

1900-1914 S ST

OPPORTUNE SPACE FOR LEASE OR SALE



TURTON
COMMERCIAL REAL ESTATE



BUILDING DESCRIPTION

TURTON COMMERCIAL REAL ESTATE IS PLEASE TO BRING TO MARKET 1900 – 1914 S STREET, A SALE OR LEASE OPPORTUNITY IN MIDTOWN'S NEXT PATH OF DEVELOPMENT. THE ENTIRE BUILDING IS LISTED FOR SALE AT \$3,500,000 OR 3,876 SQUARE FEET IS FOR LEASE AT \$1.95 PER SQUARE FOOT, FULLY SERVICED.

The 13,700 square foot midcentury modern building boasts contemporary finishes with a touch of modern character to produce an outright architectural gem. The elegant brick façade, flat roof and large pane windows accentuate the geometric lines and steel columns, creating an aesthetic of structural transparency. The single story building elicits nostalgia of a creative, simpler time that is difficult to duplicate in midtown.

Mature landscaping and oak trees surround the property and parking lot; an open and functional floor plans promotes a collaborative work environment. The corner location provides high visibility and potential building signage to 10,000+ cars per day along one of Sacramento's arterial roads. The property embodies Sacramento's past while embracing the future...the subject property provides the perfect canvas to define your company's culture to employees and clients.



THE SUBMARKET

SACRAMENTO'S HOTTEST SUBMARKET IS ALSO DELIVERING VERY ATTRACTIVE RENTS.

Located on the southeast corner of 19th and S Street, the Subject Property is in close proximity to Sacramento's next path of development, which is led by the emergence of R Street. An eclectic mix of retail users, office tenants and residents have flocked to the area in waves prompting new development to what was once a quiet industrial area. The property sits nearby numerous amenities such as Safeway, Peet's Coffee, Ju Hachi Sushi and Wells Fargo. Come fall 2016, the property will be less than two blocks from Ice Blocks, a mixed use redevelopment project with 200+ new residential units and 160,000 square feet of office and retail space.

While the Sacramento office market has seen growth over the last 8 quarters, with the vacancy rate decreasing to 14.1% in the fourth quarter of 2014, the Downtown and Midtown submarkets have dramatically outpaced this average with 10.1% and 5.6% respectively. Even these numbers do not accurately reflect the demand for these markets as many of the buildings includes in these figures are blighted, severely non-compliant and functionally obsolete.

The overall market also continues to show signs of growth. Net absorption in all Sacramento office buildings was positive 150,024 square feet during the same time period. The increase in activity can be attributed to a bevy of ground up development projects, market self-correction and a bullish attitude towards Sacramento's bright future.



B & G BUILDING
Renovation of the historic former state B&G building with ground floor retail and office upstairs.



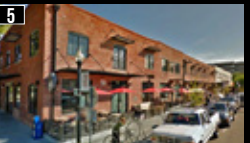
WAREHOUSE ARTIST LOFTS
Redevelopment of a former warehouse to 116 rental apartments with 13,000sf of retail space.



1811 12TH STREET
Former Capitol Wholesale Electrical Supply being converted to a mix of office and retail tenants.



1800 15TH STREET
Former 15,000sf state building redeveloped into a multi-tenant retail center.



15TH & R STREET REUSE PROJECT
Former bakery site transformed into one of Sacramento's most lively mixed use redevelopments.



BENVENUTI LAND
1725 16th Street. Assessing site for possible development.



VACANT S STREET LAND
1713 S Street. Assessing site for possible development.



CITY PARK
City exploring use of land for an urban dog park next to light rail.



VACANT LAND
Proposed mixed-use multi-family over retail



HAYES LAND
th and P, Q, and R Street land currently being analyzed for multifamily housing.

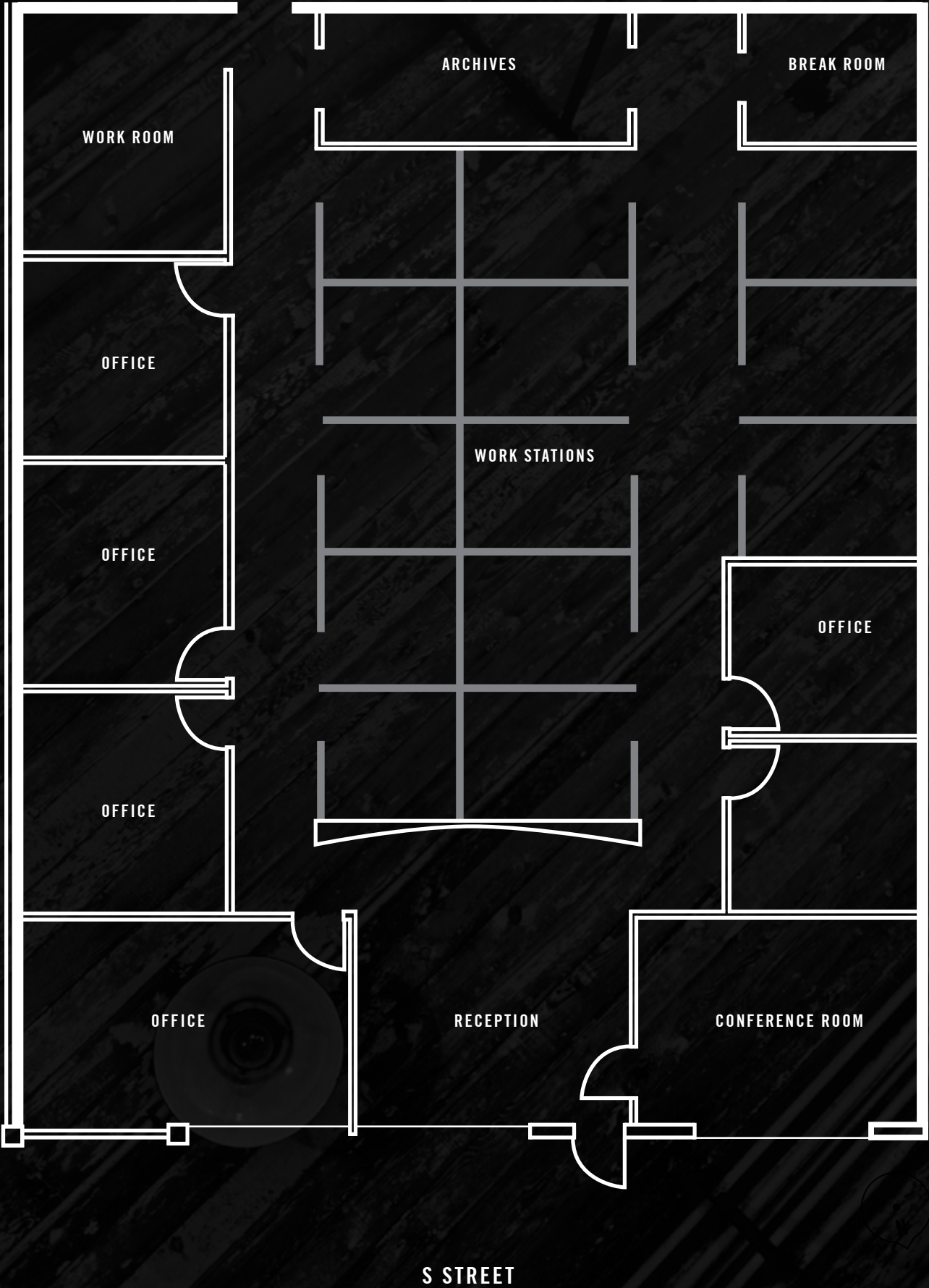
FOR LEASE

3,876 square feet will be available for lease October 1, 2015 at \$1.95 per square foot, full service. The ground floor suite provides easy ingress and egress to on-site parking, as well as a functional floor plan. The space contains four perimeter private offices, two work rooms, and a conference and break room, with ten interior work stations. There are 7 on-site parking stalls allocated to the suite at no additional charge. Common area restrooms are located behind the suite and shared by all tenants in the building.



FOR SALE

The 13,674 building is being offered for sale at \$3,500,000 (\$256/sf) and is a great opportunity for an investor or owner-user. The property can immediately accommodate an owner-user in 3,876 square feet and can expand into 8,600 square feet by 1/1/19. 5,318 square feet is leased to Lionakis Architecture and Engineering until December 31st, 2021. The building also has 31 on-site parking stalls and potential building signage along S and 19th Streets.





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