

1101 R STREET
SACRAMENTO, CA 95811



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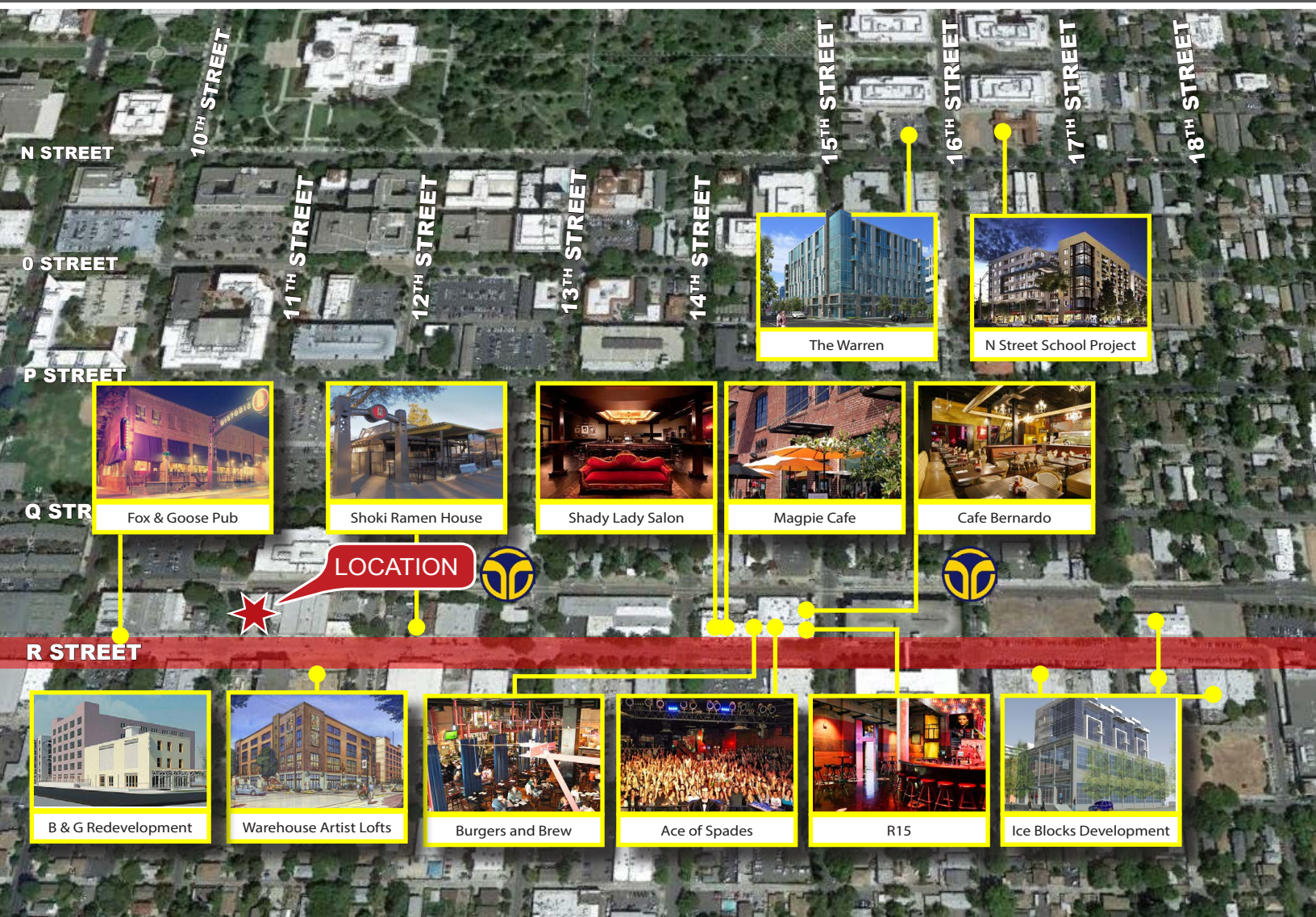
1050 20th Street, Ste 220
Sacramento, CA 95811
www.turtoncom.com





BUILDING FEATURES

- Free-Standing, Single-Story Office Building Available for Lease in the Heart of the R Street Corridor
- Heart of Urban Core Path of Development
- ± 3,900 SF Available
- Lease Rate: \$1.75/SF Full Service
- Gated On-Site Parking Lot
- 16 Parking Stalls
- Parking Ratio: 2.00/1,000 SF
- Reception Area
- Large Conference Room
- Multiple Private Offices with Abundant Glass
- Break Room
- Large Restrooms
- Large Windows Allowing Natural Light
- Building Signage Available
- Surrounded by Large Italian Cypresses and Natural Landscaping
- Close Proximity to Regional Transit

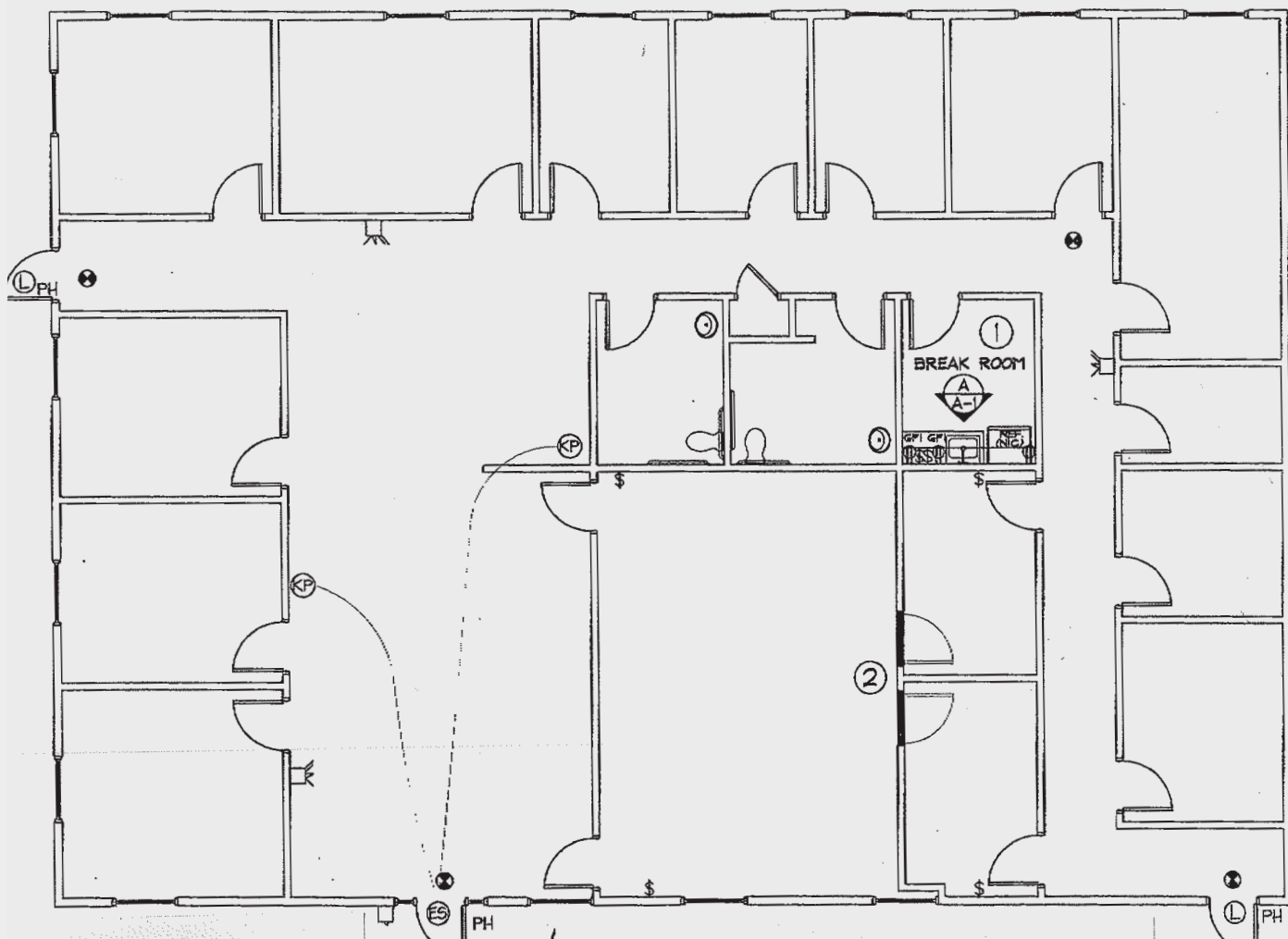


LOCATION

- Surrounded by Numerous Development and Redevelopment Projects
- Across the Street from the Warehouse Artist Loft (WAL) Project - A Four-Story Mixed Use Building with 116 Units & 13,000 SF of Commercial Retail Space (Pre-Leased)
- Across the Street from Planned Italian Restaurant (From Operators of Shady Lady)
- Two Blocks from the R Street Reuse Project - 15,000 SF of Pre-Leased Retail
- Adjacent to Popular Amenities
- Easy Access to Major Commute Routes

- Surrounding Public Infrastructure Improvements Planned

2006	Water Line and Combined Sewer System Upgrade
2009	1400 Block-Sidewalk and Water Line Improvements
2010	13th and 16th Street Light Rail Station Improvements
2012	Phase I Streetscape Improvements 10th to 13th Street)
2014-2015	Phase II Streetscape Improvements (16th to 18th Street)
Under Design	Phase III Streetscape Improvements (13th to 16th Streets)



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