

2530 J STREET

PRIME MIDTOWN OFFICE SPACE FOR SUBLEASE



THE PROPERTY



TURTON COMMERCIAL IS PLEASED TO PRESENT SHARED WORK SPACE FOR SUBLEASE WITH ACCESS TO MIDTOWN & THE J STREET CORRIDOR

Placed across the street from the delicious Bon Air Market & Deli and within walking distance of multiple retail shops, 2530 J Street is a mid-century modern building located at the corner of 25th and J Street that encompasses the perfect combination of vintage and new.

The third floor co-working space features large windows, high ceilings, and beautiful wooden flooring throughout. The communal area, conference room, in office bike storage and break room provide the perfect slate to collaborate with other professionals and shapes a strong company brand image. The available wait-high desk space is ideal for architects and engineers who conduct a lot of drafting. Working in a shared office promotes co-working and idea sharing, communicates company culture and adds value to your bottom line!

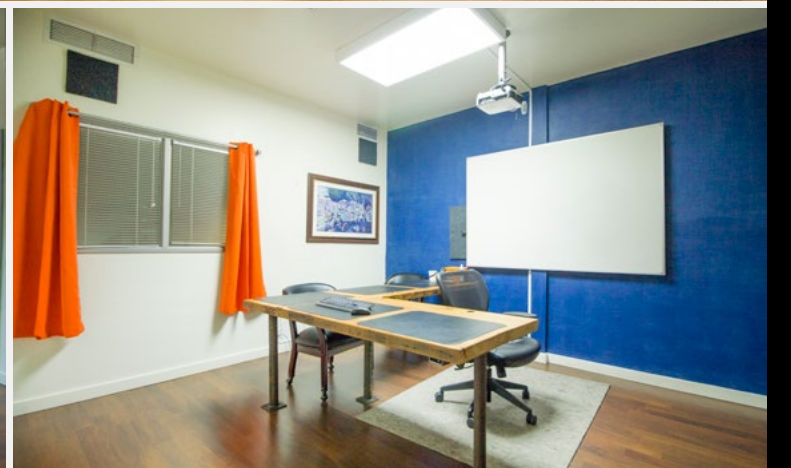
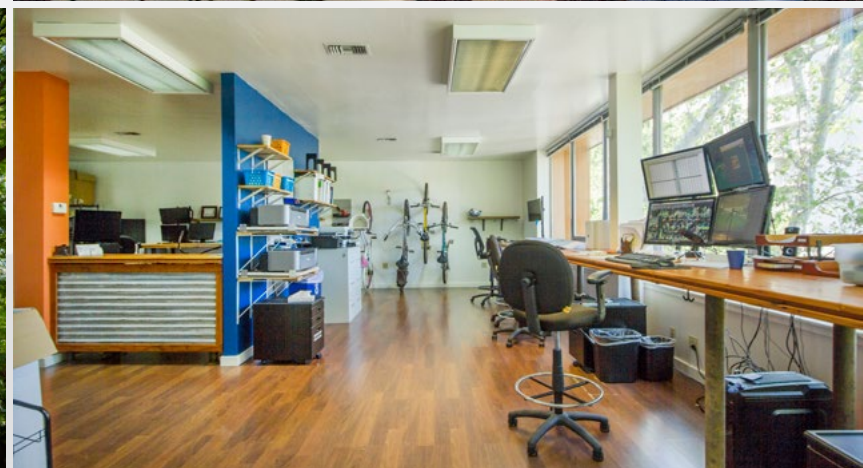
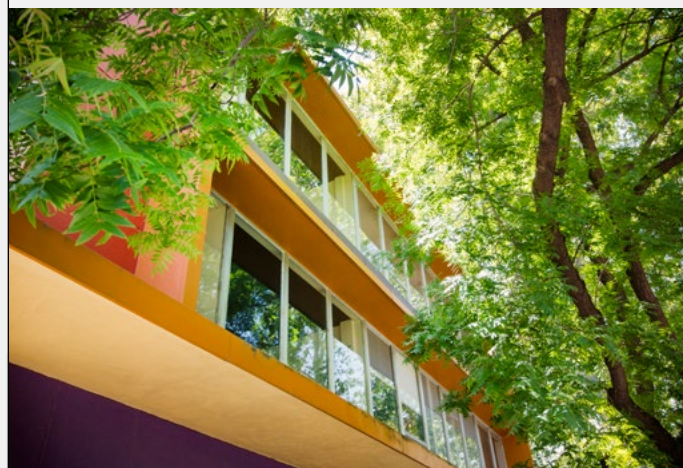
BUILDING INFO

ADDRESS: 2530 J ST. #300 SACRAMENTO, CA 95816

LEASE RATE: \$400/MO/WORKSTATION

PARKING: AVAILABLE

AVAILABILITY: IMMEDIATE



PROPERTY LOCATION

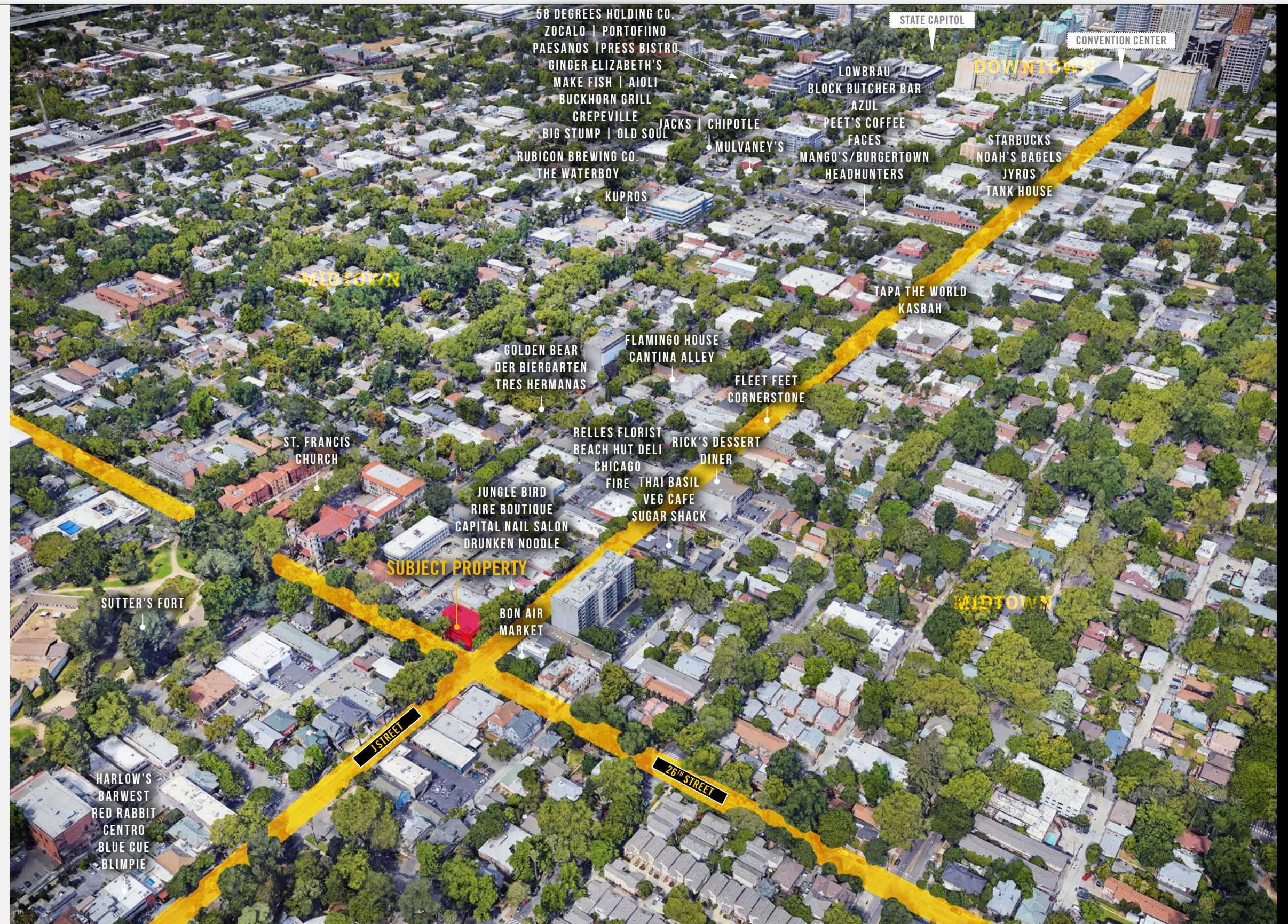
CENTRALLY LOCATED BETWEEN MULTIPLE MIDTOWN DISTRICTS, INCLUDING LAVENDER HEIGHTS AND THE SUTTER DISTRICT

The building is situated along a burgeoning corridor in Midtown that stands to benefit from the continued investment into the J Street Corridor, the Sutter's Fort District, and Marshall Park. The corridor is surrounded by Sacramento's hottest districts and can benefit from all three's numerous eateries, watering holes, art galleries, retailers and office tenants. These districts are home to some of Sacramento's best restaurants, events and nightlife scene. Major residential developments are taking place nearby and retailers, office tenants and residents are moving to the urban core to take advantage of the existing live, work, play lifestyle.

Midtown Sacramento is the perfect fusion of multi-generational locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Many people consider Midtown to be the most centralized area in the City of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento.

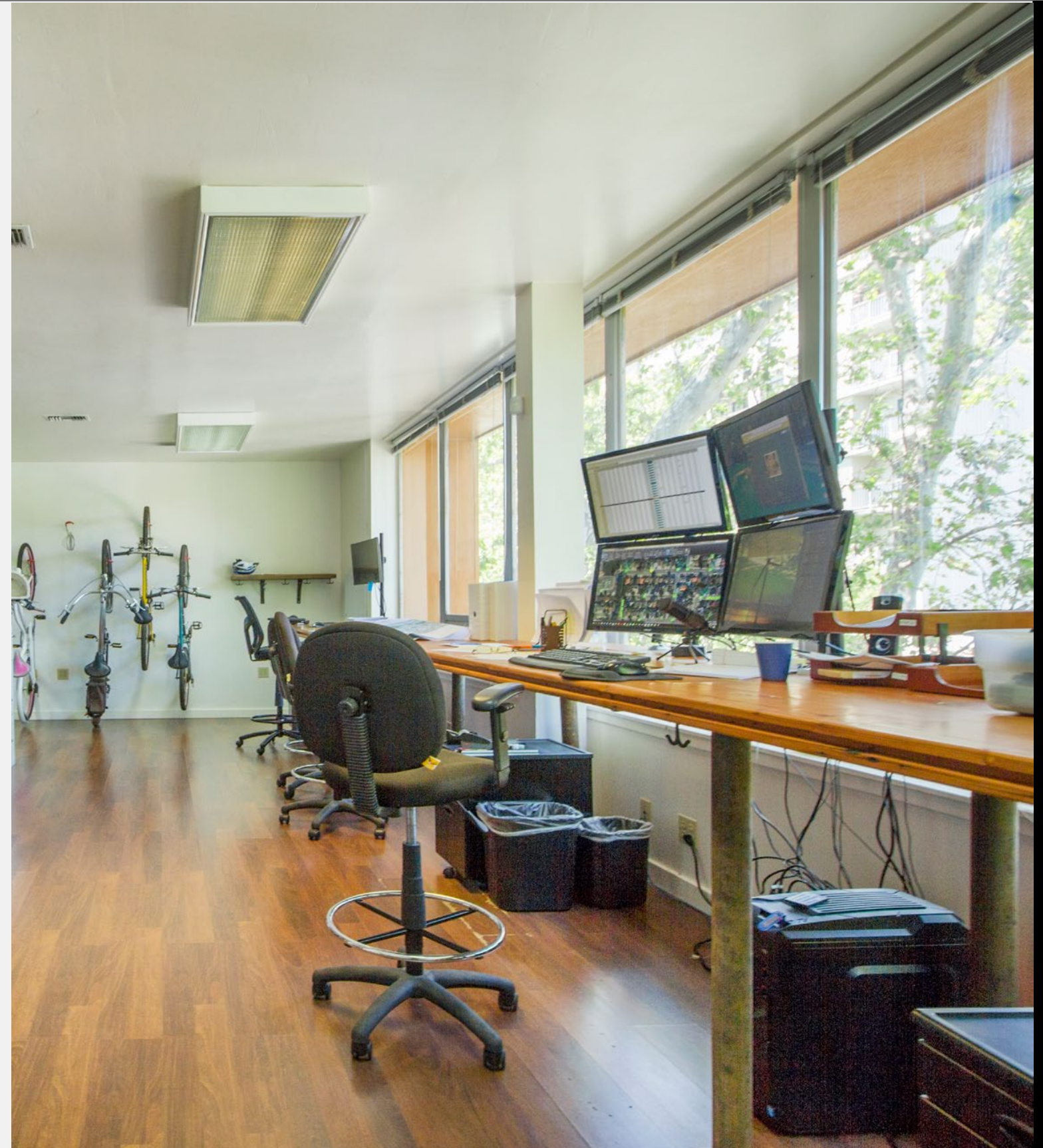
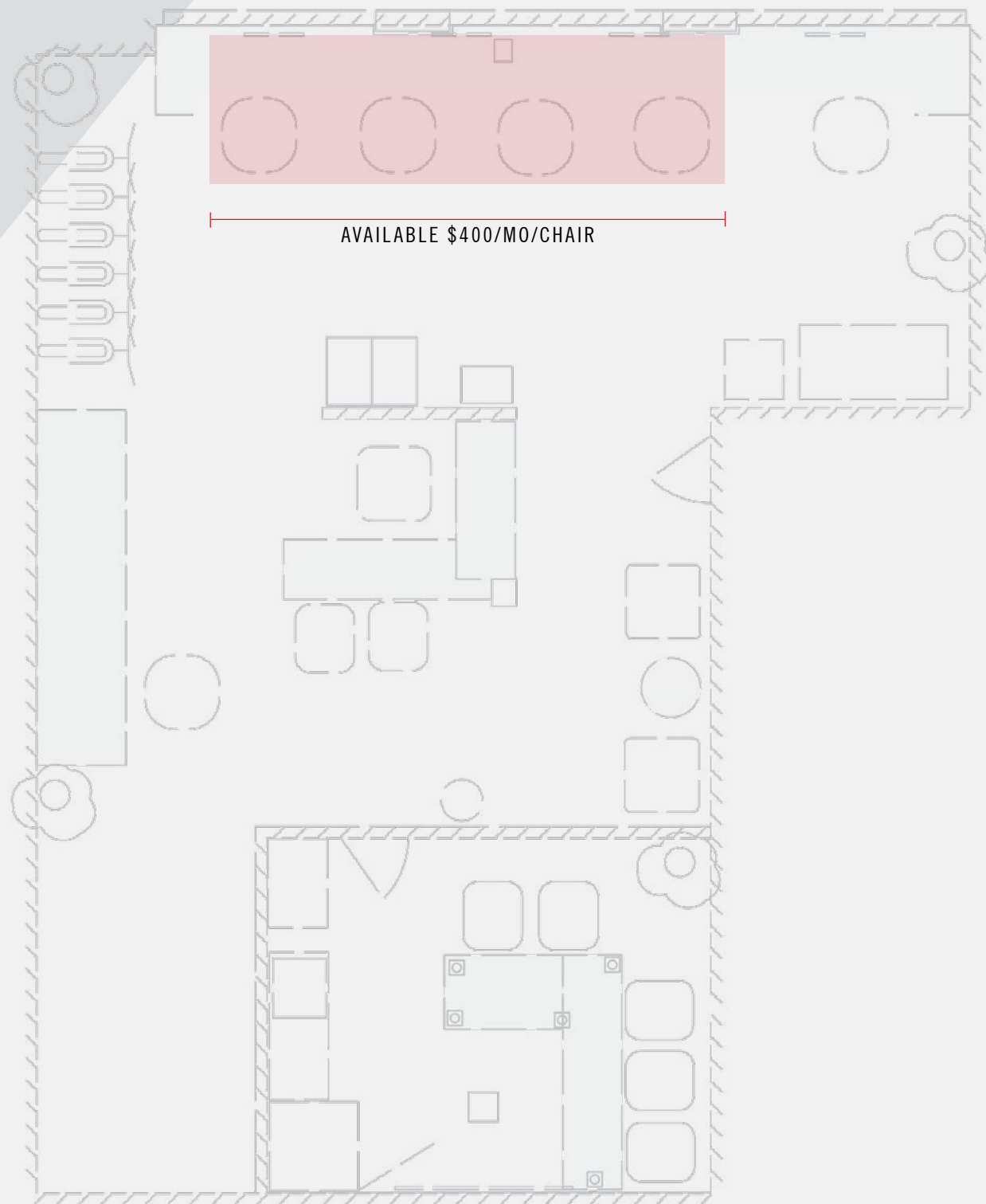
CITY RANKINGS

- #1 HAPPIEST WORKERS IN MIDSIZED CITIES
- #1 MOST VALUABLE MINOR LEAGUE BASEBALL TEAM
- #2 TOP 10 MOST FUN, AFFORDABLE U.S. CITIES
- #4 U.S. METRO CLEAN TECH INDEX
- #4 BEST CITIES FOR NERDS
- #10 BEST CITIES FOR WOMEN IN THE WORKFORCE
- #10 BEST CITIES FOR COFFEE SNOBS
- #10 LEASE STRESSED-OUT CITIES
- #14 AMERICA'S COOLEST CITIES
- #16 BEST CITIES FOR MILLENNIALS
- #25 AMERICA'S TOP 50 BIKE-FRIENDLY CITIES



PROPERTY

FLOOR PLANS





TURTON
COMMERCIAL REAL ESTATE

SCOTT KINGSTON

VICE PRESIDENT

D.R.E. LIC. 01485640

916.573.3309

SCOTTKINGSTON@TURTONCOM.COM

2409 L STREET, STE 200, SACRAMENTO, CA 95816

916.573.3300 | TURTONCOM.COM