

9,398 SF - OPEN FLOORPLAN - IDEAL LOCATION

3301

C STREET

BUILDING 1000

RARE CREATIVE OFFICE SPACE FOR SUBLEASE
AT THE CANNERY
IN EAST SACRAMENTO



TURTON
COMMERCIAL REAL ESTATE



EAST SAC'S HIDDEN GEM

TURTON COMMERCIAL AND MOHR PARTNERS INC. ARE PLEASED TO PRESENT ONE OF EAST SACRAMENTO'S HOTTEST OFFICE SPACES FOR SUBLEASE

Building 1000 at 3301 C Street is an incredibly architecturally unique two (2) story office building in the heart of East Sacramento.

The building features used brick, timeless exterior window design, attractive landscaping and a campus environment that cannot be duplicated anywhere else on “the grid”.

The design of the space features an interior koi pond, incredibly tall ceilings with exposed ducting, a mezzanine walkway, a two-story conference room, and a perfect balance of workstations and private offices.

The layout and image of the space, combined with the number and expanse of windows will give a future occupant the perfect canvas to create an incredible workplace culture to recruit and retain the best talent for years to come. The open and flexible floor plan will provide an atmosphere that shapes great client experiences and a strong company brand.

PROPERTY INFO

ADDRESS:	3301 C STREET
SQUARE-FOOTAGE:	9,398
	6,168 (FIRST FLOOR)
	3,230 (SECOND FLOOR)
TERM:	\$2.00/RSF FULL SERVICE GROSS
RATE:	COMPETITIVE
AVAILABILITY:	30 DAYS
PARKING:	3:1,000 - FREE
FURNITURE:	AVAILABLE FOR USE
TERM:	AVAILABLE THROUGH NOV 30TH, 2020



33
01



EAST SAC. LIVE. WORK. PLAY.

TAKE ADVANTAGE OF THE BOOMING EAST SAC MARKET

3301 C Street is located in the epicenter of the most thriving part of the Sacramento region – the urban grid. The property sits on the east side of three incredibly dynamic and booming submarkets: Downtown, Midtown and East Sacramento.

East Sacramento is Sacramento's most in-demand residential neighborhood. The median home price per square foot is more than \$400, which is more than double the Sacramento average of \$190 per square foot. They are smaller, predominantly older homes, with tremendous character building in the 1930s to 1950s.

Because very few high-end office buildings exist in East Sacramento, spaces that are truly architecturally unique like 3301 C Street are tough to find, and often lease very quickly.

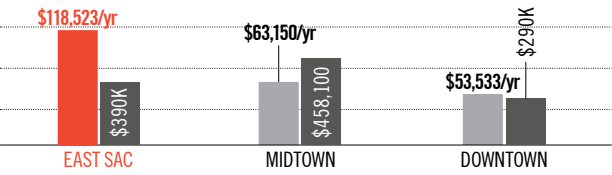
East Sacramento is the perfect mix of established residential neighborhoods with incredible amounts of character combined with successful locally owned business and organic youth infused goods and services, a healthy dose of carefully selected regional retailers, and an eclectic mix of high demographic occupations are embedded in a landscape of unique older buildings and mature trees.

Business owners, residents and investors have flocked to East Sacramento because of its rich art, music and cultural scene to cash in on the fruitful submarket.

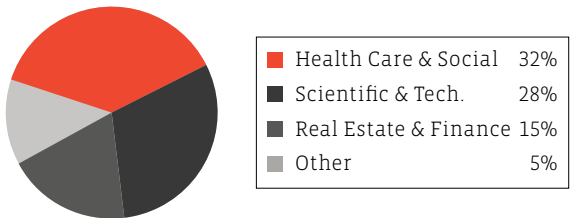
The East Sacramento neighborhood features some of Sacramento's most successful restaurants and entertainment venues, and has an eclectic mix of art galleries, coffee houses and boutiques. Some of East Sacramento's favorite spots to grab a bite to eat and drink include Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland's Market Cafe, Tupelo Coffee House, Cabana Winery & Bistro and Formoli's Bistro.



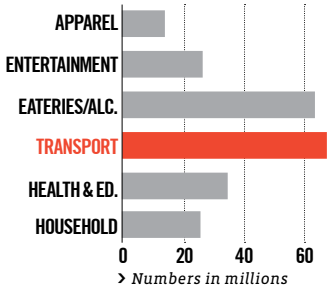
AVERAGE HOUSEHOLD INCOME & HOME VALUE OF NEARBY NEIGHBORHOODS:



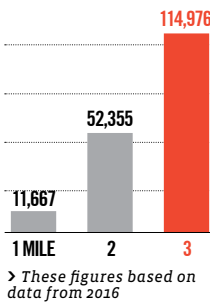
LARGEST NEARBY EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS



ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF LOCATION:

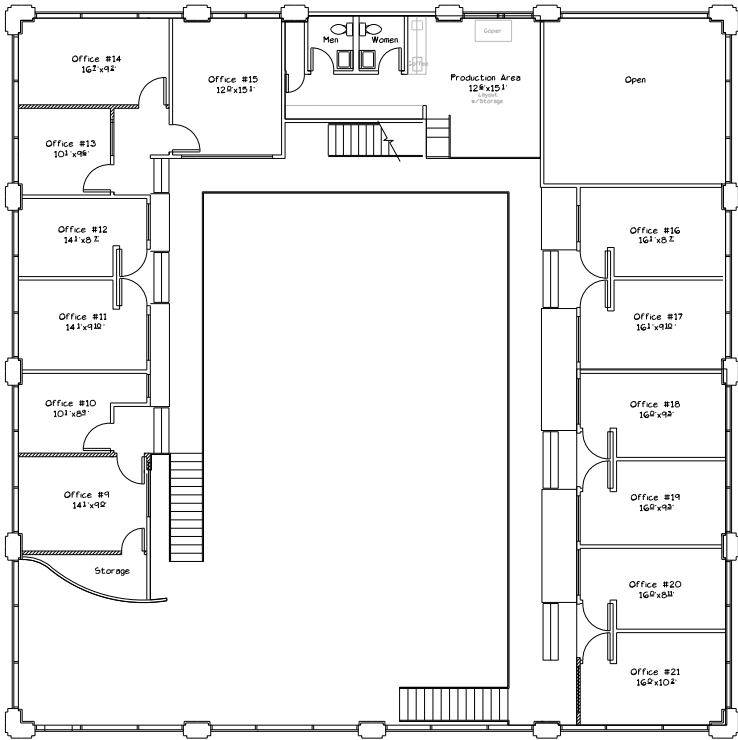


NUMBER OF EMPLOYEES WITHIN VARYING RADIUS:



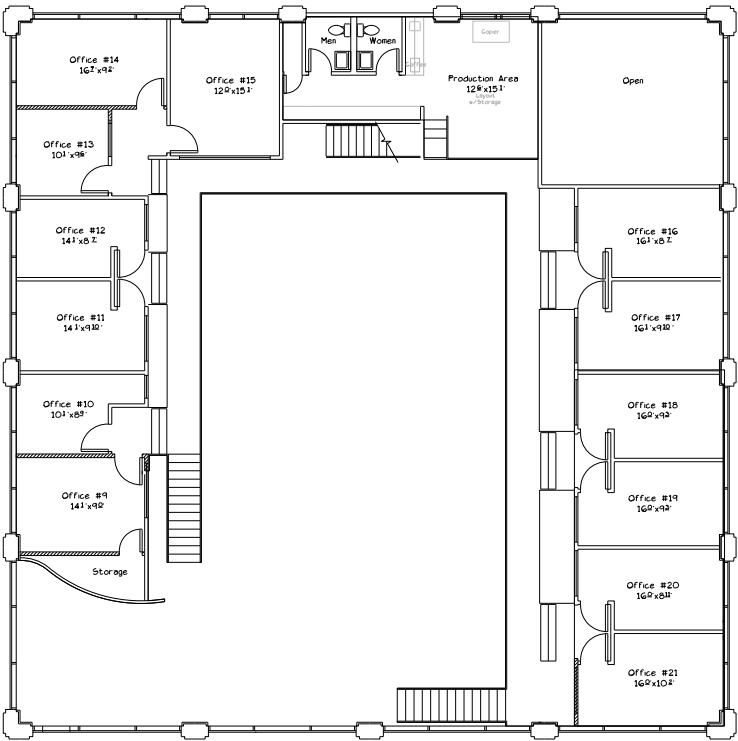
FLOOR PLAN

TOTAL SQUARE-FOOTAGE: 9,398 SF



← **FIRST FLOOR**
6,168 SF

SECOND FLOOR →
3,230 SF





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