

N21

**1401 21ST STREET
CREATIVE OFFICE SPACES FOR LEASE**





2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCOM.COM

DAVID KHEDRY
SENIOR DIRECTOR - LIC. 02063469
916.573.3303
DAVIDKHEDRY@TURTONCRE.COM

KEN TURTON
PRESIDENT - LIC. 01219637
916.573.3300
KENTURTON@TURTONCRE.COM

JON LANG
SENIOR VICE PRESIDENT - LIC. 01934934
916.573.3302
JONLANG@TURTONCRE.COM

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THE OPPORTUNITY

9,514

RENTABLE SF

\$2.00/SF

PER MONTH FULL SERVICE

ENTIRE

4TH FLOOR AVAILABLE

2/1,000

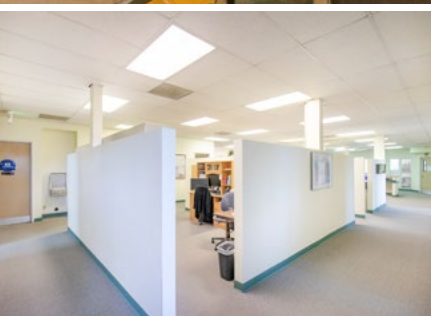
ON-SITE PARKING

1401 21st Street, more commonly called “N21” is a 25,600 square foot, four story mixed-use office and retail building. Built in 1962, the mid-century modern building underwent a full renovation in 2016, including a new exterior façade with retail storefront, updated lobby and common area, and new mechanical infrastructure. The ground floor is currently leased by the Midtown Business Association, a liaison between local businesses and community members. The Property can offer tenants 2 per 1,000 on-site parking, an important and scarce amenity in Midtown. Additional

monthly parking can be obtained at a multi-level parking garage one block away, at the corner of 21st Street and Capitol Ave. Free two-hour parking is available along N Street and 30-minute metered parking stalls are available in front of the Property on 21st Street for clients. For firms that brand themselves as innovative, accessible, authentic, and seeking professional office space in the heart of Midtown you must see this opportunity. For those who are seeking to recruit the best talent in their industries with an environment/location that shows why you are rooted in Sacramento...this

is the location for you. 1401 21st Street is located near Midtown’s popular Handle District and Lavendar Heights creating an impossible to duplicate lifestyle experience in one of Sacramento’s most walkable mixed-use neighborhoods. The building has incredible visibility and is a rare availability along 21st Street. The Property features an updated design that reflects the increasingly contemporary character of Sacramento office buildings in Downtown and Midtown Sacramento with a neutral material palette, expansive windows, local art and abundant natural light.





Section One: Available

N21

THE MIDTOWN ASSOCIATION'S MODERN OFFICE SPACE ON THE GROUND FLOOR ILLUSTRATES THE 2ND AND 4TH FLOOR'S POTENTIAL...



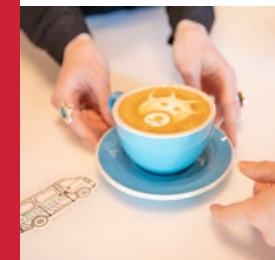
THE LOCATION

IN THE HEART OF MIDTOWN SACRAMENTO!

Midtown Sacramento is the perfect blend of carefully curated local, national, and regional retailers with an eclectic mix of high-end demographic occupations embedded in a landscape of unique older buildings paired with mature trees. Business owners, residents and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Many people consider Midtown to be the most desirable area in the city of Sacramento, with easy freeway access and adjacent to Downtown, Old Sacramento, West Sacramento and East Sacramento. The Subject Property is located near

the Handle District and is a short walk from many of Midtown's most desirable amenities, including Zocalo, Fieldwork Brewing, Aioli Bodega Espagnola, Crepeville, The Rind, Capitol Park, and much more. The Handle District features some of Sacramento's most successful restaurants and nightlife venues and has a unique mix of local restaurants, art galleries, coffee houses and boutiques. The Handle District also has high foot traffic - both day and night - and is a local hot spot for those who love to eat, drink, and enjoy Midtown's more popular establishments. A couple of blocks away from the

opportunity, the Lavender Heights neighborhood has emerged as one of the submarket's hottest micro-markets. The epicenter of this exciting district is the MARRS building. The neighborhood welcomed rainbow cross walks to commemorate the cultural inclusion and progressive thinking of the neighborhood. While it is an excellent starting location for the popular Second Saturday festivities, this area is home to many additional noteworthy events such as the Midtown Love, The Midtown Farmers' Market, Midtown Mini, THIS Sacramento block parties, PARK(ing) Day, and so much more!





NEARBY AMENITIES

The Property benefits from all that Midtown Sacramento has to offer. The ultra centralized location provides easy access to both the Lavender Heights District and Handle District which both offer numerous amenities and events*.

LAVENDER HEIGHTS

Azul Mexican
Badlands
Burger Town
Comedy Spot
Domino's Pizza
Faces
Hoptology Beer Lab
Kin Thai
Lavender Library
LowBrau
Mango's
Mercantile Saloon
Morning Fork
Nekter
Peet's Coffee
Q Spot
Roscoe's Bar & Burgers
Sacramento LGBT Community Center
Sac Republic FC Store

Sawasdee Thai
Sleek Wax Bar
Starbucks
The Depot
The G Spot
The Old Spaghetti Factory
Time Tested Books
World Famous
HOTBOYS
Midtown Farmers' Market*

HANDLE DISTRICT

58 Degrees & Holding Co.
Aioli Bodega Espanola
Bober Tea & Coffee
Chipotle
Crepeville
Fieldwork Brewing Co.
Grocery Outlet

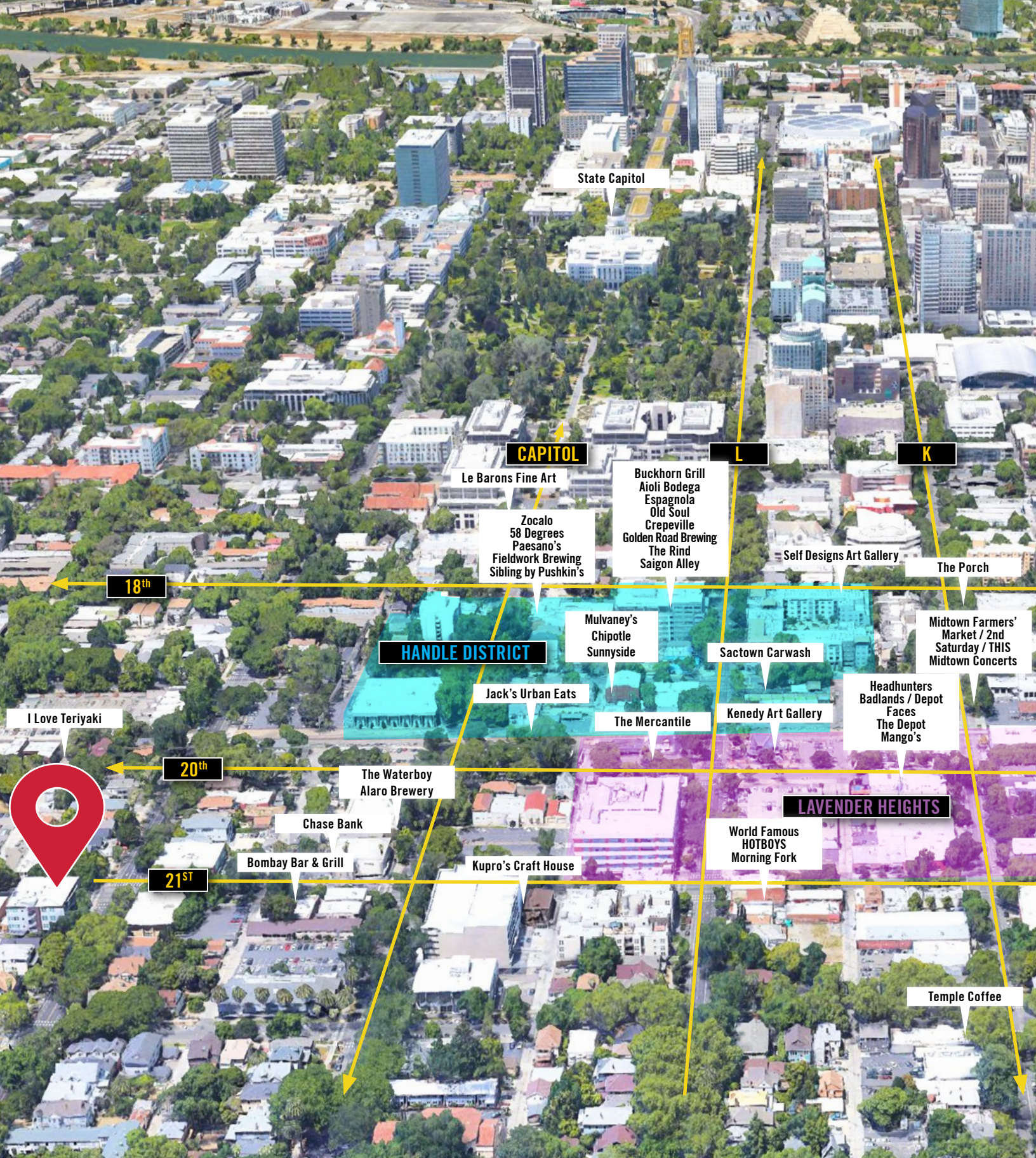
Heart Clothing Boutique
Jack's Urban Eats
Jet's
Kombucha Kulture
Mulvaney's B&L
Old Soul Coffee
Paesanos
Pazza Notte
Portofino's
Quick Quack Car Wash
Saigon Alley
Scout Living
Sibling by Pushkin's
The Rind
The Waterboy
Yogurtagogo
Zocalo
Bastille Day Festival*
Beer Street*
Dress up, Wine Down*

Second Saturday*

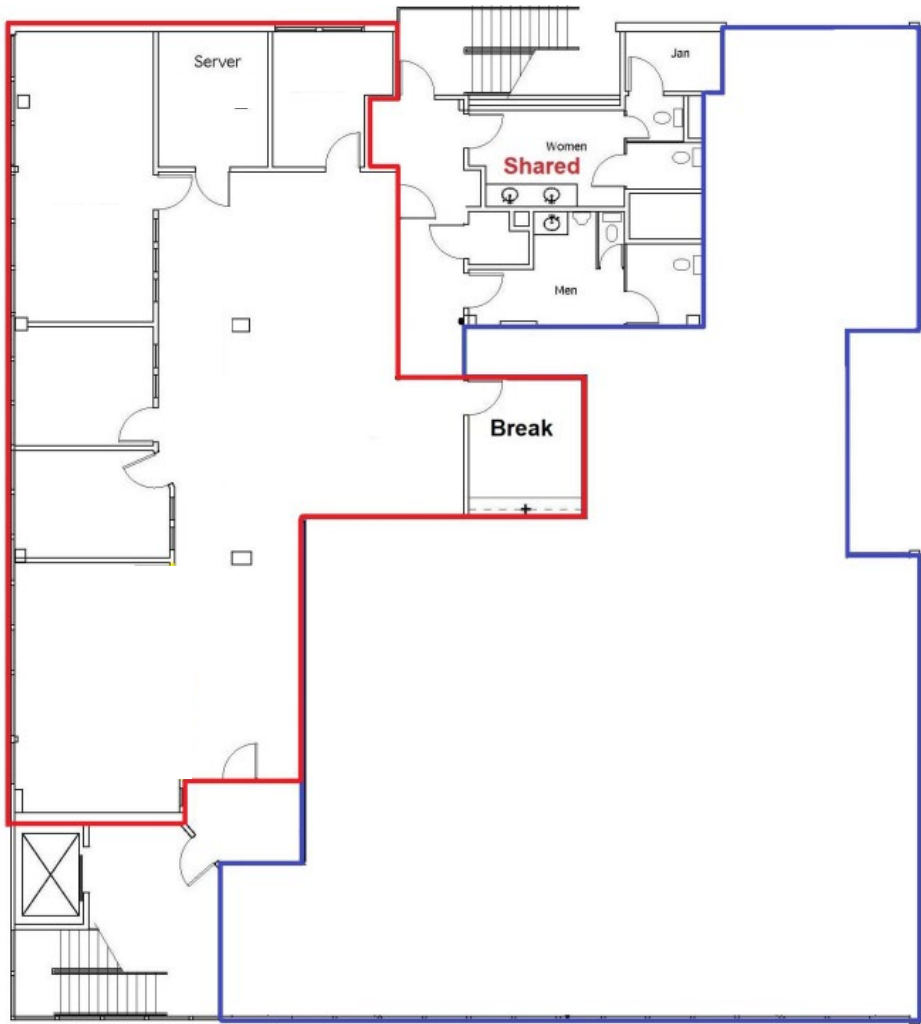
OTHER (WALKING DISTANCE)

Adamo's
Babe's Ice Cream
Burger Patch
Bombay Bar & Grill
Burgers and Brew
Cantina Alley
Chicago Fire
Chita's Taqueria
Cornerstone
Der Biergarten
Drunken Noodle
Federalist Public House
Flamingo House
Fleet Feet
Ginger Elizabeths
I Love Teriyaki
Kupros Craft House

Mike's Camera
Noah's Bagels
N Street Cafe
Otoro Midtown
Pachamama Coffee
Coop
Pizzasaurus Rex
Rick's Dessert Diner
Ro Sham Beaux
Sun & Soil Juice
Sunny Side
Starbucks
Tank House BBQ
Tapa the World
Temple Coffee
Thai Basil
The Cabin
The Golden Bear
The Mill
The Porch
Tres Hermanas
Zelda's Pizza

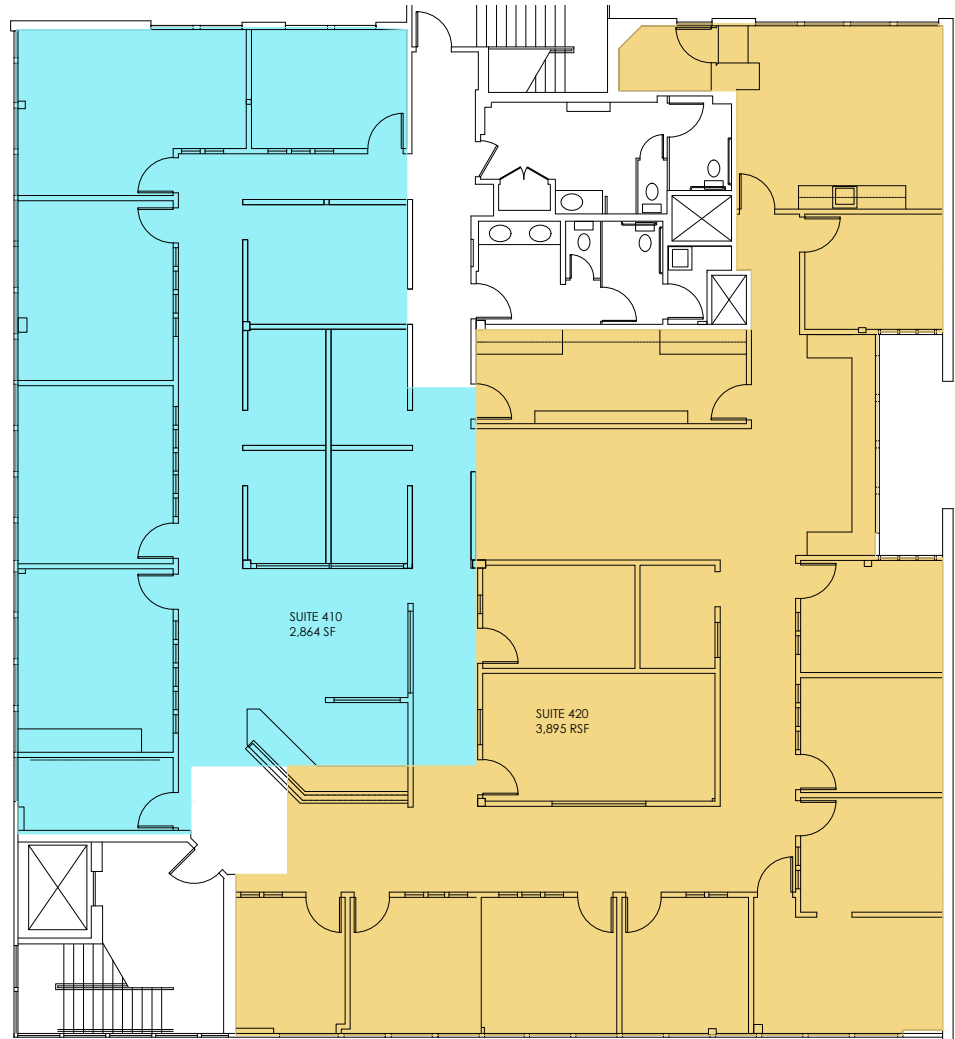


2ND FLOOR



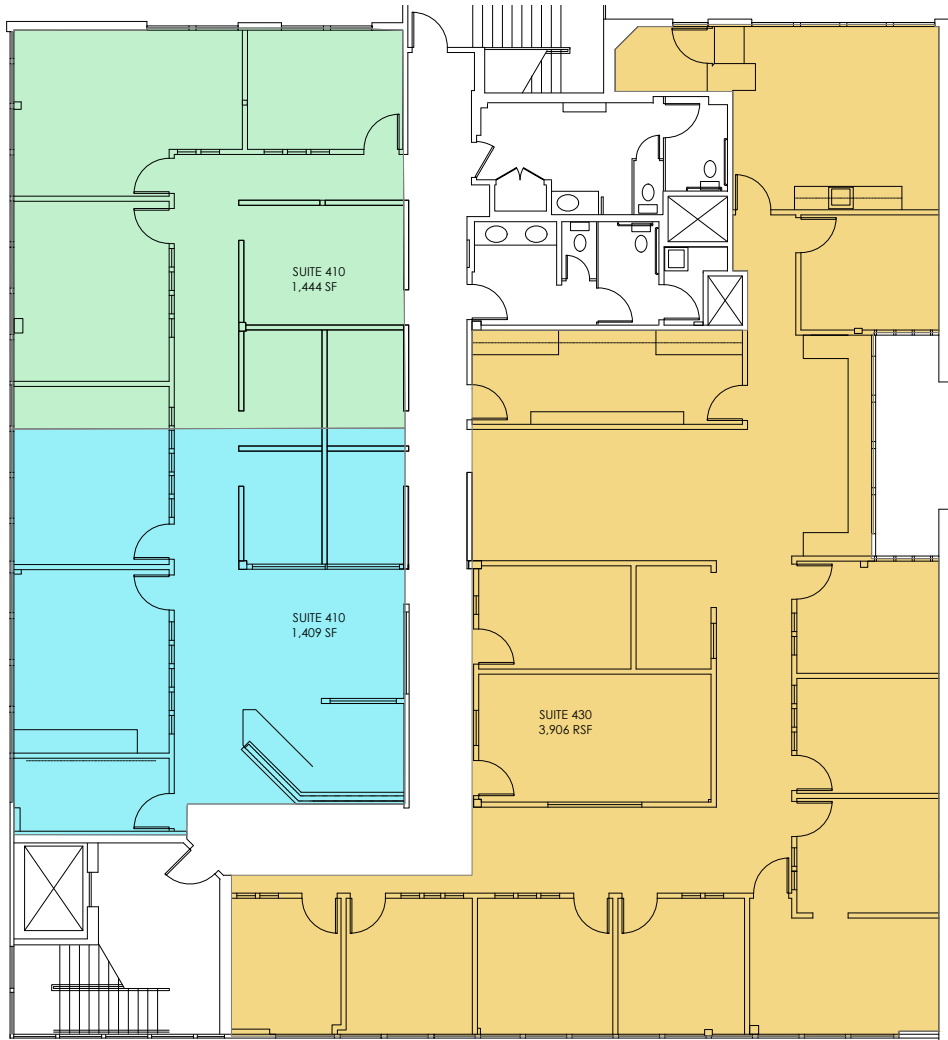
SUITE 210: 2,755 SF
\$2.00/SF/MONTH FULL SERVICE
AS-IS CONDITION
AVAILABLE DECEMBER 1, 2025

4TH FLOOR



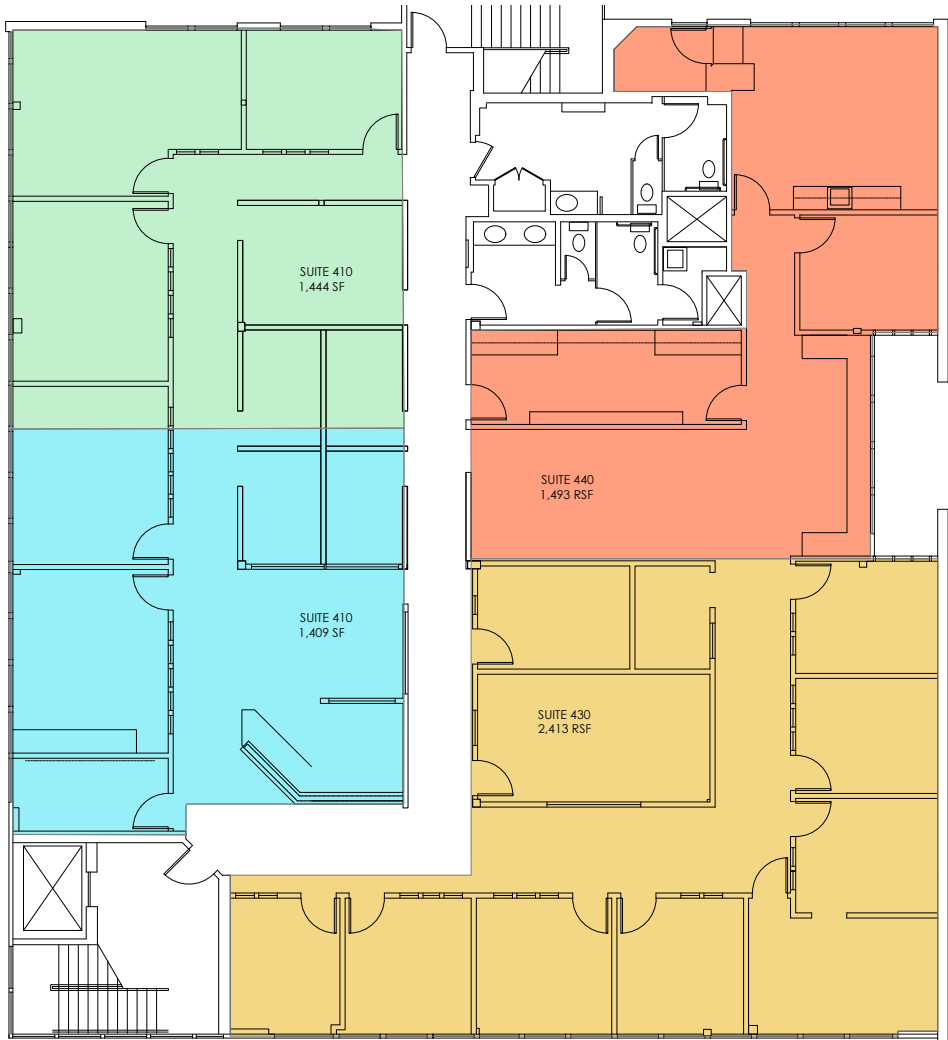
4TH FLOOR - OPTION 1
6,759 TOTAL RSF (CAN BE DEMISED)
SUITE 410: 2,864 SF
SUITE 420: 3,895 SF
\$2.00/SF/MONTH FULL SERVICE
AVAILABLE NOW

4TH FLOOR CONTINUED



4TH FLOOR - OPTION 2

6,759 TOTAL RSF (CAN BE DEMISED)
SUITE 410: 1,444 SF
SUITE 410: 1,409 SF
SUITE 430: 3,906 SF
\$2.00/SF/MONTH FULL SERVICE
AVAILABLE NOW



4TH FLOOR - OPTION 3

6,759 TOTAL RSF (CAN BE DEMISED)
SUITE 410: 1,444 SF
SUITE 410: 1,409 SF
SUITE 430: 3,906 SF
SUITE 440: 1,493 SF
\$2.00/SF/MONTH FULL SERVICE
AVAILABLE NOW

