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Creative mid-century office space for lease

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**2321 P STREET**

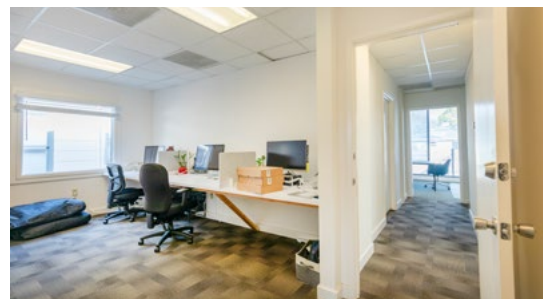
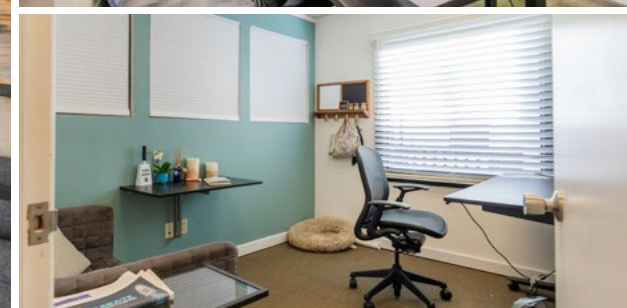
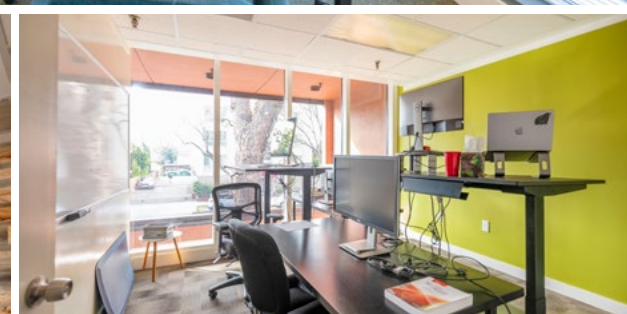
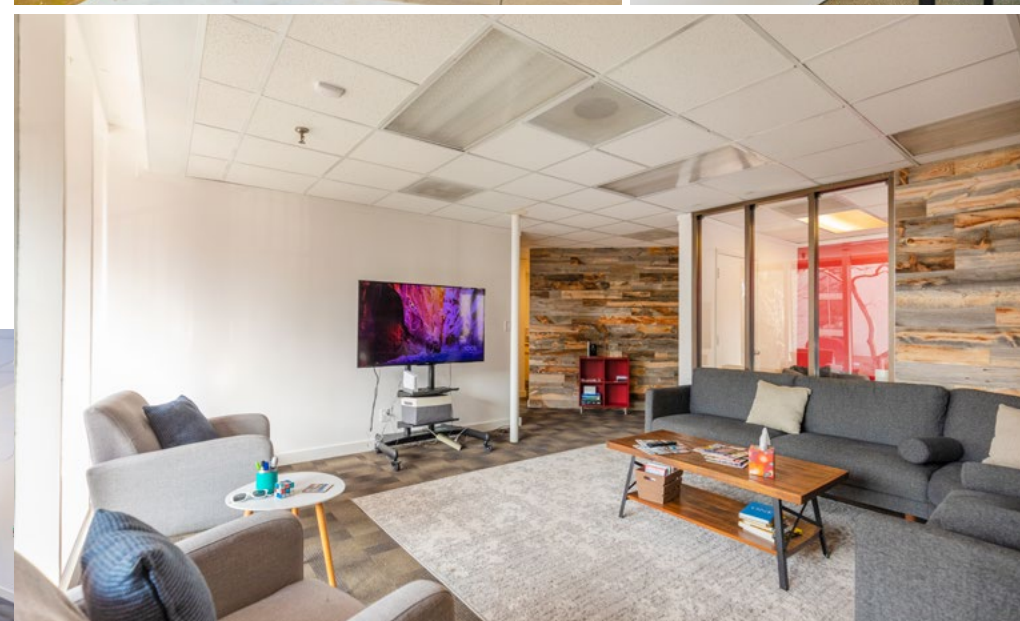


**TURTON**  
COMMERCIAL REAL ESTATE

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: \$1.95 SF/Month MG  
Parking Stalls: 5 free secured, on-site parking stalls behind the building  
Availability: March 1st, 2025

- 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

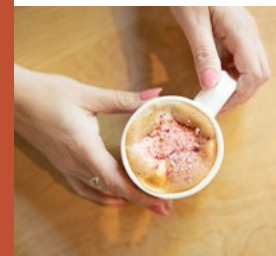


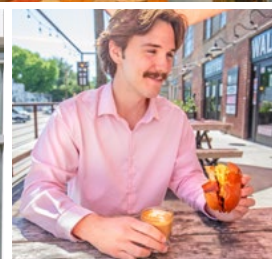
## PRIME LOCATION: PROXIMITY TO THE R STREET CORRIDOR

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.





# THE R STREET CORRIDOR

PLACER AI JULY 2023 - JULY 2024

 <b>24</b> BLOCKS	 <b>3M</b> YEARLY VISITS	 <b>31</b> BARS & RESTAURANTS	 <b>\$84,042</b> HOUSEHOLD INCOME
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## 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 Beast + Bounty for innovative dishes and Men-

docino Farms for farm-fresh meals, along with Mas Taco and Device Taproom for casual eats. Unique spots like Bottle and Barlow, a combined barbershop and bar, and Shady Lady, a speakeasy-style cocktail bar, enhance the eclectic atmosphere.





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