

FOR SALE OR LEASE

9,800 S.F. Midtown Office Building • Divisible to 4,900 S.F.



2007 O Street, Sacramento, CA 95811

- Two-Story Office with on site secured parking
- 4 Restrooms: 2 on First Floor & 2 on Second Floor
- .23 Acre Parcel, APN # 007-0245-019
- C-2 (Commercial) Zoning
- 16 on site parking stalls
- Full First and Second Floor Buildout includes private offices, conference rooms, open areas, kitchens/breakrooms, reception and storage areas.
- New Roof in 2011
- Significant improvements over the last 15 years include entry security gate with key pad and auto lock door, curtain glass exterior south wall, structural reinforcement and upgrades to fire exit stairs, fire safety system/alarm with cellular monitoring, modern interior finishes with fresh paint and remodeled restrooms.
- Unique opportunity to lease or purchase a small office building with secure on site parking in the midtown submarket. Existing furniture/cubicles can be made available.

For More Information contact:

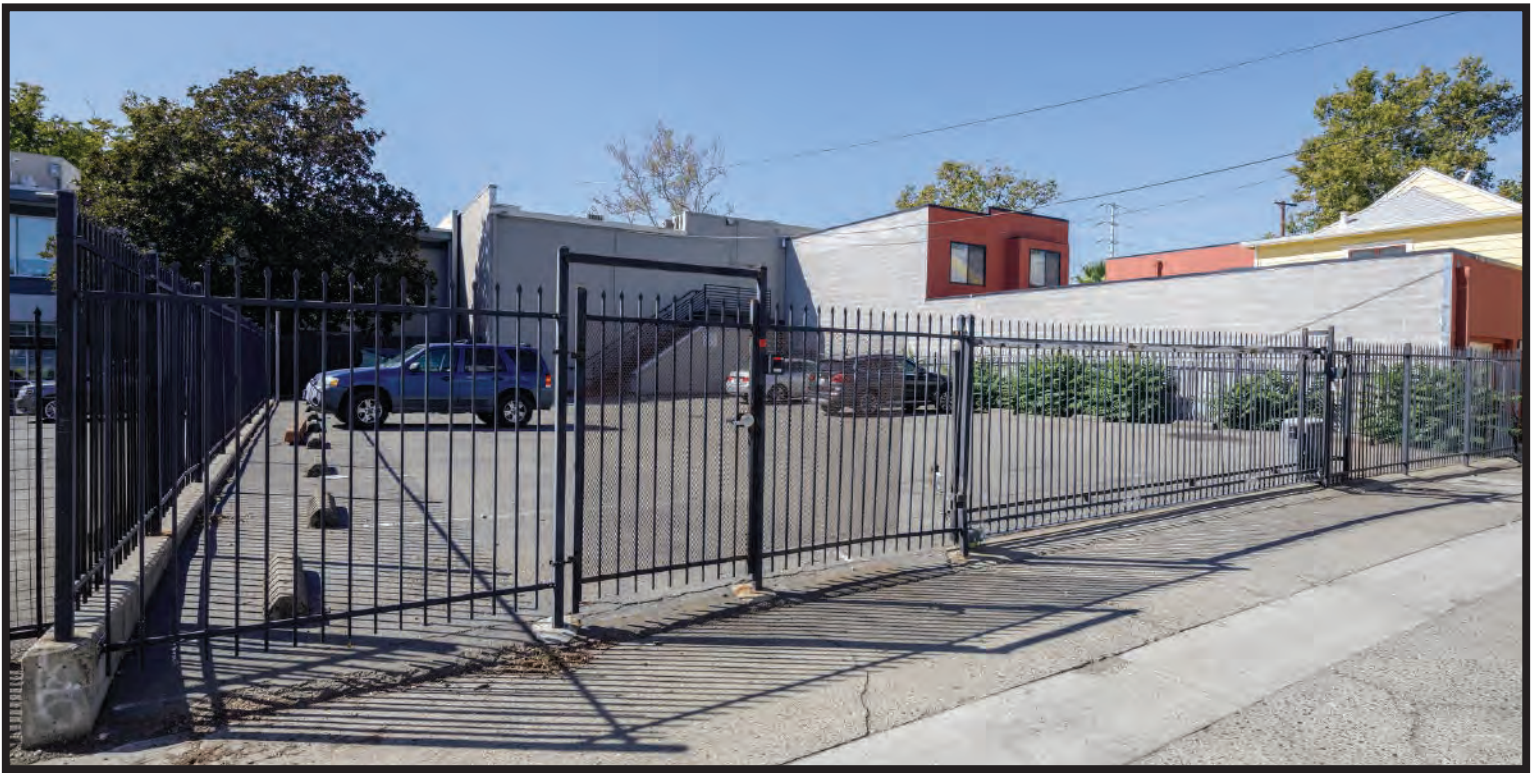
Tony Lewis

TL Commercial, Inc.

916-201-9318 • CA RE License #01848959

Motivated Owner
Contact Broker for
Sale Price/Lease Rate

The information contained herein was obtained from third parties and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.



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This architectural floor plan illustrates a restaurant layout with various functional areas. The plan includes several dining rooms, each with different table and chair arrangements. Key areas are labeled, such as 'ENTRANCE', 'KITCHEN', 'BAR', 'RESTROOMS', and 'STORAGE'. Dimensions are provided for several rooms, including '20' x 12'', '10' x 12'', and '10' x 10''. The layout shows a central corridor connecting the entrance to the back of the house, where the kitchen and storage areas are located. The plan also indicates the placement of restrooms and a bar area. The overall design is functional and efficient, with clear circulation paths throughout the space.

This is a detailed architectural floor plan of the first floor of the FBI Laboratory building. The plan is oriented with North at the top. Key features include:

- Top Section:** A large 'LABORATORY' area with various equipment and workstations. To its right is a 'REST RM' and a 'COMBINED RM 2'.
- Left Section:** A 'REST RM' and a 'COMBINED RM 2'.
- Center Section:** A large 'LABORATORY' area with various equipment and workstations. To its right is a 'REST RM' and a 'COMBINED RM 2'.
- Right Section:** A 'REST RM' and a 'COMBINED RM 2'.
- Bottom Section:** A 'RECEPTION AREA' and a 'CORRIDOR'.
- Other Rooms:** Several 'OFFICE' spaces, 'STORAGE' rooms, and a 'CORRIDOR'.

The plan is drawn in blue ink on a white background, showing room boundaries, furniture, and equipment.

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2007 O Street Location Map

