

**FOR
LEASE**

**2901 K STREET,
SACRAMENTO, CA**

**"Turn-Key"
Suites Available**

300+ covered parking stalls in parking garage for building. Free On-Site Parking is Negotiable!

**ON SITE
PARKING!**

**3D Tour
Click Here** 



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ROME
REAL ESTATE GROUP

SUTTER SQUARE GALLERIA

SUITES FOR LEASE AT 2901 K ST SACRAMENTO

BUILDING DETAILS & INFORMATION

- Move-In Ready Suites with updated Tenant Improvements
- Building Signage: Prominent signage opportunity with visibility on I-80 (+/- 175,346 ADT)
- Iconic urban Sacramento building
- Located in desirable Midtown Sacramento near Sutter General Hospital, Sutter's Fort, and a number of prominent local restaurants and retailers - walk to them all!
- Parking Garage in building: 315 spaces (3.66 per 1,000 SF)



- Two Elevators on each side of the building
- Four-Story Atrium on one side of the building with abundant natural light
- Functional Floor Plans with glass walls and doors fronting each suite to maximize natural light
- Retailers in the Building: Orange Theory Fitness, Pizza Twist, H&R Block.

AVAILABLE SUITES - 2901 K ST

SUITE #	SQ.FT.	RENT	SUITE HIGHLIGHTS
100	+/- 2,656	\$2.00 PSF, NNN	Former SAFE Credit Union Suite. Ground Floor at the hard corner of K Street and 29th Street.
110-120	+/- 2,617	\$2.00 PSF, NNN	Fully Furnished Office. Ground Floor near the entrance of K Street and 29th Street.
200	+/- 3,134	\$2.00 PSF, FSG	Open floor plan with private restrooms and large glass line.
201-202	+/- 1,837	\$1.83 PSF, FSG	“Turn-Key” office suite, with open floor plan, with two private offices in the back. Abundant natural light.
203	+/- 984	\$1.83 PSF, FSG	“Turn-Key” office suite, open floor plan. Abundant natural light.
205-206	+/- 1,864	\$1.83 PSF, FSG	“Turn-Key” office suite, with open floor plan, with two private offices in the back. Abundant natural light.
300-301	+/- 1,521	\$1.83 PSF, FSG	“Turn-Key” office suite, with open floor plan, with two private offices in the back. Abundant natural light.
306	+/- 1,100	\$1.83 PSF, FSG	“Turn-Key” office suite, with open floor plan, with two private offices in the back. Abundant natural light.
390	+/- 3,760	\$2.15 PSF, FSG	“Turn-Key” office suite, with reception, 2 conference rooms, break room, 7 private offices, former Title company. Abundant natural light.

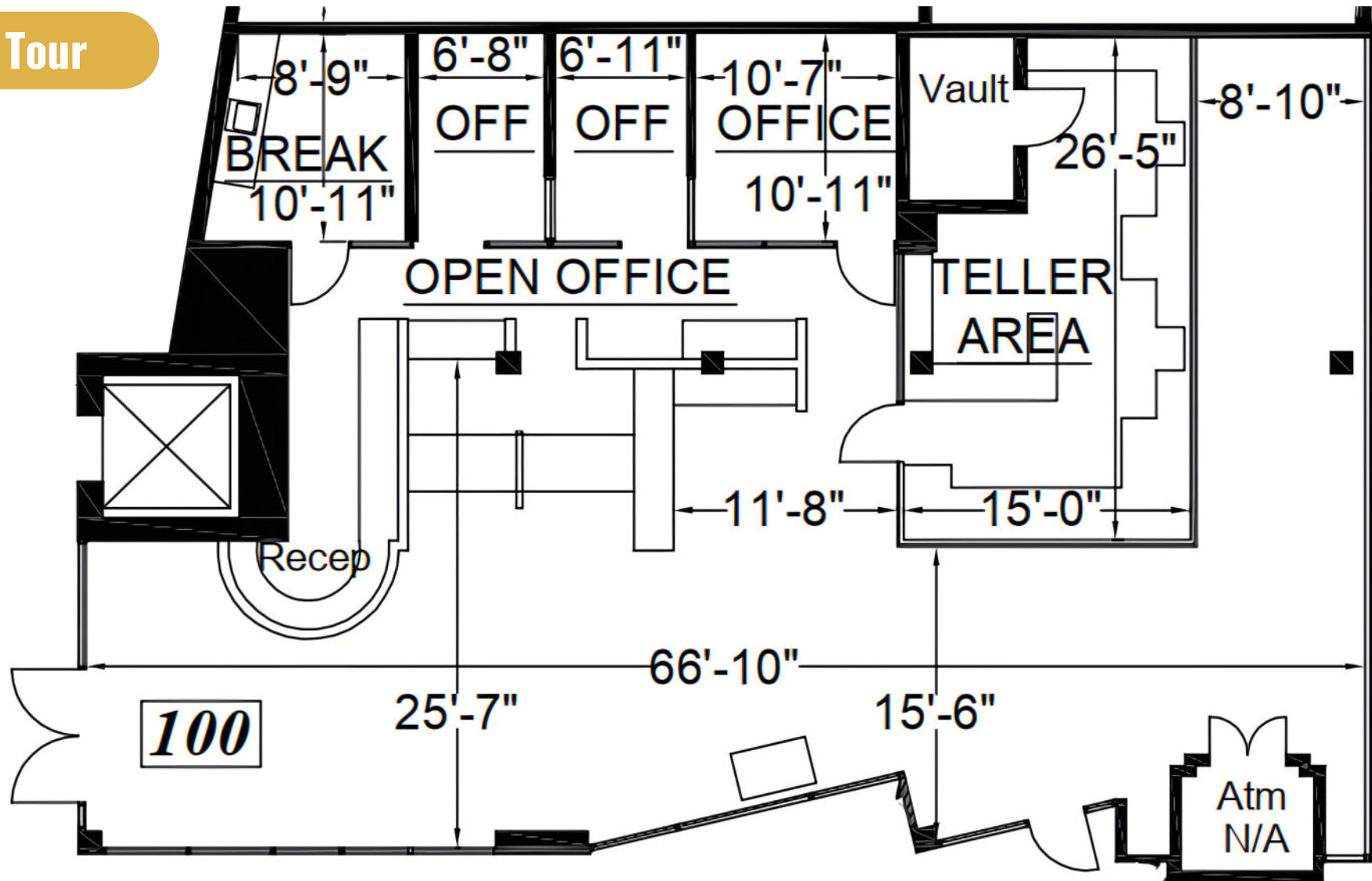
FLOOR PLAN-SUITE 100

Suite 100

2,656 RSF

\$2.00 PSF, NNN

3D Tour



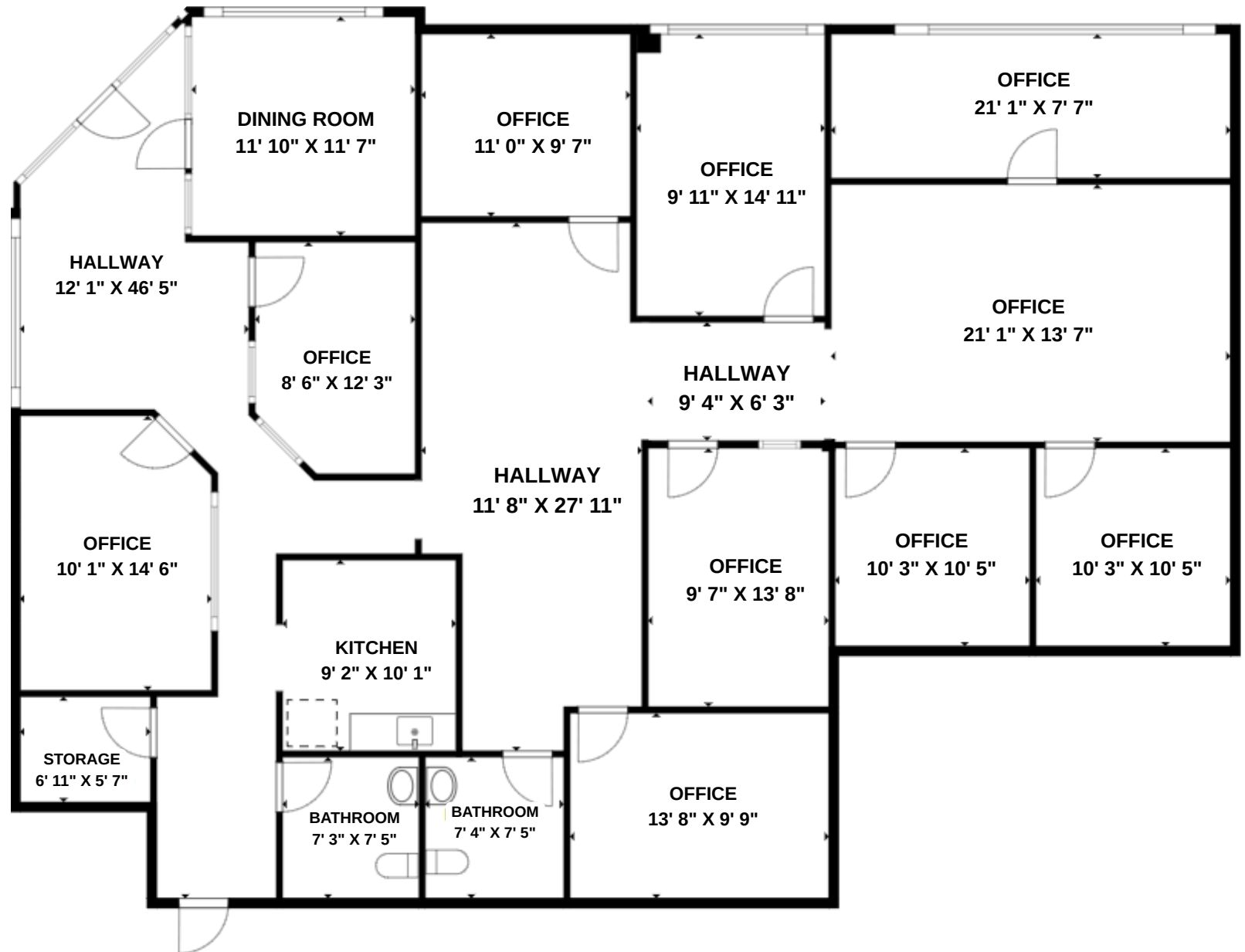
FLOOR PLAN-SUITE 110-120

Suite 110-120

2,617 RSF

\$2.00 PSF, NNN

3D Tour



Suites Available on 2nd Floor:

FLOOR PLAN-2ND FLOOR

SUITE 200
3,134 RSF
\$2.00 PSF, FSG

3D TOUR
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SUITE 201-202
1,837 RSF
\$1.83 PSF, FSG

3D TOUR
CLICK HERE 

SUITE 203
984 RSF
\$1.83 PSF, FSG

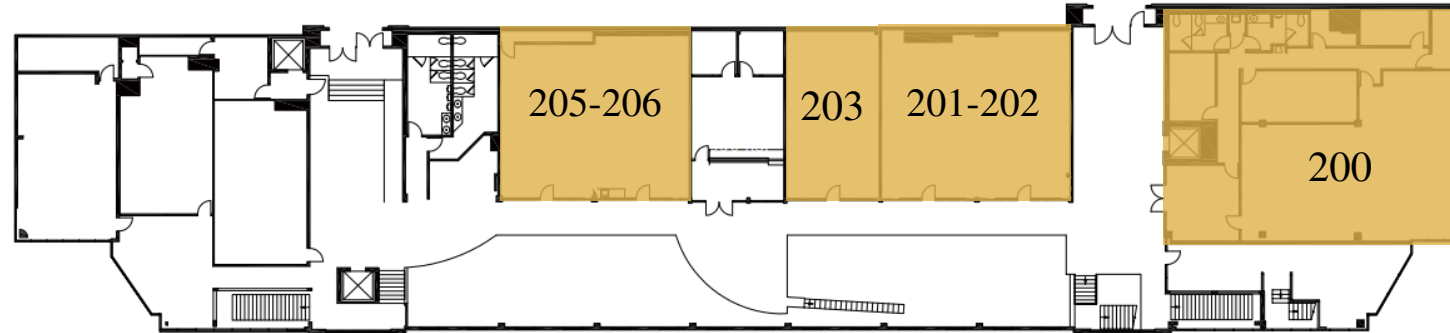
3D TOUR
CLICK HERE 

SUITE 205-206
1,864 RSF
\$1.83 PSF, FSG

3D TOUR
CLICK HERE 

 = AVAILABLE

Move-in-Ready Suites!



New Tenant Improvements



Beautiful Common Areas



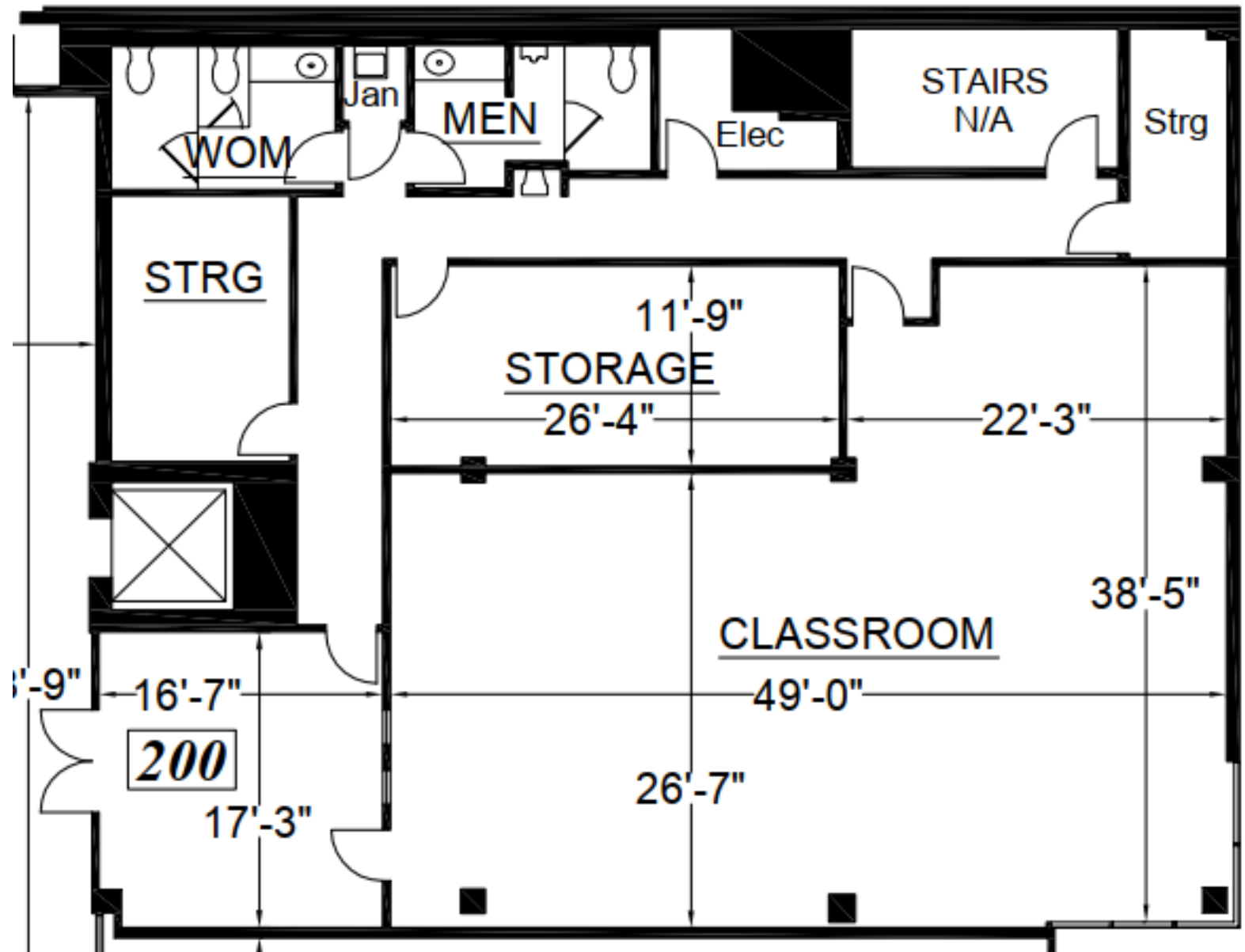
FLOOR PLAN-SUITE 200

Suite 200

3,134 RSF

\$2.00 PSF, FSG

3D Tour



FLOOR PLAN-3RD FLOOR

Suites Available on 3rd Floor:

SUITE 300-301
1,521 RSF
\$1.83 PSF, FSG

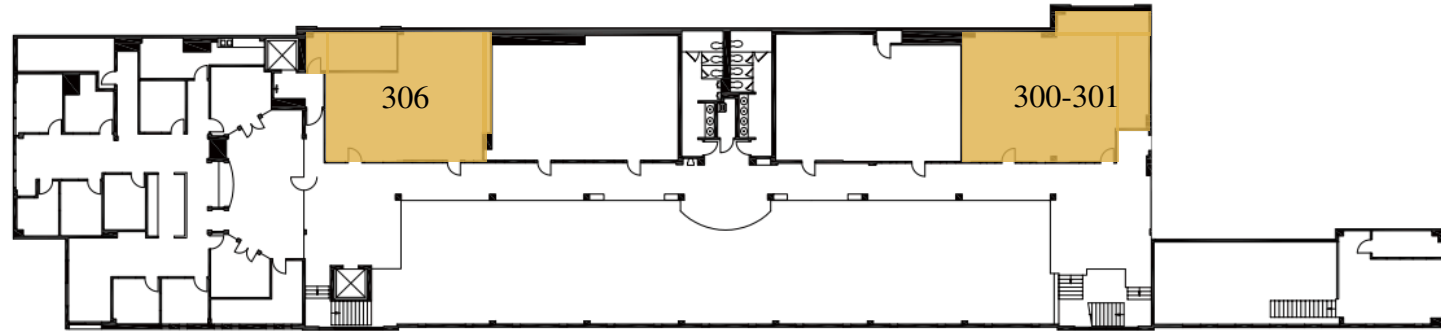


SUITE 306
1,100 RSF
\$1.83 PSF, FSG

Move-in-Ready Suites!

 = AVAILABLE

Max Contiguous: 2,909 RSF



New Tenant Improvements

Beautiful Common Areas



FLOOR PLAN-SUITE 390

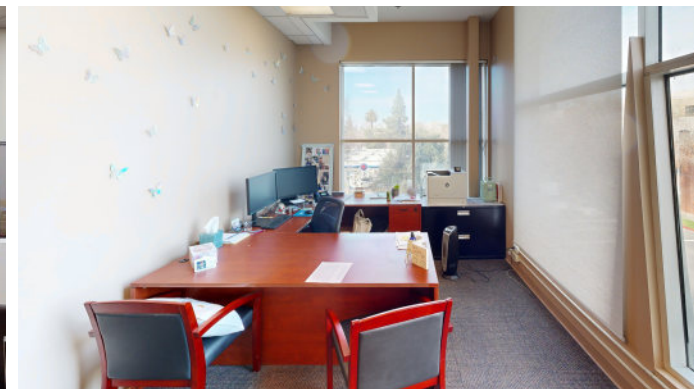
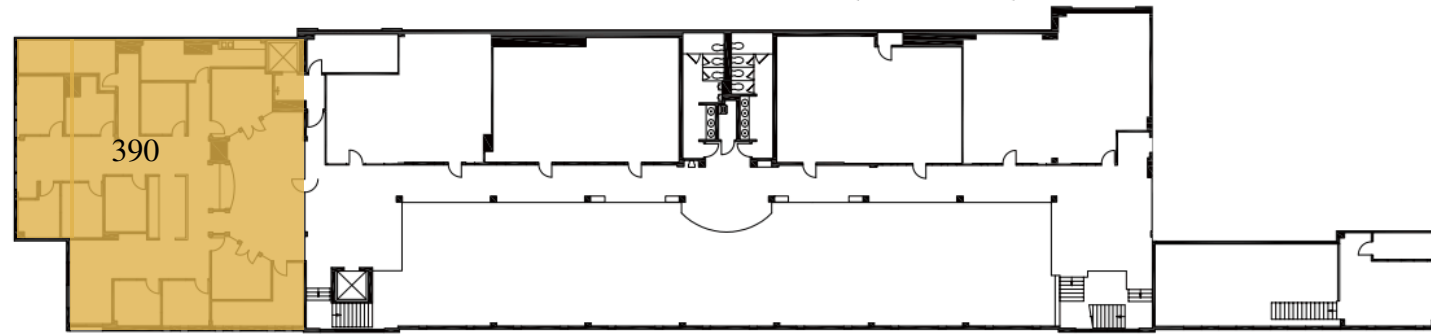
Suite 390 3,760 RSF \$2.15 PSF, FSG

 = AVAILABLE

Max Contiguous: 2,909 RSF

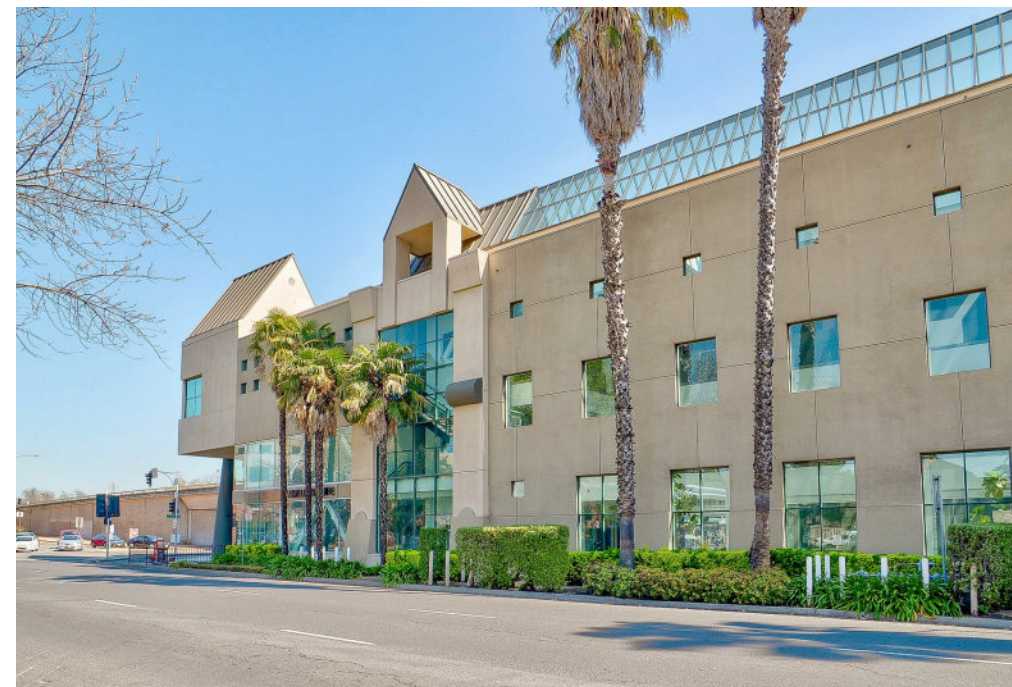
[3D Tour](#)

*Very Desirable
"Turn-Key" suite*





EXTERIOR PHOTOS



PROPERTY IN THE CITY'S URBAN MEDICAL CORRIDOR



PROPERTY
LOCATION



IMMEDIATE VICINITY AERIAL



AMTRAK
Chevron
McDonald's
Denny's
SHERWIN WILLIAMS
SUBWAY
CALIFORNIA STATE RAILROAD MUSEUM
THAT'S CHEAP!

American River



Sacramento River

Shell
Walgreens
ARCO
SAFE CREDIT UNION
Orangetheory

Dignity Health
Mercy General Hospital

PROPERTY LOCATION

DO CO
Starbucks
PANDA EXPRESS
DOWNTOWN SAC
URBAN OUTFITTERS
macy's
Golden1 CENTER
CHIPOTLE MEXICAN BURGERS
CINEMARK

SAFeway
THE ORIGINAL Maiz
WELLS FARGO

CALIFORNIA STATE CAPITOL
CALIFORNIA STATE CAPITOL MUSEUM

UC DAVIS HEALTH
MEDICAL CENTER
CALIFORNIA Family Fitness
Starbucks

Sutter Health
Sutter Medical Center



target
California State Capitol



DEMOGRAPHIC SUMMARY REPORT

2901 K STREET, SACRAMENTO, CA 95816



POPULATION 2023 ESTIMATE

1-MILE RADIUS 26,455
3-MILE RADIUS 144,779
5-MILE RADIUS 422,399

POPULATION 2028 PROJECTION

1-MILE RADIUS 27,301
3-MILE RADIUS 149,396
5-MILE RADIUS 433,384



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$104,457.00
3-MILE RADIUS \$95,095.00
5-MILE RADIUS \$84,444.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$77,316.00
3-MILE RADIUS \$69,304.00
5-MILE RADIUS \$60,490.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	20,427	96,578	265,497
BLACK	1,705	16,510	50,444
HISPANIC ORIGIN	5,005	38,756	140,703
AM.INDIAN & ALASKAN	428	3,248	9,951
ASIAN	2,065	17,080	61,187
HAWAIIAN/PACIFIC ISLAND	122	1,129	5,360
OTHER	1,708	10,235	29,958

CONTACT US!

FOR MORE INFORMATION ABOUT 2901 K STREET



Chase Burke

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