

# 1831 CAPITOL AVE.

*± 1,200 SF OFFICE SPACE FOR LEASE IN MIDTOWN*



**TURTON**  
COMMERCIAL REAL ESTATE



# THE PROPERTY



**TURTON COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT A PRIME OFFICE OPPORTUNITY IN MIDTOWN'S POPULAR HANDLE DISTRICT**

1831 Capitol Avenue has only one office space available for lease! This 1,200 SF suite features open work space, two private offices, fully operational kitchen and a bathroom with a shower. The kitchen is equipped with granite counter tops, stove and a dish washer for your convenience. The space has a private entrance off 19th Street, beautiful hard wood floors, abundant natural light and modern fixtures throughout providing the perfect slate to build an environment that shapes positive client experiences and a strong company brand image. Your office space is a part of your company's value proposition – invest in a space that enhances customer satisfaction, communicates company culture and adds value to your bottom line!

1831 Capitol Avenue's excellent midtown location allows for easy access to major commute routes including both Interstate 80 and Highway 50. The downtown, Old Sacramento, East Sacramento and Campus Commons submarkets are only a short drive away via K Street or J Street - popular thoroughfares and retail arteries.



## BUILDING INFO

**ADDRESS:** 1831 CAPITOL AVENUE, SACRAMENTO CA 95811

**SIZE:** 1,200 SF

**OFFICES:** 2

**KITCHEN:** GRANITE COUNTERS, STOVE & DISH WASHER

**BATHROOM:** EQUIPPED WITH SHOWER

**LEASE RATE:** \$1.80/SF FULL SERVICE





# PROPERTY LOCATION

## TAKE ADVANTAGE OF SACRAMENTO'S BURGEONING MIDTOWN MARKET AND THE HANDLE DISTRICT

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 burgeoning and 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. Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living.

Surrounded by a growing list of Sacramento's most desirable restaurants while also being positioned just four blocks from the front lawn of the State Capitol, 1831 Capitol Avenue is located at ground zero of midtown's Handle District. The Handle District is a popular central city mixed-use district with an excellent daytime and nighttime population. It is also home to many of the area's favorite eateries, boutiques and art/night life venues. This high identity location is directly above Chipotle and is within walking distance of popular eateries, including: Aioli Bodega Espanola, Crepeville, Buckhorn Grill, Paesanos, The Press, Zocalo, Ginger Elizabeth, 58 Degrees & Holding Co and Capital Dime.



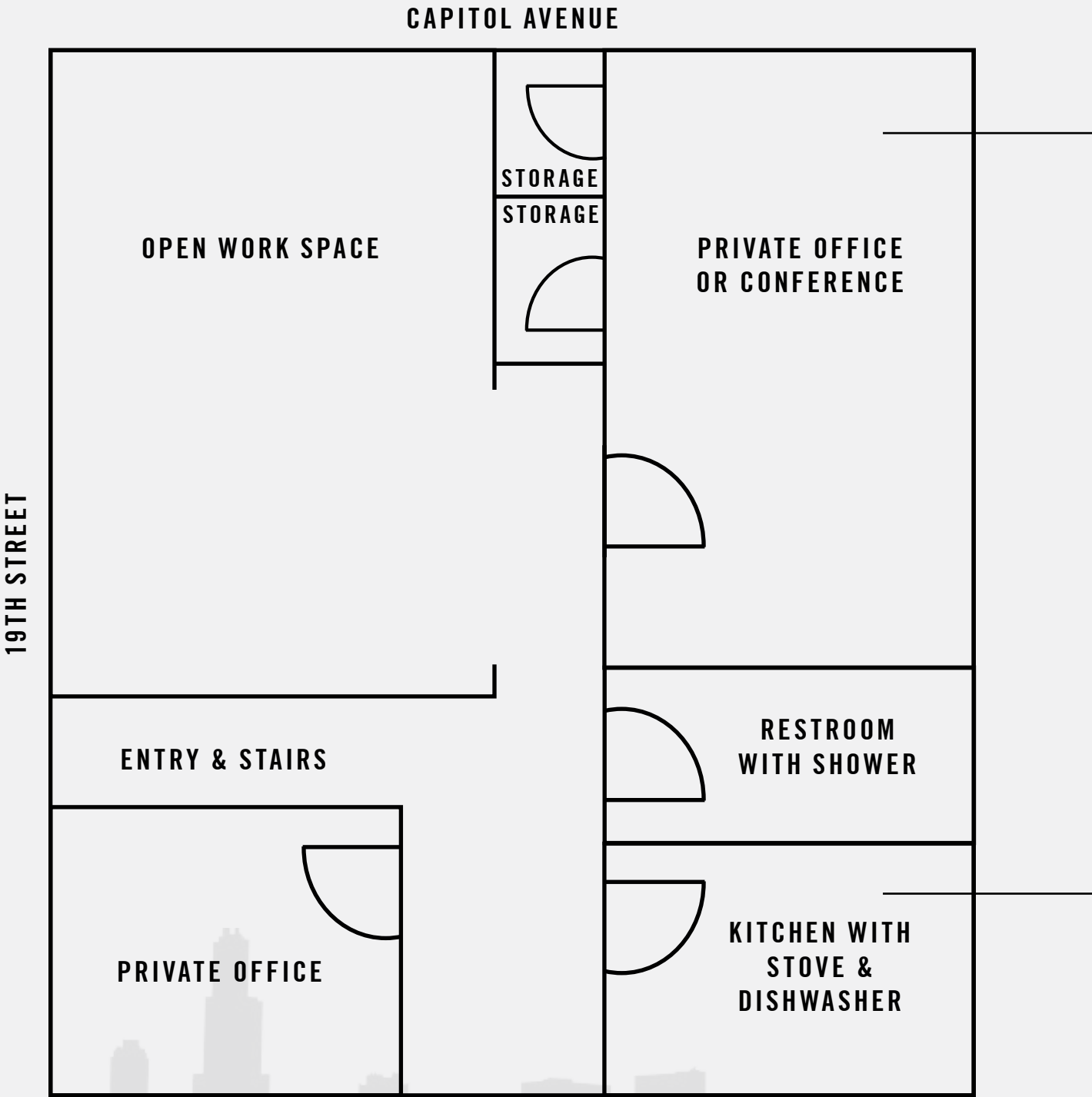
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1,200 SF

FLOOR PLAN



\* NOT TO SCALE







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