

1014 21ST

OFFICE SPACE WITH AN OUTDOOR PATIO IN MIDTOWN

PROPERTY SUMMARY

TURTON COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT TO THE MARKET FOR LEASE THE ONLY OFFICE SPACE WITH A ROOF-TOP DECK IN SACRAMENTO

1014 21st Street (the “Property”) is an approximate 30,000 square foot office building located at the corner of 21st and J Street in Midtown. The penthouse suite is comprised of a 1,700 square foot office space with exclusive use of a 2,000 square foot outdoor, rooftop patio at no additional cost. The outdoor patio features new Trek Deck flooring, as well as two large sliding doors to create an indoor/outdoor office experience. The deck is perfect for entertaining clients, team bonding, or enjoying a cocktail after work.

The office space features three private offices, a large glass conference room, a breakroom and two in-suite restrooms and shower. The suite was completely remodeled in 2016 and is move-in ready.

PROPERTY INFO	
ADDRESS:	2014 21 st Street
SUITE SIZE:	1,700 SF
LEASE RATE:	\$2.50 Full Service
USE:	Office
PARKING:	3 Reserved Stalls



PROPERTY LOCATION

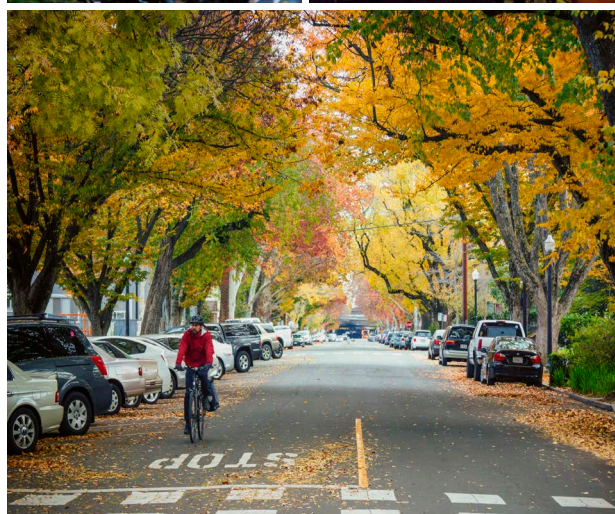
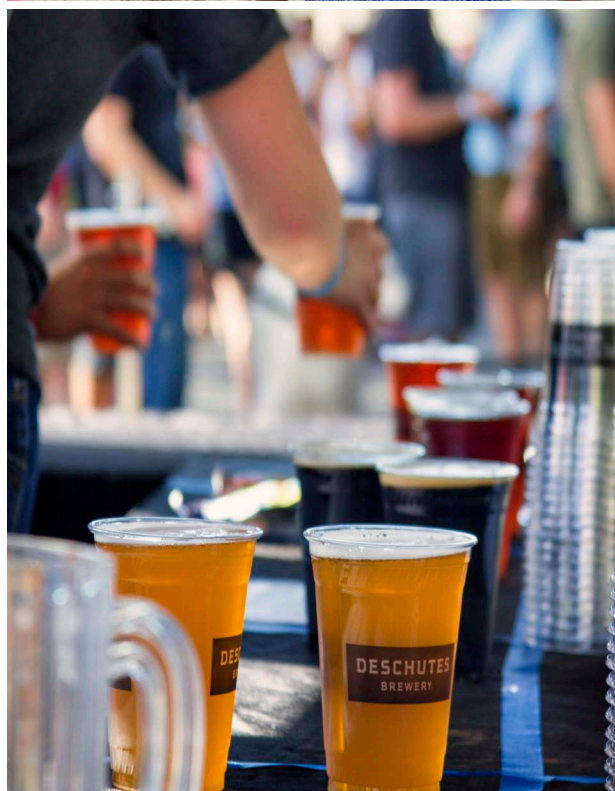
Midtown Sacramento is the perfect fusion of successful locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings 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.

One block away from 1014 21st Street, the Lavender Heights neighborhood has emerged as one of the submarket's hottest micro-markets. The hub of this exciting district is the MARRS building. The neighborhood recently welcomed rainbow cross walks to commemorate the cultural inclusion and progressive thinking of the neighborhood. The neighborhood features Sacramento's most successful restaurants and nightlife venues and has an eclectic mix of local restaurants, art galleries, coffee houses and boutiques. The Lavendar Heights district has high foot traffic both day and night, and is a hot spot for those who love to eat and drink, and enjoy many of Midtown's most popular establishments. While it is an excellent starting location for the popular Second Saturday festivities, this area is home to many additional noteworthy events such as the Midtown Farmers' Market, THIS Sacramento block parties, PARK(ing) Day, and more.

Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living. Nearby prominent tenants include Starbucks, Noah's Bagels, Pete's Restaurant & Brewhouse, Bev Mo, Dickey's, Tank House, The Old Spaghetti Factory, Faces, Badlands, Subway, Art Galleries and many more.



1014 21ST AMENITIES



1
BLOCK FROM 18/19/20TH
STREET CORRIDOR

1
BLOCK FROM
JUMP BIKE STATION

1
BLOCK FROM
MARRS BUILDING

2
BLOCKS FROM
TEMPLE

3
BLOCKS FROM
RICK'S DESSERT DINER

3
BLOCKS FROM
OLD SOUL COFFEE

4
BLOCKS FROM
BEVMO

5
BLOCKS FROM
THE STATE CAPITOL

5
BLOCKS FROM
FIRESTONE PUBLIC HOUSE

6
BLOCKS FROM
SUTTER'S FORT

7
BLOCKS FROM THE
K STREET CORRIDOR

7
BLOCKS FROM
THE CONVENTION CENTER

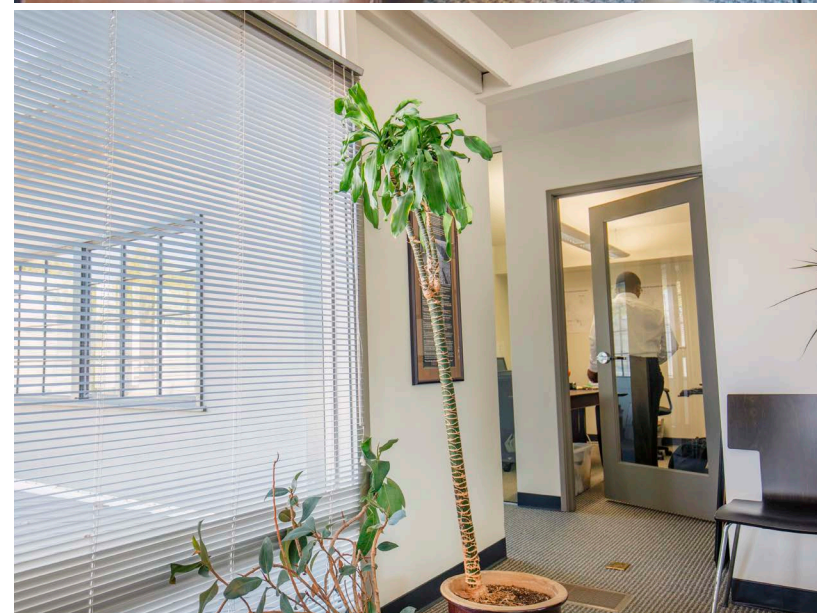
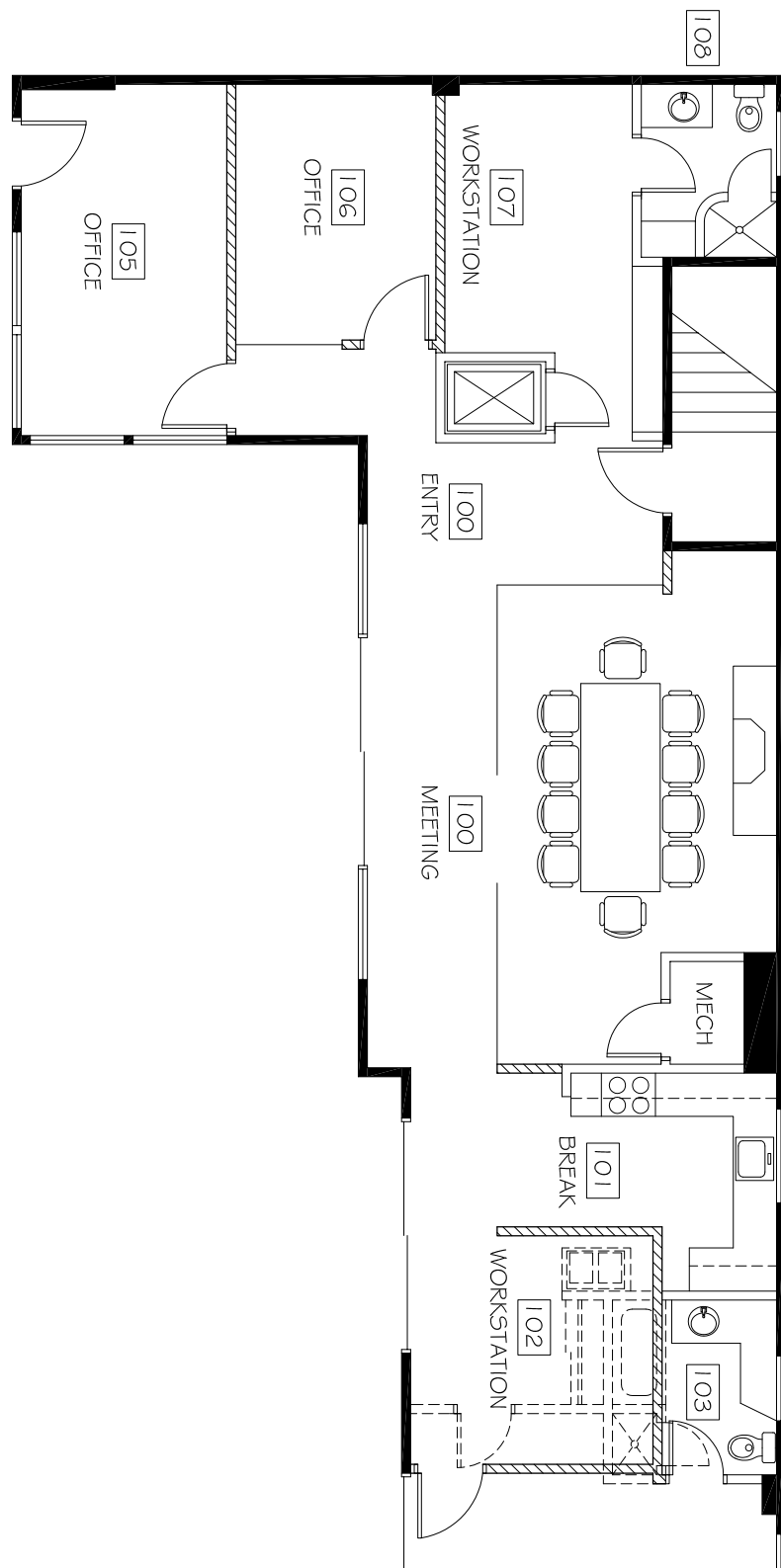
8
BLOCKS FROM
INTERSTATE 80

8
BLOCKS FROM
SHERATON GRAND

9
BLOCK FROM
CAPITOL PARK

11
BLOCKS FROM THE CENTRAL
BUSINESS DISTRICT

FLOOR PLANS







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