

5025 J STREET

EAST SACRAMENTO EXECUTIVE OFFICES FOR LEASE



TURTON
COMMERCIAL REAL ESTATE

THE PROPERTY



TURTON COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT A PRIME EAST SACRAMENTO OFFICE OPPORTUNITY ALONG THE J STREET THOROUGHFARE

This three-story office building boasts elegant brick construction that creates a lasting appeal and has withstood the test of time. The property contains a 2.72 per 1,000 parking ratio and contains covered parking - a very rare asset in the East Sacramento submarket. Free street parking is also available in front of the building providing easy access for clients and visitors. A U.S Post Office and El Dorado Savings Bank is located only two blocks away for easy and convenient mailing and banking.

Tenants have access to the East Jay Meeting Center with a capacity of 100 people. The office suites provide the perfect slate to build an environment that shapes positive client experiences and a strong company brand image. Your office environment is the heart of your company's value proposition – invest in a space that enhances customer satisfaction and adds value to your bottom line!

BUILDING INFO

ADDRESS: 5025 J STREET, SACRAMENTO

SUITE 201: EXECUTIVE OFFICES - \$350/MONTH

SUITE 309: 800 SF - \$1.75/FSG - AVAILABLE IMMEDIATELY

PARKING: FREE

AMENITIES FOR TENANTS: RECEPTION AREA, MEETING ROOMS, CONFERENCE CENTER (100 PERSON CAPACITY)



PROPERTY LOCATION

5025 J IS LOCATED ON THE POPULAR J STREET THOROUGHFARE CONNECTING MIDTOWN & DOWNTOWN TO EAST SACRAMENTO AND CAMPUS COMMONS

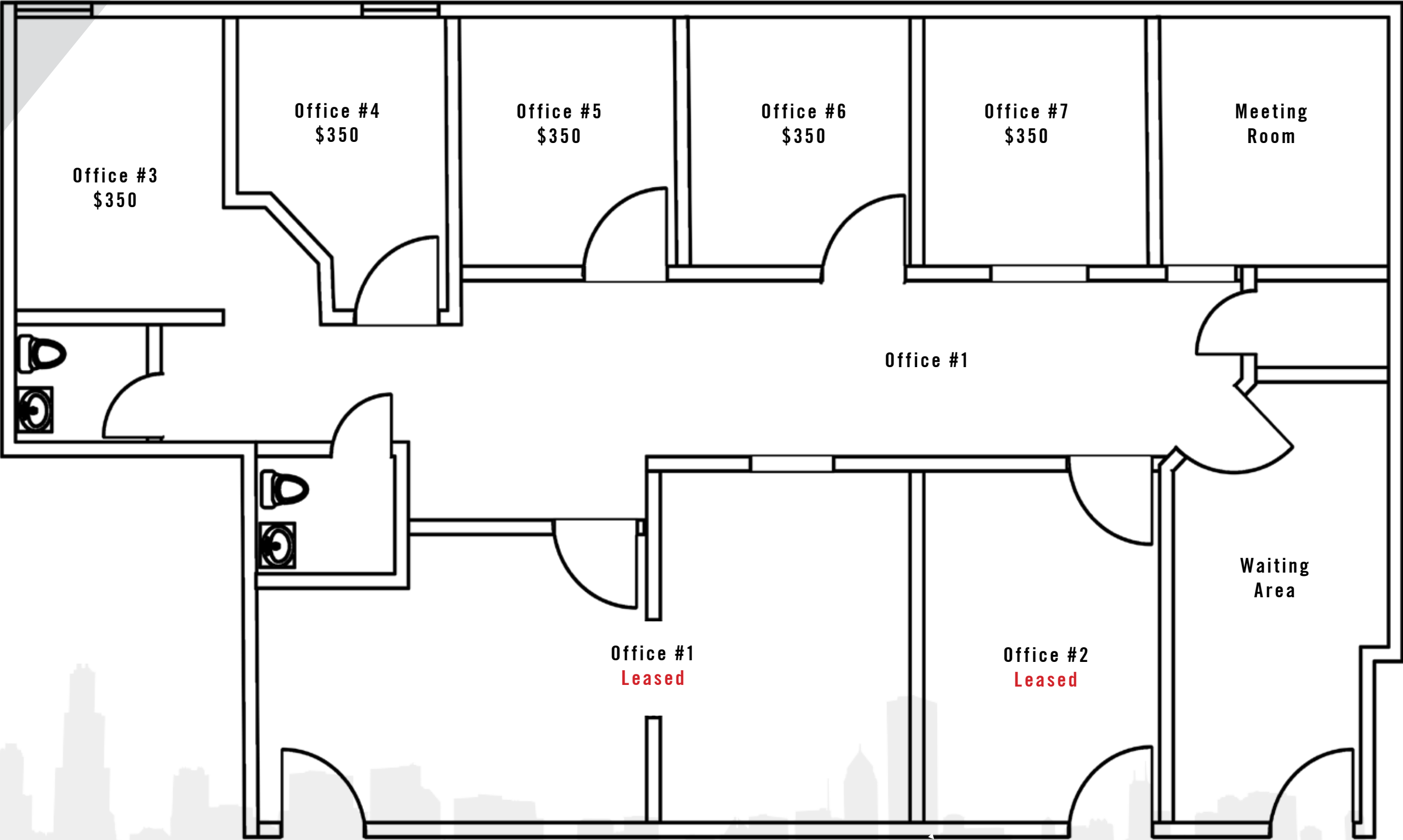
The Subject Property is situated at the corner of 51st and J Street in the heart of East Sacramento. This high profile location provides excellent visibility from multiple directions and easy access to major commute routes and neighboring submarkets. The J Street conduit allows for easy access to Downtown, Midtown and Campus Commons and is a popular retail artery.

East Sacramento is easily served by both Highway 50 and Interstate 80 and is surrounded by medical amenities including: Mercy Hospital, UC Davis Medical Center and Sutter Medical Center.

The property is a short walk or drive to many of the area's favorite eateries and professional amenities, including: Rite Aid, El Dorado Savings Bank, USPS, Pasty Shack, Chargin's Bar & Grill, Hana Tsubaki and Mercy General Hospital. Nearby development includes the McKinley Village infill development project - a smart growth community of 336 homes available starting Fall of 2015.



EXECUTIVE OFFICES
SUITE 201

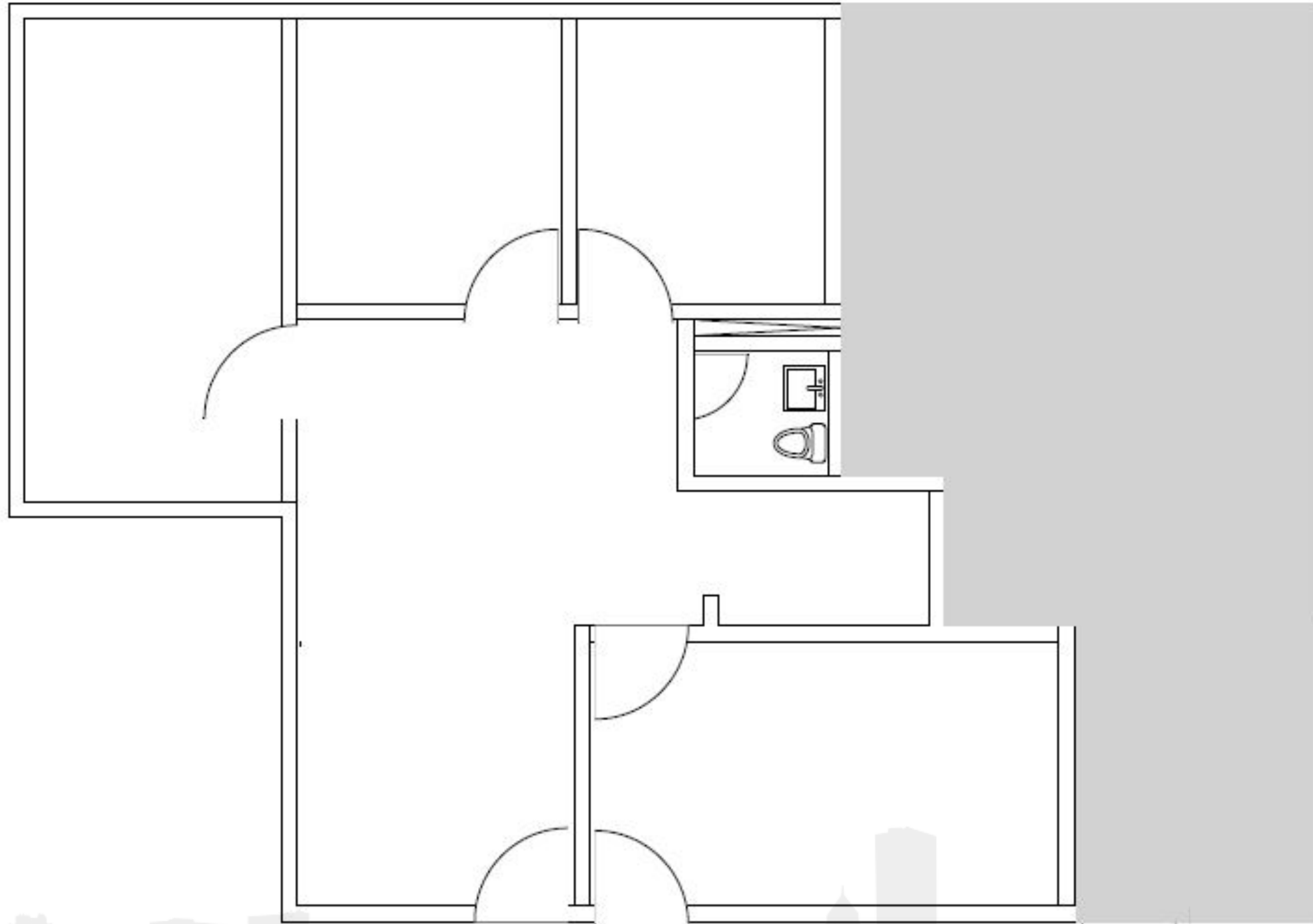


EXECUTIVE OFFICES

SUITE 309



800 SF







FOR LEASE
Office Space
916.573.3305
Aaron Marchand - Jon Lang
TURTON
COMMERCIAL REAL ESTATE



TURTON
COMMERCIAL REAL ESTATE

AARON MARCHAND
D.R.E. LIC. 01711650
916.573.3305
AARONMARCHAND@TURTONCOM.COM

JON LANG
D.R.E. LIC. 01934394
916.573.3302
JONLANG@TURTONCOM.COM

PATRICK STELMACH
D.R.E. LIC. 01964999
916.573.3314
PATRICKSTELMACH@TURTONCOM.COM

2131 CAPITOL AVENUE, STE 100, SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM