

2401 J STREET

SACRAMENTO, CA 95811



OFFICE & RETAIL SPACE FOR LEASE



TURTON
COMMERCIAL REAL ESTATE

AARON MARCHAND

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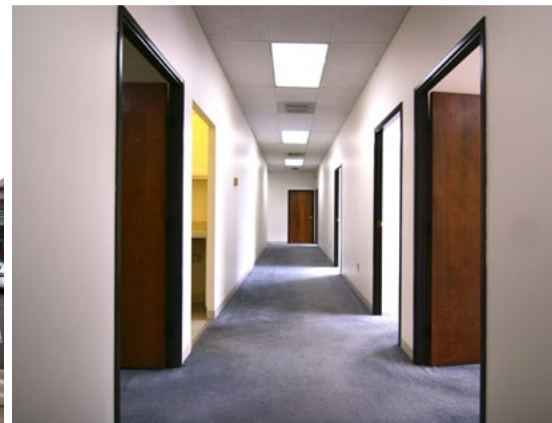
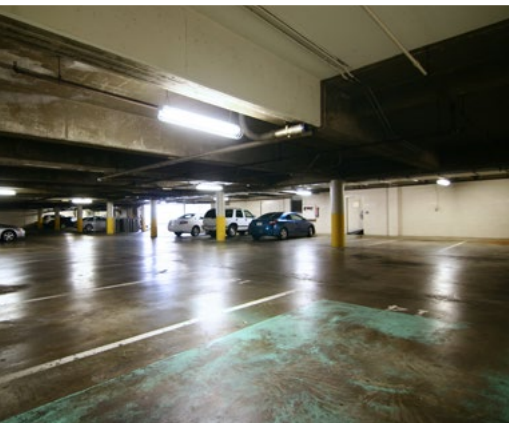
JON LANG

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PROPERTY DESCRIPTION



- Prime Midtown Office/Retail Suites
- Facade Renovation Underway
- On-Site and Subterranean Parking
- Generous Corner Window Lines Available
- New System Furniture Included if Desired
- Signage Available

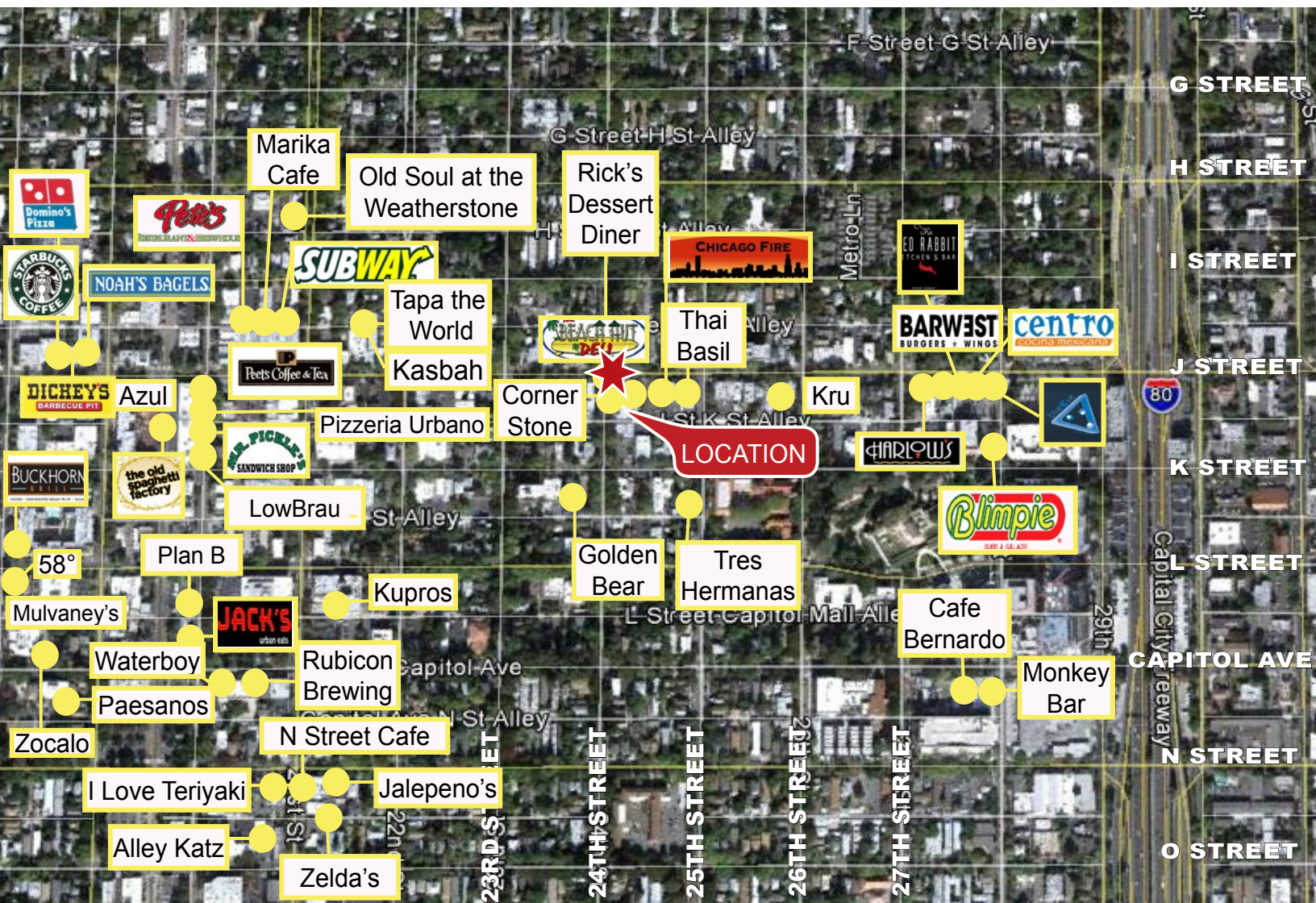
- Turnkey Tenant Improvements Available

Use	Size	Location	Rate
Retail	± 1,000 SF	1st Floor	\$2.25/RSF NNN
Office	± 2,112 SF	2nd Floor	\$2.25/RSF Full Service
Office	± 5,026 SF	2nd Floor	\$2.25/RSF Full Service
Office	± 7,138 SF	3rd Floor	\$2.25/RSF Full Service

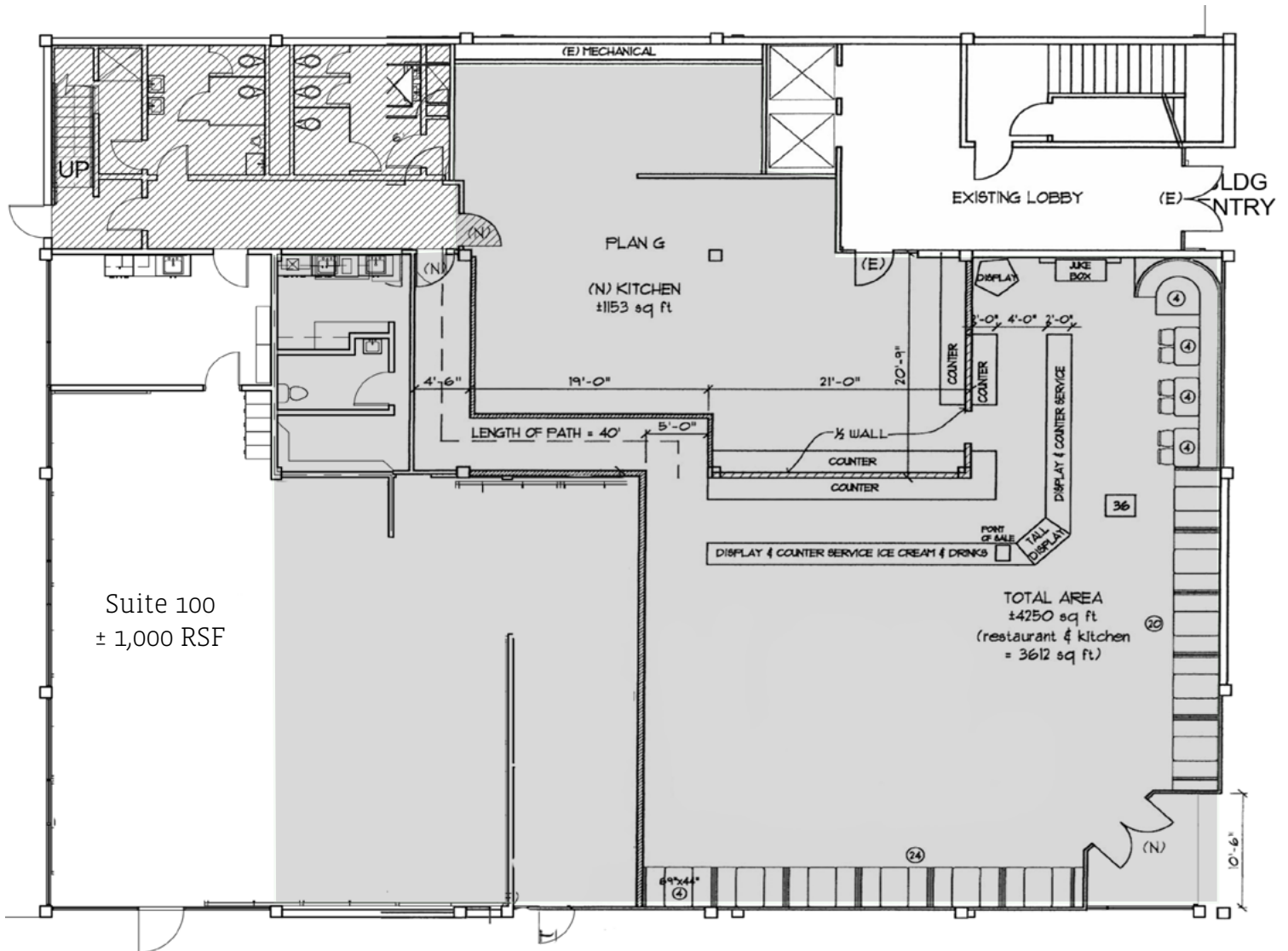
*2nd Floor Suites can be Combined to ± 7,138 RSF

LOCATION & SUBMARKET

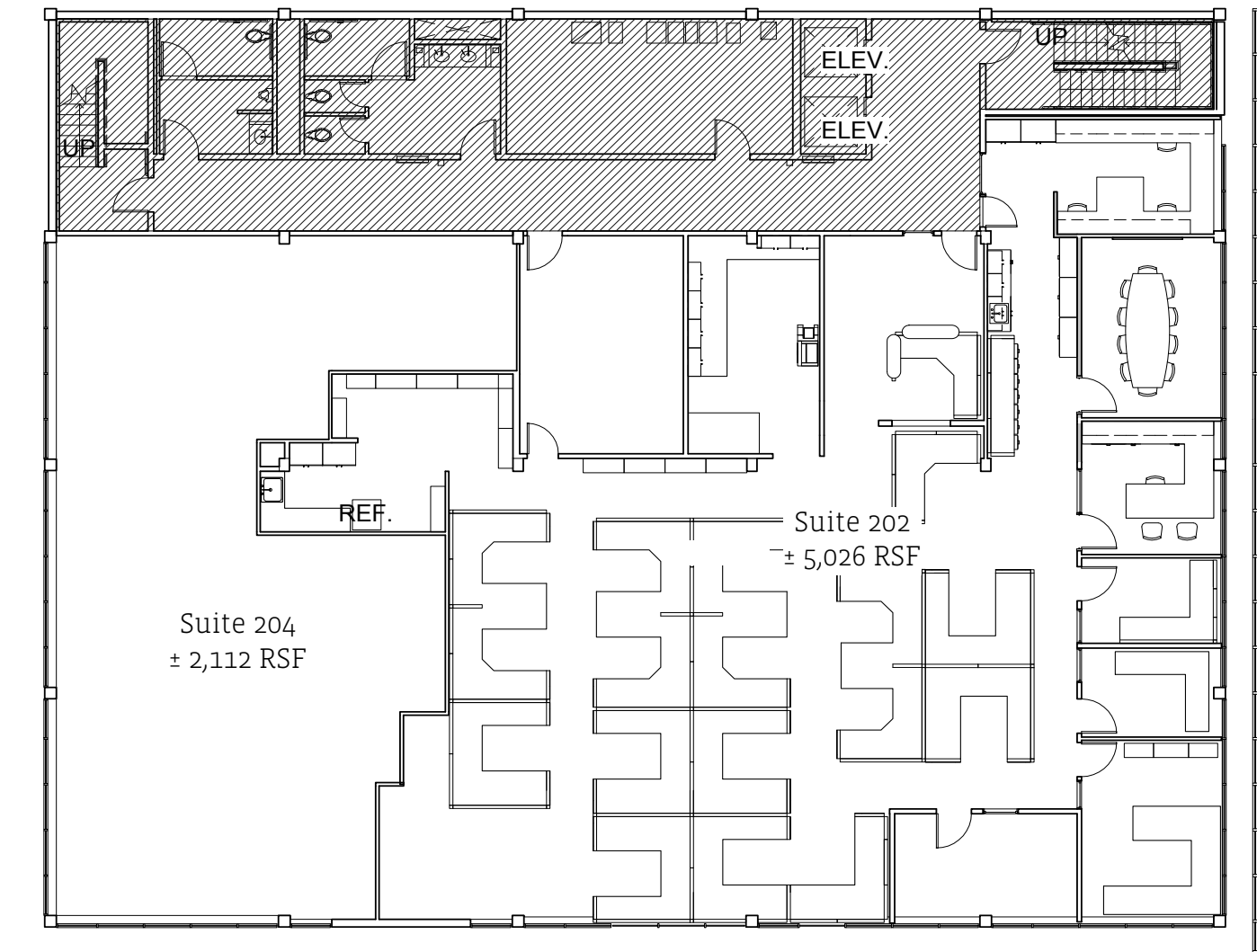
- Prime Location in the Heart of Midtown - Sacramento's Hottest Submarket
- Located on Popular J Street - A Main Thoroughfare and Retail Artery
- Highly Visible Corner Location at the Intersection of J and 24th Street
- High Traffic Counts - Over 17,000 CPD
- On- Site and Street Parking Available
- Pedestrian and Bike-Friendly Neighborhood
- Close Proximity to Second Saturday Festivities and Midtown's Farmers' Market
- Surrounded by Numerous Eateries, Boutiques, Bars and Art and Music Venues
- Easy Access to Interstate 80, Highway 50 and Other Major Commute Routes
- Short Distance to Downtown Sacramento, East Sacramento and Campus Commons
- Located Directly Above Rick's Dessert Diner and Within Walking Distance of Chicago Fire, Corner Stone, Thai Basil, Tres Hermanas, Beach Hut Deli, Golden Bear, LowBrau, Pizzeria Urbano, Red Rabbit, etc.



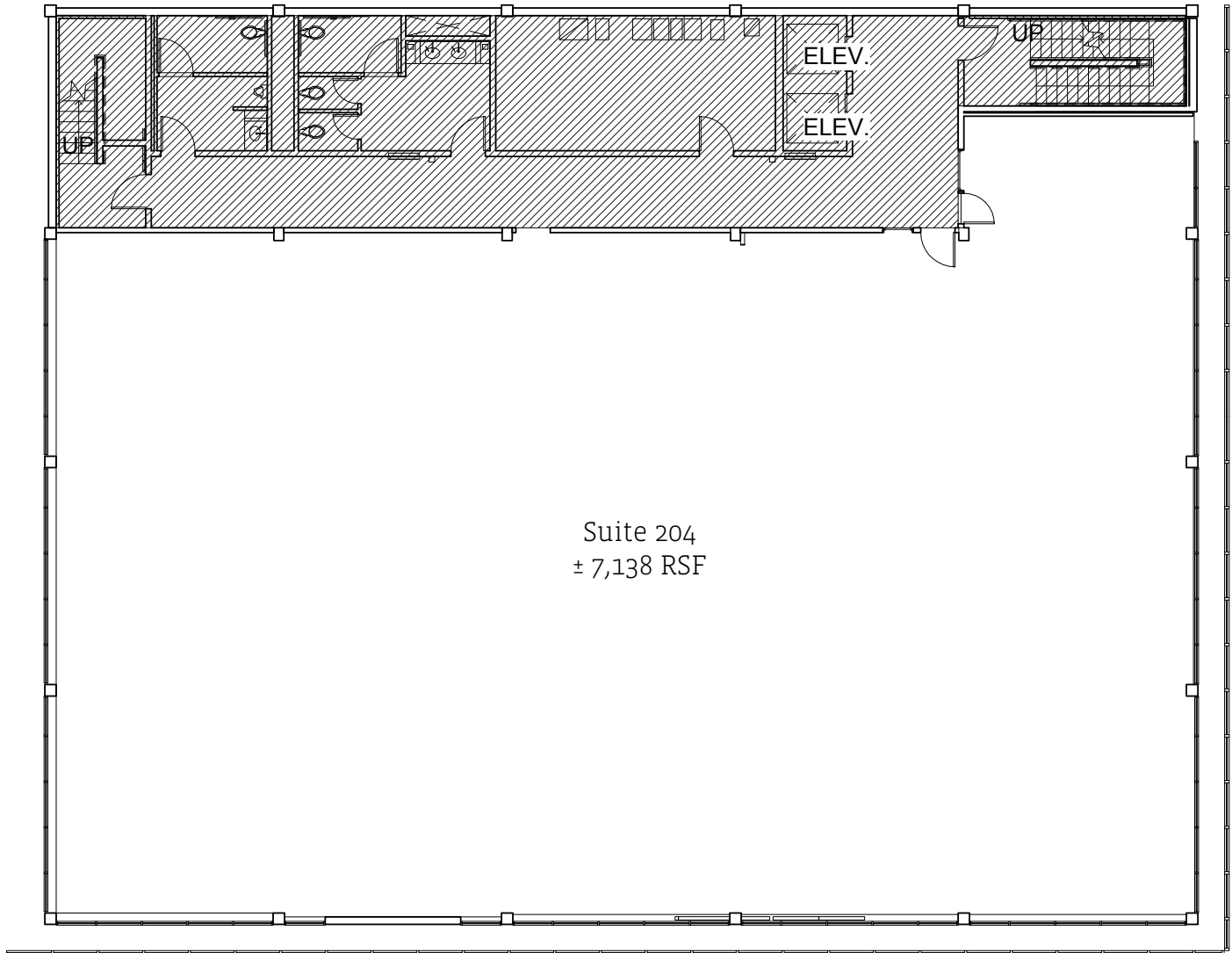
FLOOR PLANS - GROUND FLOOR RETAIL



FLOOR PLANS - SECOND FLOOR OFFICE



FLOOR PLANS - THIRD FLOOR OFFICE



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