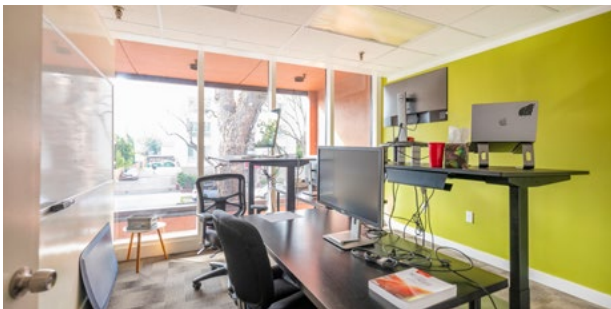


TURTON
COMMERCIAL REAL ESTATE

2321 P Street



Suite 200 2,100 SF



PROPERTY DETAILS

Address: 2321 P Street, Sacramento, CA 95816
Submarket: Midtown
Suite 200: 2,100 SF
Lease Rate: \$2.00/SF/Month MG
Parking Stalls: 5 free secured, on-site parking stalls behind the building
Availability: November 1st, 2026

- 2,100 SF mid-century office space in Midtown, Sacramento
- Seven private offices, large conference, breakroom, and waiting area
- Windows on all four sides of the building
- Flexible lease terms and structures
- Additional ample street parking available within one block of the building
- Walking distance to the R Street Corridor

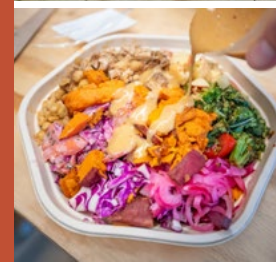
THE LOCATION

PRIME LOCATION: PROXIMITY TO THE R STREET CORRIDOR

Midtown Sacramento is the perfect blend of carefully curated local, national, and regional retailers with an eclectic mix of high-end demographic occupations embedded in a landscape of unique older buildings paired with mature trees. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket.

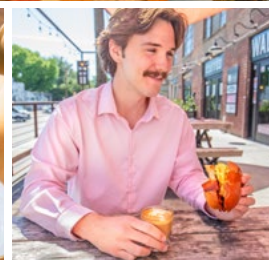
Many consider Midtown to be the most desirable area in the city, with easy freeway access and proximity to Downtown, Old Sacramento, West Sacramento, and East Sacramento. The subject property at 2321 P Street is perfectly situated within walking distance of the R Street Corridor offering easy access to many of Midtown's most desirable events and amenities. Sacramento's P Street is a vibrant and historic

thoroughfare transversing the city from east to west that's playing a significant role in the city's development over the years. Located in the heart of California's capital, P Street stretches across stage in the greater urban heart, offering a diverse range of attractions and experiences to both residents and visitors alike.





2321 P Street



THE R STREET CORRIDOR

PLACER AI JULY 2023 - JULY 2024



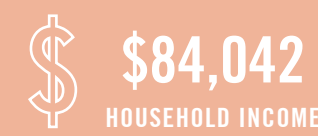
24
BLOCKS



3M
YEARLY VISITS



31
BARS & RESTAURANTS



\$84,042
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & BOOMING W/CONFIDENCE

The R Street Corridor in Sacramento has transformed from an industrial zone into a lively community with Ice Blocks at its center. This development anchors the area, offering a mix of retail, dining, and entertainment that draws visitors citywide. The corridor's blend

of modern urban living and its historic roots as the state's original railroad and industrial area creates a unique atmosphere that has become a hub for creativity and culture. The corridor's dining scene includes Good Neighbor for innovative dishes and Mendocino

Farms for farm-fresh meals, along with Mas Taco and Shake Shack for casual eats. Unique spots like The Snug, a nationally recognized cocktail bar, and Shady Lady, a speakeasy-style cocktail bar, enhance the eclectic atmosphere.





2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCRE.COM

JON LANG

SENIOR VICE PRESIDENT - LIC. 01934934

916.573.3302

JONLANG@TURTONCRE.COM

DAVID KHEDRY

VICE PRESIDENT- LIC. 02063469

916.573.3303

DAVIDKHEDRY@TURTONCRE.COM

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