



# 1530 J STREET **SACRAMENTO**

CREATIVE OFFICE SPACE AVAILABLE FOR THE  
FIRST TIME IN 20 YEARS **FOR LEASE**



**TURTON**  
COMMERCIAL REAL ESTATE





2 MIN TO CONVENTION CENTER  
3 MIN TO PERFORMING ARTS CENTER



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# THE OPPORTUNITY

 CREATIVE OFFICE  
 2,934 – 7,913 RSF  
 SURROUNDED BY AMENITIES

For the first time since its acclaimed re-development more than 20 years ago, the Elliott Building is offering multiple office suites for lease, including Suite 200 on the second floor and Suites 100 and 120 on the ground level. This is a rare opportunity to locate your business within one of Midtown Sacramento's most iconic properties—an address that blends historic architecture with modern, creative office environments.

Developed by Fulcrum Properties, the Elliott Building captures the essence of historic Sacramento with its classic brick façade, large industrial-style windows, and dramatic steel and concrete framework. Each office suite reflects this character while incorporating

high-quality improvements that support today's dynamic workplaces.

Suite 200 features polished concrete floors, glass-walled offices, contemporary lighting, and expansive windows that flood the space with natural light. Open ceilings and exposed materials create an authentic loft-style aesthetic, with flexible layouts designed for private offices, collaborative work areas, and creative meeting spaces.

Suites 100 and 120 offer distinctive ground-floor office environments with soaring ceiling heights, dramatic window lines, and a strong architectural presence. These suites provide a unique opportunity for businesses seeking high-visibility office space within a

landmark building, while maintaining a professional and design-forward setting.

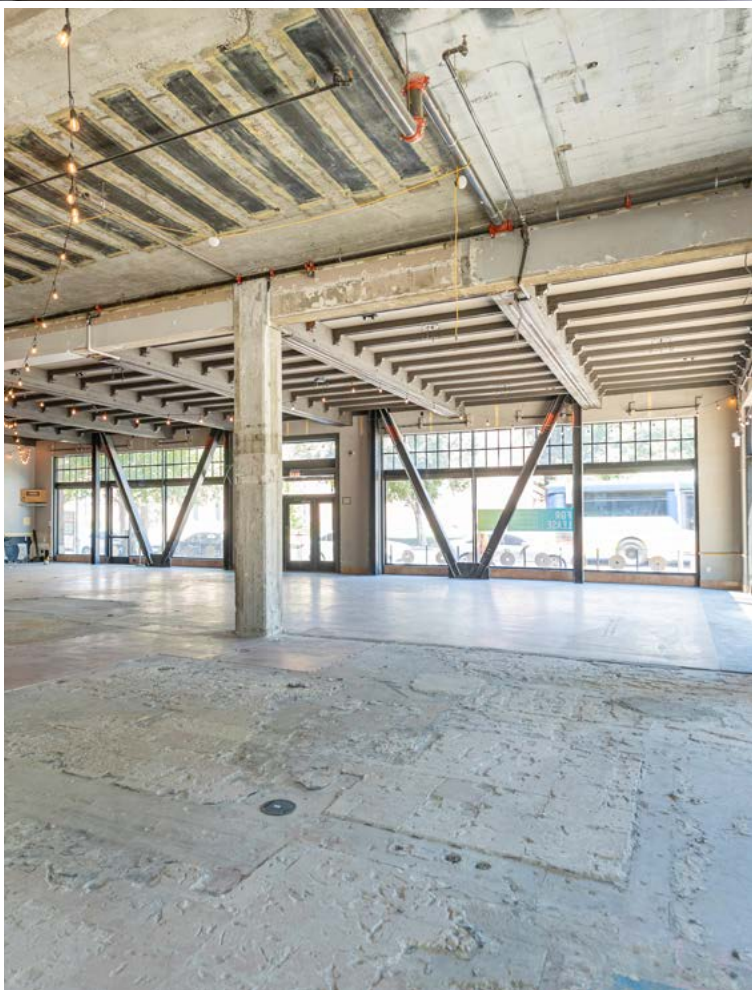
Located at 1530 J Street in the heart of Midtown Sacramento, the Elliott Building offers immediate access to the area's premier dining, retail, and cultural amenities. Surrounded by Sacramento's most walkable neighborhoods and supported by nearby parking, the building delivers both convenience and prestige.

For companies seeking a distinctive office address in one of Sacramento's most recognizable buildings, this opportunity sets a new standard for workplace identity.



## PROPERTY DETAILS

Address:	1530 J Street Sacramento, CA 95814
Suites Available:	Suite 100 } Can be Suite 120 } combined Suite 200
Lower Level:	± 1,856 SF
Suite 100:	± 3,123 RSF
Suite 120:	± 2,934 RSF
Suite 100 + 120 + Lower Level:	± 7,913 RSF
Suite 200:	± 6,967 RSF
Lease Rate:	\$3.25/SF Full Service
Total Building Size:	45,576 SF
Stories:	Four (4)
Elevator Equipped:	Yes





# FULCRUM DEVELOPER AWARDS

**Best Mixed Use Project 2004 - Elliott Building**  
*Gold Nugget Design Award - Pacific Coast  
Builders Conference*

**International Design Award 2018 - The Barn**  
*International Design Awards USA*

**Best Real Estate Project 2018 - The Cannery**  
*Sacramento Business Journal*

**Best Real Estate Project 2018 - Ice Blocks**  
*Sacramento Business Journal*

**+ much more! ([fulcrumproperty.com/about/](http://fulcrumproperty.com/about/))**





# VIEWS OF MEMORIAL AUDITORIUM





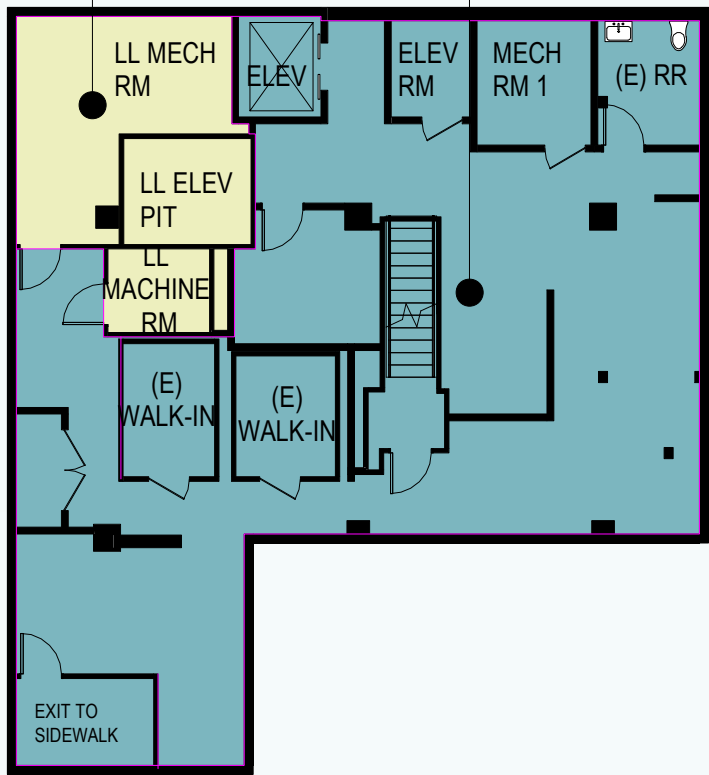




# FLOOR PLANS

SUITE 100 = 3,123 SF  
 SUITE 120 = 2,934 SF  
 LOWER LEVEL = 1,856 SF — 7,913 SF TOTAL

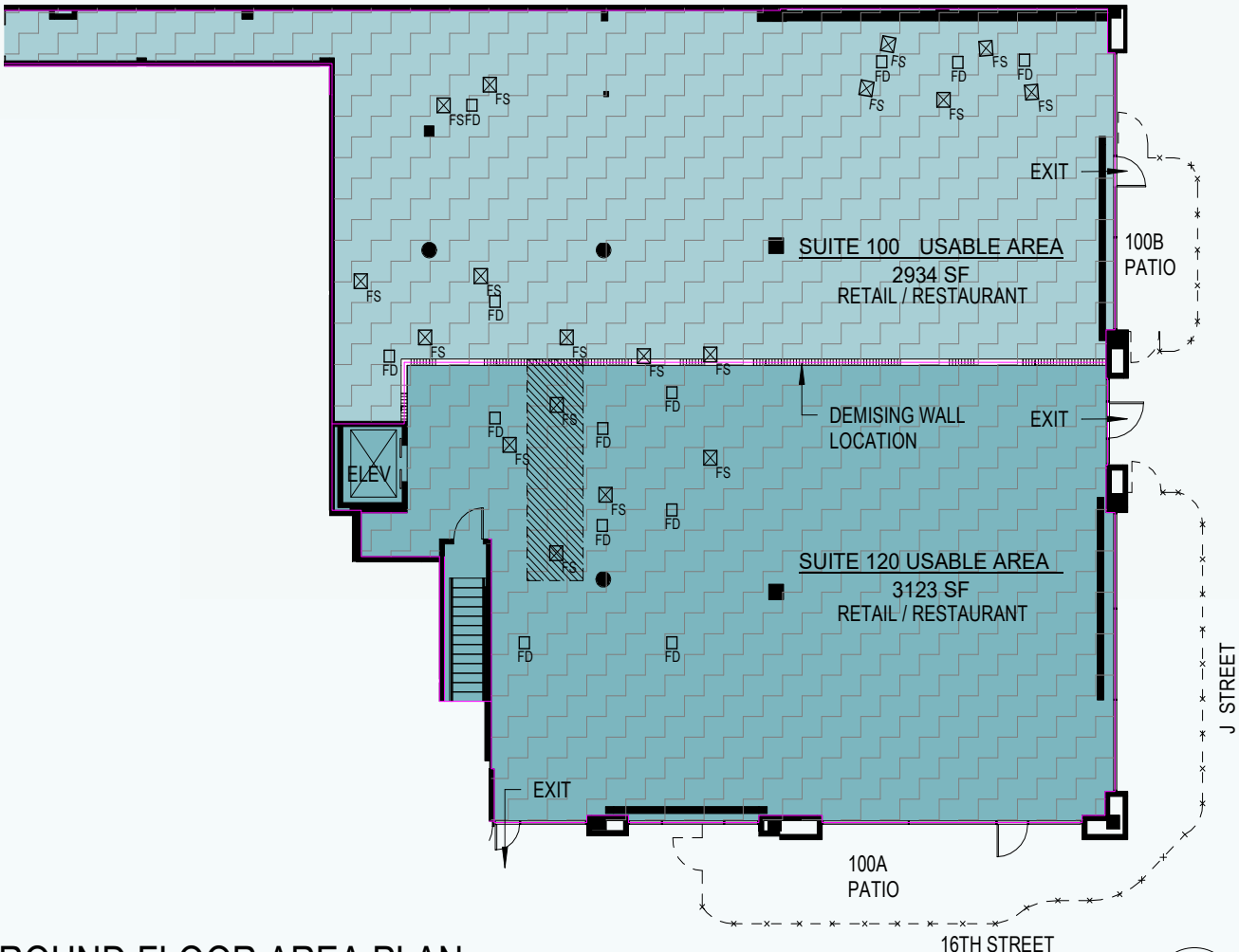
\* FLOOR PLANS NOT TO SCALE



BASEMENT AREA PLAN

1/16" = 1'-0"

2

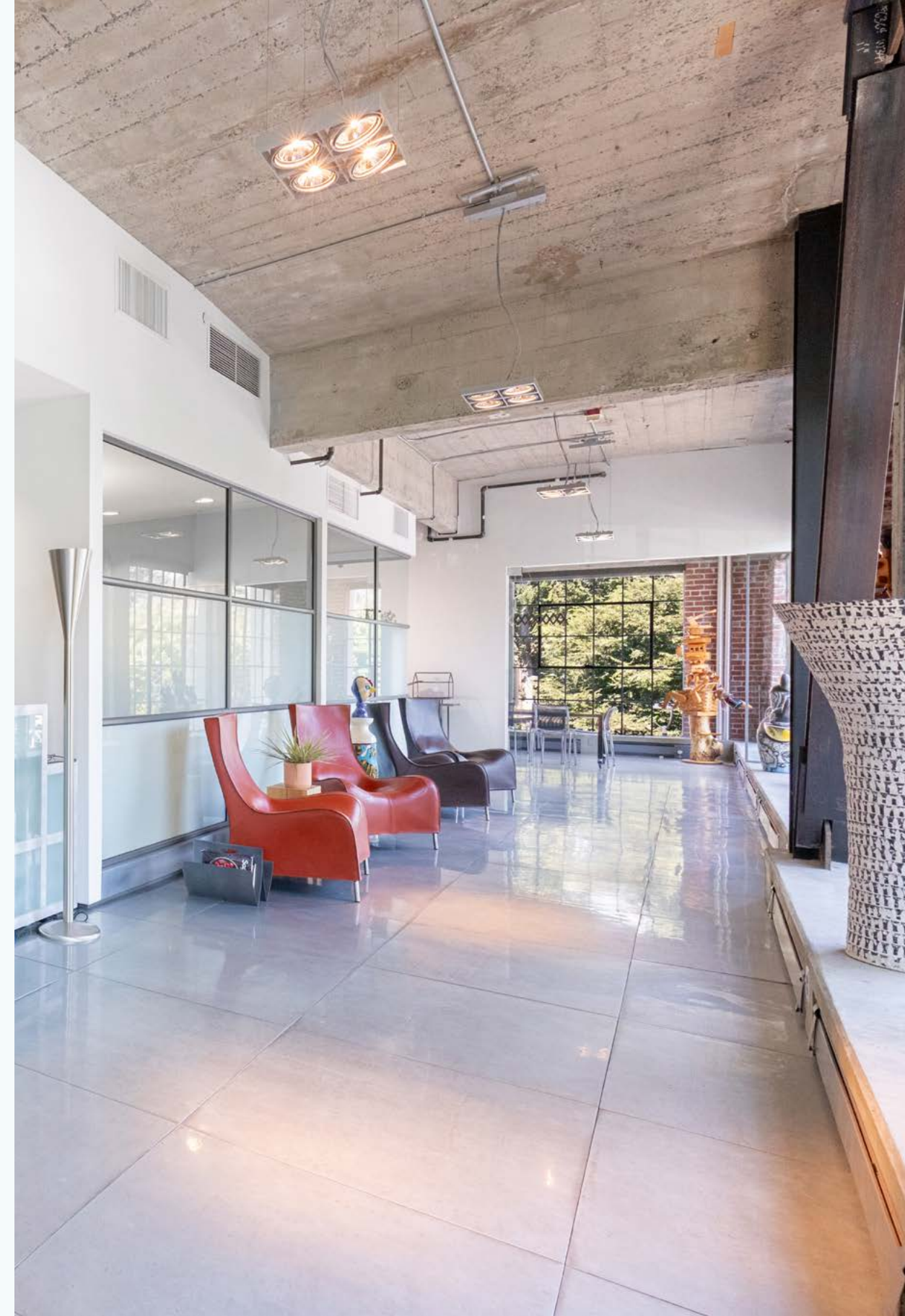
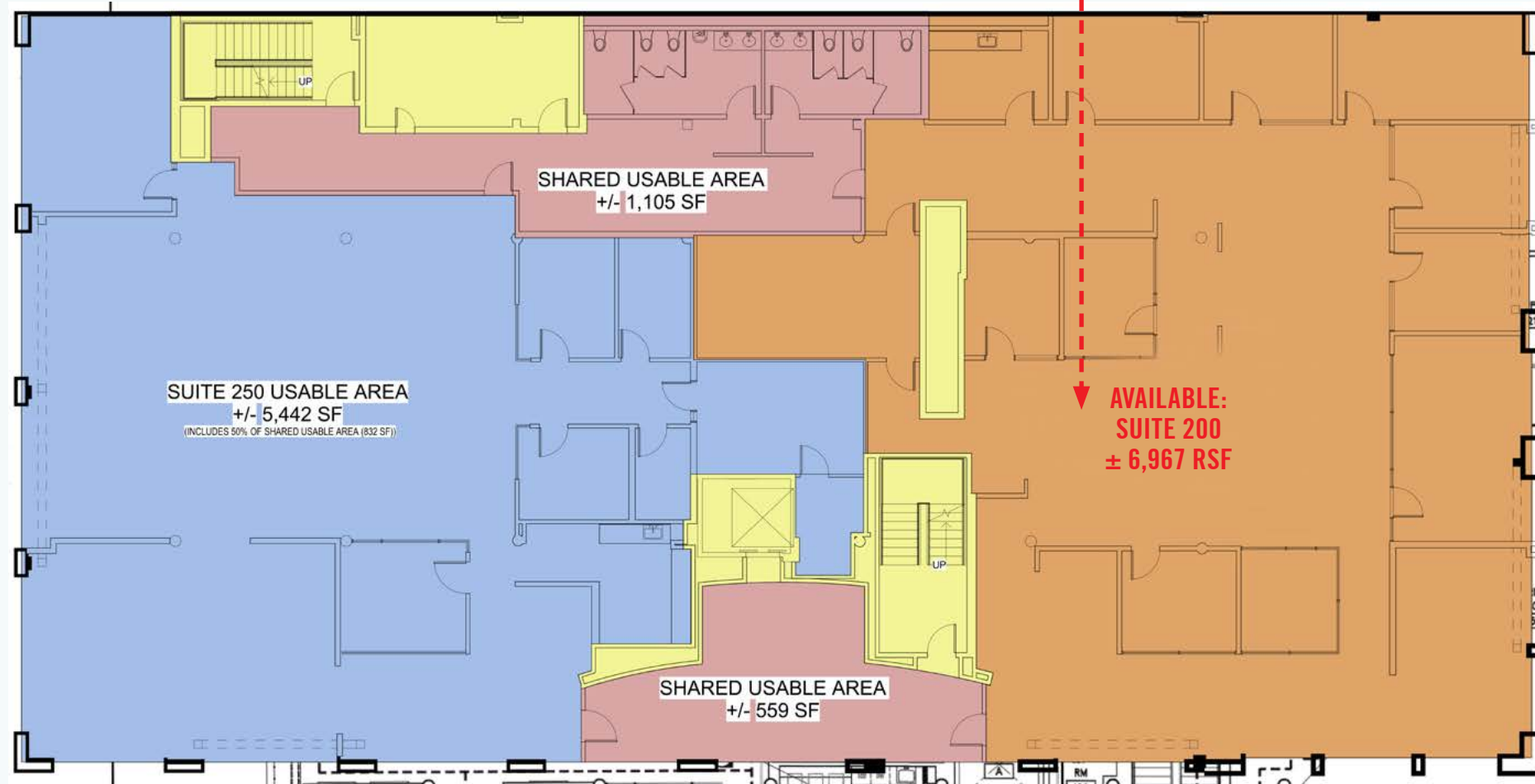


GROUND FLOOR AREA PLAN

1/16" = 1'-0"

1

**SUITE 200:  $\pm 6,967$  RSF**  
**\$3.25 SF/MONTH FSG**





# THE LOCATION



IN THE THEATER DISTRICT



2 BLOCKS TO HANDLE DISTRICT



4 BLOCKS TO LAVENDER HEIGHTS



9 BLOCKS TO GOLDEN 1 CENTER

1530 J Street sits in the heart of Sacramento's Theater District, surrounded by a dynamic mix of entertainment, dining, and culture. With the nearby SAFE Credit Union Performing Arts Center and Sacramento Memorial Auditorium drawing regular crowds for concerts, comedy shows, and Broadway productions, this office space is ideally positioned to serve employees working at 1530 J Street. Just two blocks away, the Handle

District offers some of Midtown's best-known restaurants, cocktail bars, and coffee shops. With its easy walkability grid and steady stream of visitors, it's a magnet for locals and tourists alike.

Four blocks in the other direction, Lavender Heights pulses with nightlife, community events, and one of the city's most popular weekly traditions—the Midtown Farmers Market (voted #1 in CA, 2024). Known for its inclusive

atmosphere and diverse crowd, the area draws thousands every Saturday to browse local produce, shop handmade goods, and grab a bite to eat.

Between the vibrant mix of venues, foot traffic from nearby districts, and an ever-evolving culinary scene, 1530 J Street offers a rare opportunity for creative office users looking to plant roots in one of Sacramento's most energized corridors.





3 THE LOCATION  
1530 J STREET

Temple Coffee  
Magpie Cafe  
Naked Lounge  
Karma Brew  
Frog & Slim  
Maydoon  
Thai Canteen  
Starbucks

State Capitol

Golden 1 Center  
DOC0/The Sawyer  
The Hardin

Petra Greek  
Cafeteria 15L  
Mikuni  
Chef Burma

Bento Box  
Vegan Deadly Sins  
The Melting Pot  
Convention Center

Memorial Auditorium

Pazza Notte  
Aioli Bodega  
Old Soul  
Crepeville  
Saigon Alley  
The Rind  
Yogurtagogo

16<sup>th</sup>



Tack Room  
Sacrament Brewing  
BevMo  
The Grand  
Cookies Sacramento  
Midtown Gastrobar

The Porch  
Sawasdee Thai  
Spaghetti Factory

Target  
Propagate  
Afro Eatz

Mulvaney's  
Chipotle  
Waterboy  
Jack's Urban Eats  
Alaro  
Sunny Side

Zocalo  
58 Degrees  
Fieldwork Brewing  
Sibling - Pushkin's  
Paesanos

Badlands  
Faces  
The Depot  
Mango's

LowBrau  
Kin Thai Eatery  
Azul  
Nekter  
Peet's Coffee  
Omakase, + more!

Starbucks  
Noah's Bagels  
Tank House BBQ

19<sup>th</sup>

J

Midtown Farmers'  
Market / 2nd  
Saturday / THIS  
Midtown Concerts

Paititi Peruvian Bistro  
Subway  
Pachamama Coffee

Morning Fork  
A&P Liquors  
World Famous  
HOTBOYS

K

21<sup>st</sup>

Tapa the World





# PLANT YOUR ROOTS IN THE THEATER DISTRICT

Placer AI | Visit Sacramento | Comstock's

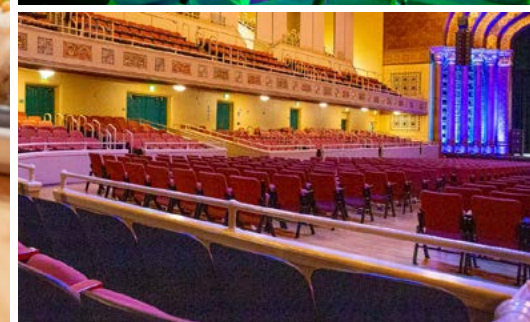
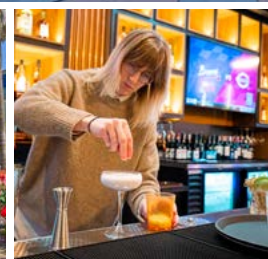
 142,547 EMPLOYEES (2 MILES)  
 9 BLOCKS  
 9 BARS AND RESTAURANTS  
 ~335 EVENTS PER YEAR

The Theater District in Sacramento is a cultural anchor, drawing thousands of visitors and employees with its world-class opera, ballet, and Broadway tours at the SAFE Credit Union Performing Arts Center and Convention Center. For a retail and office building, 1530 J Street

offers a front-row seat to this year-round activity, putting your business at the center of the city's entertainment scene.

Surrounded by popular restaurants like Mikuni Sushi, Cafeteria 15L, and Chef Burma, the area is already known as a go-to destination for pre-show





dinners post-event drinks, and office happy hours. Your new office space at one of the busiest intersections in Midtown would benefit from the proximity to countless restaurants, cafes, bars, and entertainment options.





# DRAW FROM MIDTOWN'S PREMIER DINING DESTINATION THE HANDLE DISTRICT

Placer AI | Visit Sacramento | Handle District

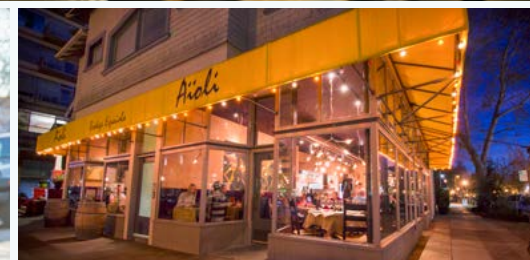
 1.4 MILLION YEARLY VISITS  
 9 BLOCKS  
 18 BARS AND RESTAURANTS  
 ~8 EVENTS PER YEAR

Just two blocks from the Handle District, 1530 J Street sits near one of Midtown Sacramento's most active and celebrated culinary corridors. Known for its high concentration of successful restaurants, boutiques, and buzzing nightlife, the district draws a steady stream of locals and visitors throughout the day and into the evening.

Beloved staples like Zócalo, The Rind, Aioli Bodega Espanola, Mulvaney's B&L, and Saigon Alley continue to anchor the district, offering a range of international flavors and elevated experiences. The recent addition of Pazza Notte, a lively Italian-American concept from New York City, has only added to the neighborhood's energy. With its stylish

interior, martini list, and brick oven pizza, Pazza Notte is already drawing crowds.

For a new restaurant or retail concept, being this close to the Handle District offers exposure to an audience that values good food, atmosphere, and exploration—making 1530 J Street a compelling location to capture that momentum.







3 THE LOCATION  
1530 J STREET

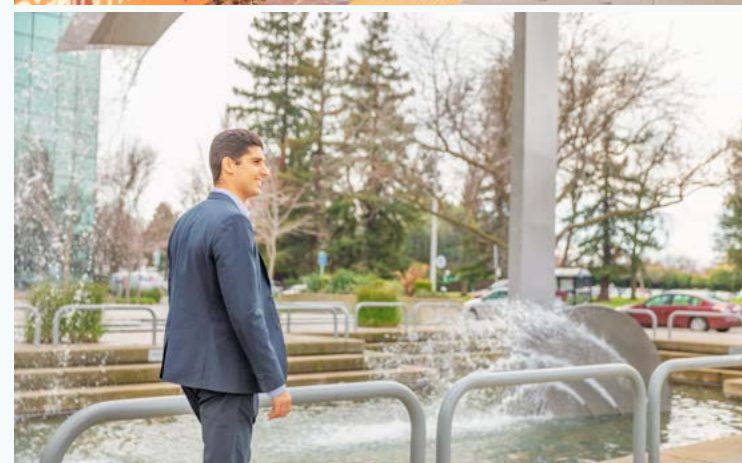
# WALK - BIKE - DRIVE - PARK

 98 WALKER'S PARADISE  
 99 BIKER'S PARADISE  
 61 GOOD TRANSIT

Address	Parking Stalls
1524 J Street	36 Stalls
1500 K Street	397 Stalls
1530 K Street	250 Stalls
16th & J Street	80 Stalls
1601 L Street	54 Stalls
1616 I Street	65 Stalls
1615 K Street	68 Stalls
917 17th Street	26 Stalls
Total	976 Stalls

Address	Bike Racks
1020 16th Street	9 Racks
1530 J Street	4 Racks
1515 J Street	6 Racks
Total	19 Racks

1530 J offers exceptional accessibility, with nearly 1,000 parking stalls within a short walk plus Electrify America charging stations and a Tesla Supercharger station — eliminating typical Midtown parking challenges. The area also supports a strong cycling culture, with ample bike parking and well-connected lanes that encourage alternative transportation and steady daily traffic.





# SACRAMENTO HAS AN ABUNDANCE OF HOTELS

**HYATT REGENCY**  
Upscale hotel with 505 rooms across from the State Capitol. Dining options include a steakhouse, a Starbucks and a cocktail bar. There's also a heated outdoor pool, a whirlpool tub and a spa, plus a gym, a business center and 28,000 SF of event space.

**SHERATON GRAND HOTEL**  
Located at 1230 J Street, offers 503 modern rooms and suites with top-of-the-line amenities. Adjacent to the Convention Center and near the State Capitol, it features 23,000 SF of conference and event space with natural lighting, audio-visual services, and a Sheraton Club Lounge. Ideal for both executive and leisure travelers.

**RESIDENCE INN BY MARRIOTT**  
The renovated, modern, tech-savvy extended stay hotel in Downtown, features 235 rooms and an energized lobby. Located in vibrant Midtown, it's across from the Safe Credit Union Convention Center and State Capitol Park, and within walking distance to the Community Center Theater, dining, and shopping options.

**THE CITIZEN HOTEL**  
The Citizen Hotel is a luxury, boutique hotel in the heart of the city, blending the formality and magnificence of Sacramento's history with today's

modern expectations. The Citizen Hotel welcomes weddings.

**EMBASSY SUITES**  
Located on the Sacramento River across from historic Old Sacramento, the Embassy Suites is the only "all suite" full service hotel on the river. The hotel also features meeting facilities, restaurant, pool, spa, fitness and business center.

**HYATT CENTRIC NEW**  
The newly completed 165 room Hyatt Centric is nestled beside Golden 1 Center and DOCO. Guests are whisked away into the glamour of yesteryear while enjoying modern creature comforts.

**KIMPTON SAWYER HOTEL NEW**  
Located in Downtown Commons (DOCO), Kimpton Sawyer Hotel offers 250 guestrooms inspired by Northern California's natural beauty.

**EXCHANGE SACRAMENTO NEW**  
The California Fruit Building's transformation into a boutique hotel is complete. This newly renovated 62,000 square foot historic 10-story hotel is in the heart of Downtown Sacramento.

**AC HOTEL BY MARRIOTT NEW**  
New hotel home to 179-rooms and

ground-floor retail. The hotel is situated within walking distance of the Golden 1 Center.

**CONVENTION CENTER HOTEL PROPOSED**  
A new 28-story hotel is planning to occupy the corner of 15th and K Street, adjacent from the SAFE Credit Union Convention Center. It will rival nearby Sheraton Grand as the tallest hotel in the city.

**10K PROPOSED**  
Mohanna Development Co. plans a 15-story building with 186 small residential units and a 205-room hotel. The project includes 7,400 SF of ground-floor retail space.

**CANOPY BY HILTON PROPOSED**  
The proposed development is a 14-story Canopy by Hilton hotel, covering 243,431 SF and will feature 275 hotel rooms along with 50 apartments above the hotel accommodations. The hotel's amenities will include a ground floor restaurant and bar and a rooftop lounge.

**14I PROPOSED**  
Unconventional Airbnb-style hotel where guests arrange accommodation via direct contact with room owners or the Airbnb service. The project will include 19 rooms.







### 3 THE LOCATION 1530 J STREET

## SURROUNDED BY NEW HOUSING

### 16TH AND J MIXED USE



A 200-unit, seven-story project with retail is planned on J Street between 16th and 17th, replacing existing buildings.

### ESPERANZA



132 attainable units—86 studios, 46 1BR lofts—coming to 12th & E by summer 2026.

### THE MANSION



5-story, 186-unit mixed-use at 16th & H, on former Mansion Inn site. Completed 2022.

### ENVOY



Mixed-use development with 153 units over 10,250 SF of retail space.

### MAKER @ 15S



Mixed-use project near R Street: 137 units and 9,175 SF retail, completed in 2023.

### THE FREDERIC



162-unit mixed-use with 7,000 SF retail, completed 2022.

### E@16 - THE ELEANOR



95 units at E & 16th with lobby, dog spa, gym, and roof deck.

### STUDIO 30



Studio30 features 30 modern units for 80–120% AMI, with kitchens, laundry, smart tech, and 20 bike stalls. Project complete.

### THE GRACE



41-unit, 3-story building with 1,700 SF restaurant and 600 SF patio under construction.





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