

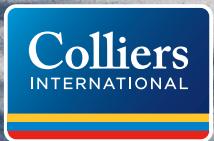
FOR LEASE | ±499 SF 2ND FLOOR OFFICE SPACE

22000



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# 2200 J STREET

The building offers an office space in the heart of Midtown Sacramento on the corner of 22nd and J Streets, allowing convenient access from both J and K Streets. The property is highly visible to J Street traffic with the opportunity for a tenant to benefit from Midtown's 2nd Saturday events. Two parking stalls are available with the space.

## PROPERTY HIGHLIGHTS:

- » ±499 SF Office space
- » On-site parking
- » Prime Midtown location
- » Surrounding restaurant and retail amenities
- » Proximity to 2nd Saturday events
- » Operational windows allowing fresh air circulation
- » 2nd floor space
- » Space divisible

AVAILABLE: ±499 SF

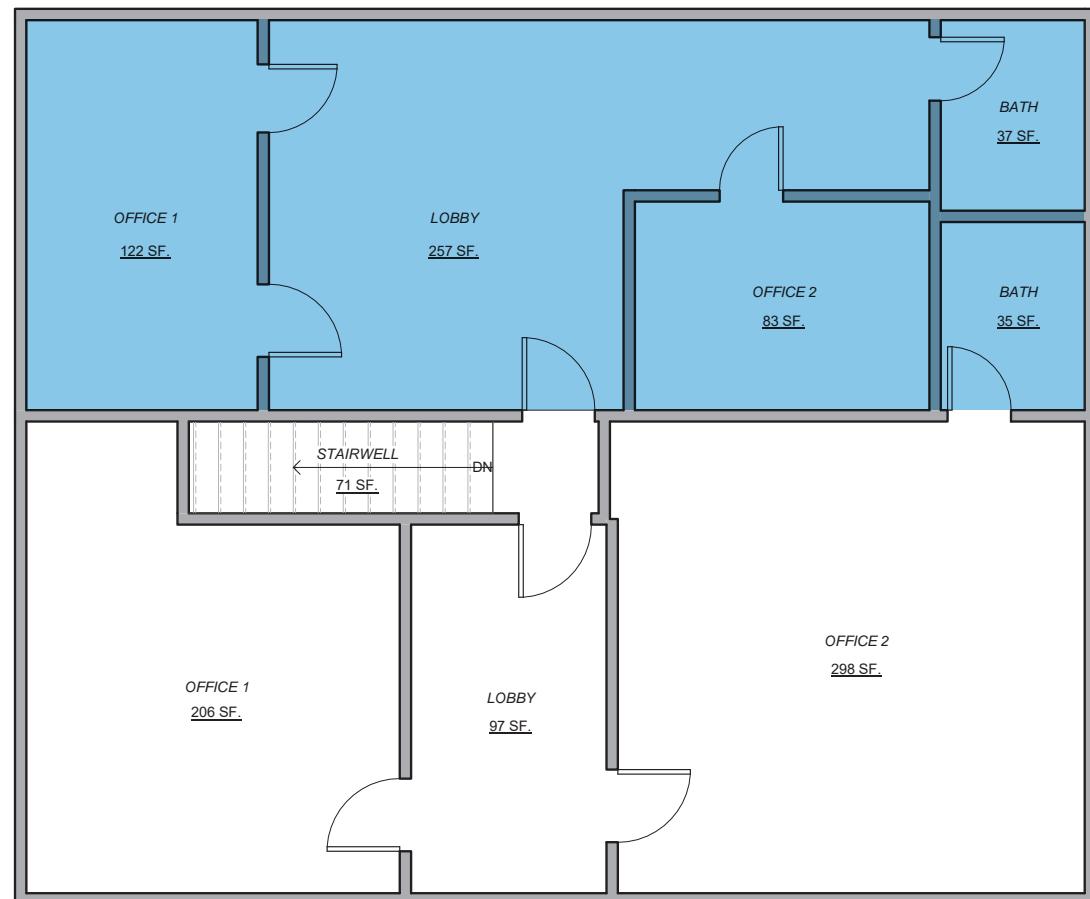
ASKING RATE: **\$2.25 MG**



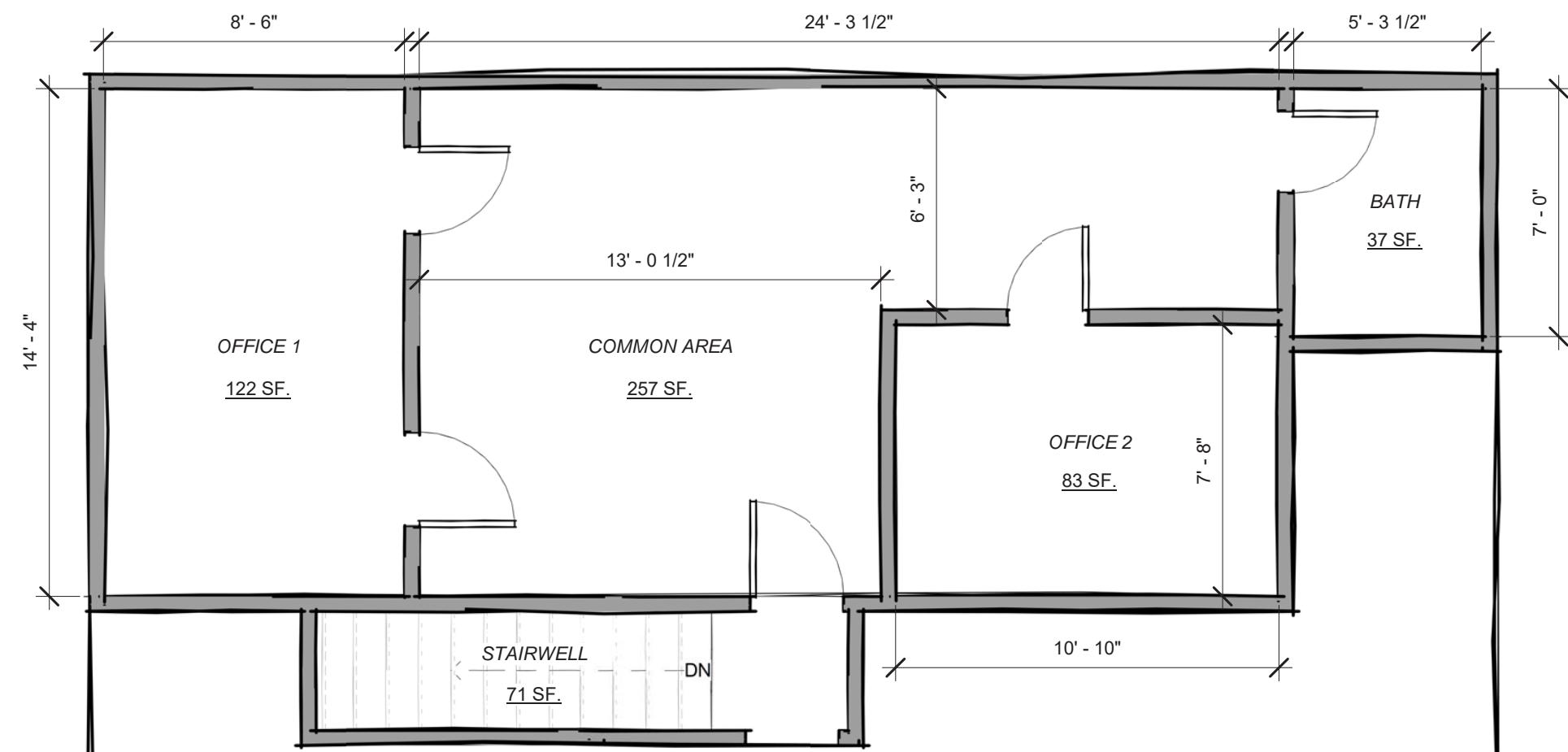
# 2200

## J STREET

### FLOOR PLAN | 2ND FLOOR



### SUITE 200





FOR LEASE | 2200 J Street | Sacramento, CA

# WHY SACRAMENTO THRIVING MIDTOWN & DOWNTOWN

*Ideally situated along the Sacramento River and mere steps from California's State Capitol, major commuting corridors and transit connections, Sacramento is Northern California's hub for culture, entertainment, employment and innovation. The epicenter of Sacramento's growing list of accolades, there's no better place to turn dreams into reality than midtown & downtown Sacramento. Sacramento's core is home to an urban environment where energy and work collide.*



**97K**

daytime employee population Downtown



**4.9K**

employers Downtown



**2.13%**

unemployment rate Downtown



**80%**

of works travel <30 minutes to work Downtown



**1.3K**

housing units created Downtown in 2015-2018



**29**

total new housing developments



**+7%**

average monthly increase in pedestrian traffic in Midtown 2017-2018



**+45%**

average monthly increase in cyclists in Midtown 2017-2018

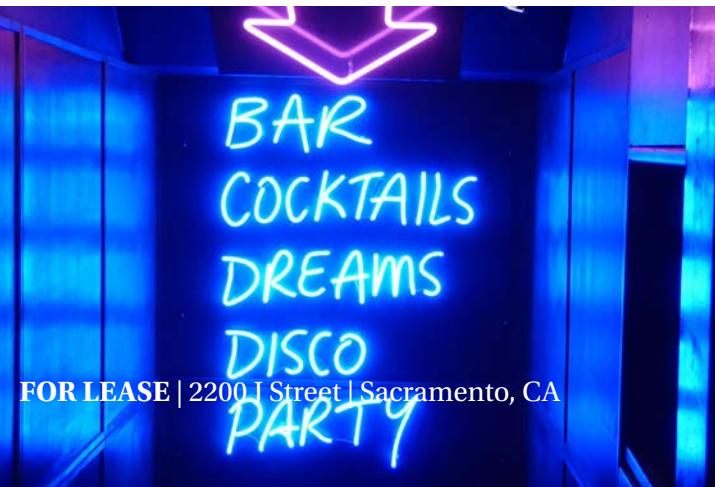
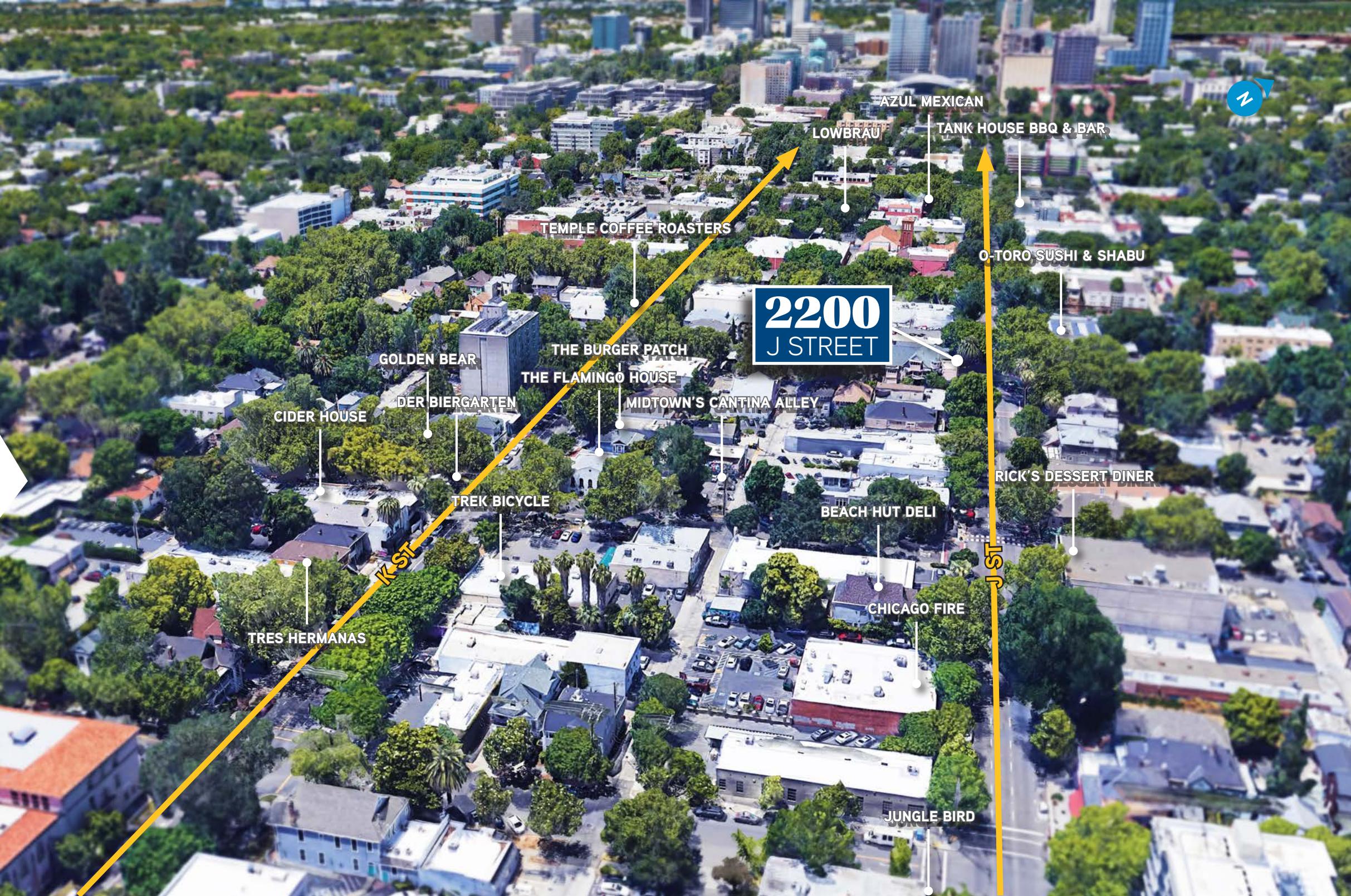
	1-Mile	3-Mile
<b>Current Population</b>	24,166	153,749
<b>2024 Population Projection</b>	25,945	163,635
<b>Average Age</b>	40	38
<b>Average Household Income</b>	\$62,696	\$81,308
<b>Average Household Size</b>	2	2
<b>Bachelor's Degree or Higher</b>	6,953	39,832
<b>Households</b>	13,937	69,192

# NEARBY AMENITIES

2200 J Street is in the heart of a hip and diverse Midtown Sacramento. J Street is seen as the food hub of Sacramento scaling from trendy to upscale dining to contemporary global cuisine. And, who can forget about the craft brew scene that has exploded in Sacramento over the past ten years. There are a mix of independent galleries, clothing boutiques and vintage shops as well as several music venues. This Property is a premier spot for an active lifestyle and entertainment hub.

## RESTAURANTS

- » Tres Hermanas
- » Cider House
- » Golden Bear
- » Der Biergarten
- » Beach Hut Deli
- » Starbucks
- » Trek Bicycle
- » Chicago Fire Pizza
- » The Flamingo House
- » Temple Coffee Roasters
- » Rick's Dessert Diner
- » Jungle Bird
- » LowBrau
- » Azul Mexican
- » Tank House BBQ & Bar
- » The Burger Patch
- » Midtown's Cantina Alley
- » O-Toro Sushi & Shabu



FOR LEASE | 2200 J Street | Sacramento, CA



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