

1716 L STREET

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KGP
K. GREG PETERSON
REAL ESTATE
DOWDELL
COMMERCIAL REAL ESTATE

CHEAP
THRILLS



TURTON COMMERCIAL REAL ESTATE

PROPERTY DESCRIPTION

TURTON COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT A PREMIER OFFICE/RETAIL SPACE AVAILABLE IN POPULAR MIDTOWN, SACRAMENTO

1716 L Street is located in the heart of midtown, Sacramento and has only one suite left available for lease! The suite has popular L Street frontage and can accommodate an office or retail user seeking 2,950 square feet in "the grid." The building has excellent glass lines providing abundant natural light and features original exposed brick architecture, terracotta tile flooring, and 18 foot ceilings (with possible exposed beams/trusses.) The property provides the perfect canvas to define your company's culture to employees and clients. As a bonus perk, the property backs up to popular Old Soul Coffee, accessible through the common room.

A beautiful exterior, extensive window lines, eclectic midtown artwork, and large heritage trees surround the building, creating an urban and contemporary feel. The building boasts prominent visibility and potential building signage along L Street to over 9,000 cars per day.

The property is located directly adjacent to a large parking lot (paid), a very important asset in the midtown submarket. 90 minute metered street parking is also available in front of the building providing easy access for clients and visitors.





THE LOCATION

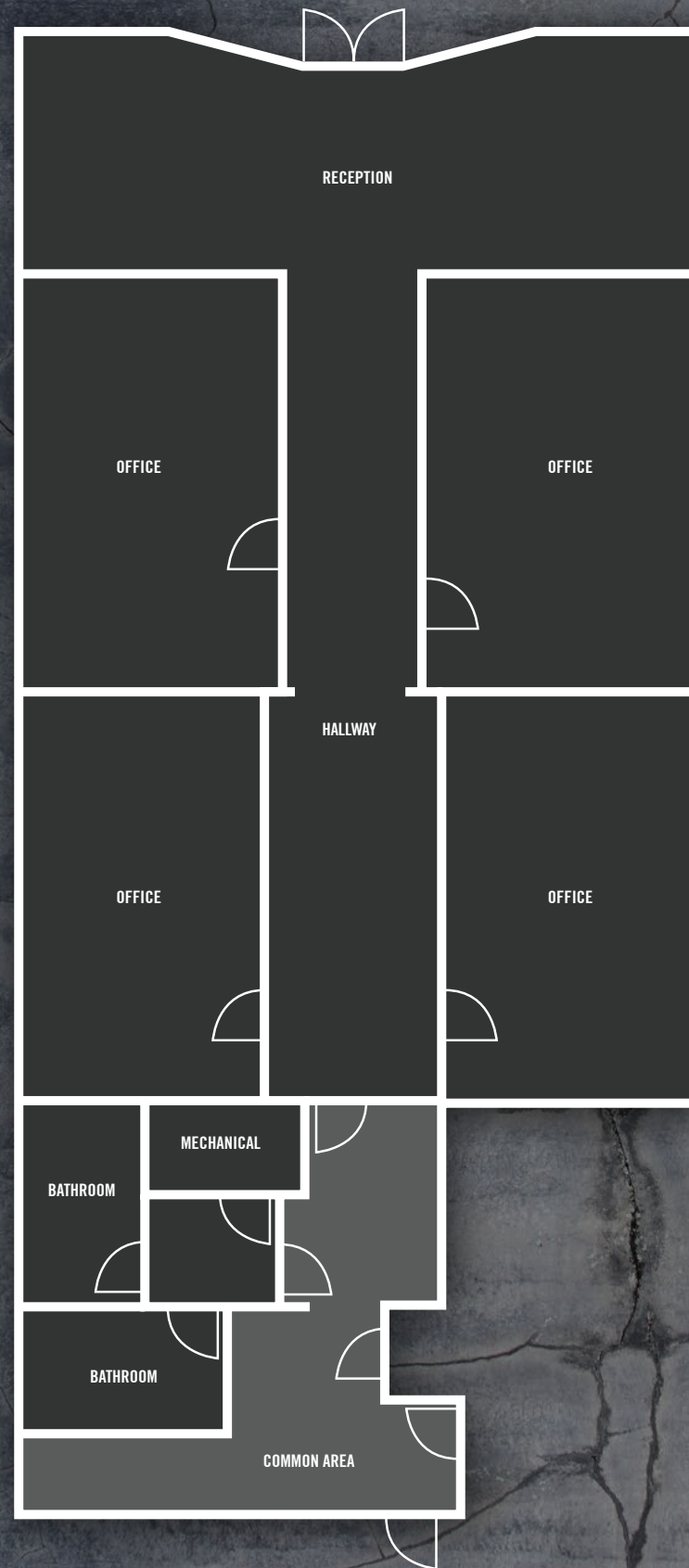
THE HIGHLY VISIBLE SUBJECT PROPERTY IS LOCATED ON L STREET IN MIDTOWN SACRAMENTO'S POPULAR HANDLE DISTRICT

Surrounded by a growing list of Sacramento's most desirable restaurants while also being positioned just two blocks from the front lawn of the State Capitol, 1716 L Street 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 adjacent to Old Soul Co, an excellent local café, 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, Capital Dime, and Chipotle.

1716 L Street'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 L Street or J Street - a popular thoroughfare and retail artery.

FLOOR PLAN

+/- 2,950 SF





TURTON COMMERCIAL REAL ESTATE

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