

1831 I STREET
SACRAMENTO, CA 95811



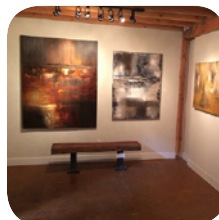
MIDTOWN BUILDING FOR LEASE

John Mudgett

D.R.E. Lic. 01765754

916.468.0783

johnmudgett@turtoncom.com

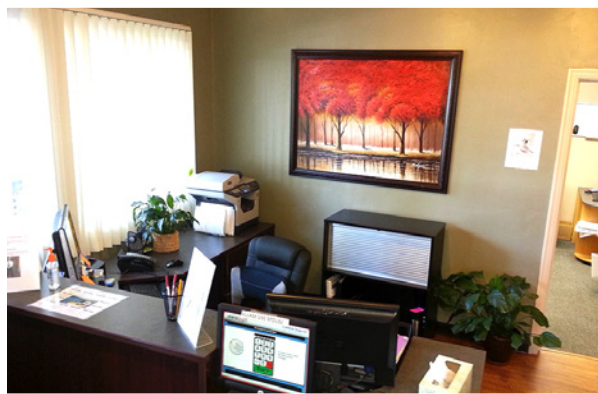


1050 20th Street, Ste 220
Sacramento, CA 95811
www.turtoncom.com

MIDTOWN

A DYNAMIC & EXCITING NEIGHBORHOOD

1831 I STREET SACRAMENTO, CA 95811



FEATURES

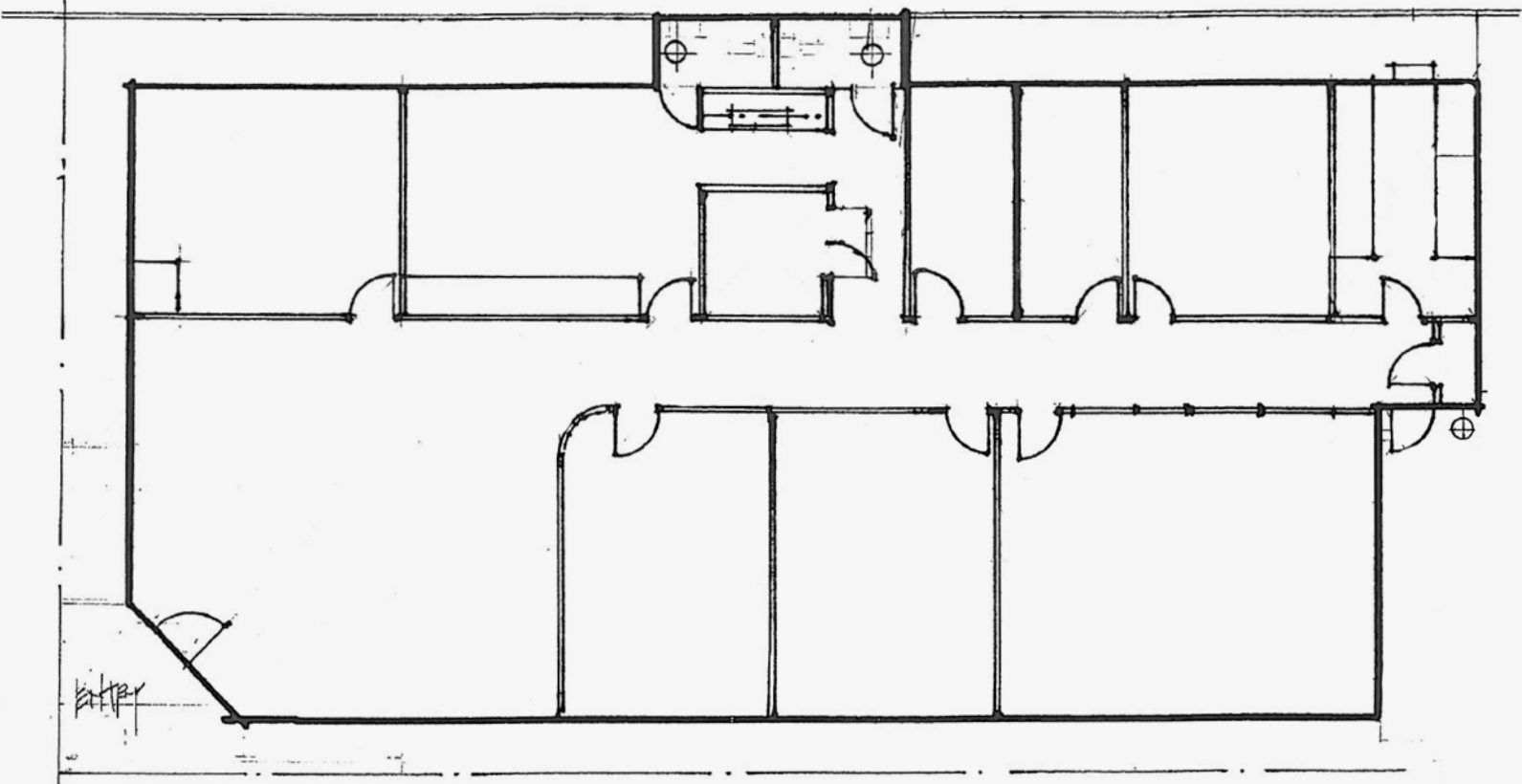
- Excellent Office / Retail Space Available in the Heart of Midtown, Sacramento
- High Identity Corner Location
- ± 2,300 SF Available for Lease
- Lease Rate: \$1.75/SF Modified Gross
- Ground Floor Space - Perfect Location for Chiropractor, Physical Therapist or Retailer
- Three On-Site Parking Stalls Included
- Free and Metered Street Parking Available
- Building Signage Available Facing Both I Street and 19th Street
- Large Windows Allowing Natural Light
- Beautiful Red Brick Accents
- Manicured Landscaping
- USPS Collection Box in Front of Building
- Large Waiting Room / Reception Area
- Conference Room
- 5 Exam Rooms / Offices
- Private Restrooms

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LOCATION

- Excellent Corner Location with High Visibility at the Intersection of 19th and I Street
- Strongest Submarket in the Region
- Within Close Proximity of Major Office and Retail Centers - Over 150,000 Employees in a Three-Mile Radius
- Adjacent to the Mill Coffee Shop
- Short Distance to Many of Sacramento's Favorite Eateries and Entertainment Venues
- Pedestrian and Bike-Friendly Neighborhood
- Easy Access to Major Commute Routes
- Close Proximity to the Convention Center, State Capitol, Memorial Auditorium, Midtown Farmers' Market and Second Saturday
- Surrounded by Many Development Projects Including: Downtown Arena, Whole Foods Midtown, Railyards, Clarion Hotel and i15
- Close Proximity to Regional Medical Centers Including: Sutter Memorial Hospital, Mercy Medical Group, Mercy General Hospital, UC Davis Medical Center and Shriners Hospital for Children



*Not to Scale

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