
1300

U STREET

Rare 47,514 SF stand-alone office building
in Downtown with 81 on-site parking stalls

FOR LEASE



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THE PROPERTY

47,514

S.F. BUILDING

81

ON-SITE PARKING STALLS

1,500

NEARBY PARKING OPTIONS

50+

NEARBY AMENITIES

Rare stand-alone office building for lease with plentiful on-site parking

1300 U Street is one of Downtown Sacramento's most distinct and prominent office opportunities for lease. Built in 1910, the one-story, 47,514 SF building boasts timeless architecture, with modern infrastructure and amenities, and stands as the only lease opportunity of its size in the urban core with surface parking. The Property is the ideal canvas for a creative office user, drawing inspiration from the large skylights, extensive window lines, and timeless brick exterior to deliver

er some of the most unique creative space on the grid, with the added benefit of 81 on-site parking stalls. In addition to the 81 on-site parking stalls at 1300 U Street, tenants in the area have use of over 1,500 parking stalls with monthly, daily and hourly parking options. Tenants and their guests will be able to find parking on-site or nearby with ease. Located in the heart of the Southside Park neighborhood

of Sacramento, the Property benefits from numerous walkable amenities, including the R-Street Corridor of restaurants and retailers, and Southside Park itself. The Property is a one minute drive to and from Highway 50 and Business 80, and just three blocks from the 16th Street line for the Sacramento Regional Transit Light Rail station which goes through Midtown, East Sacramento, Rancho Cordova, and historic Folsom, allowing for ease of access for tenants whose staff commutes.

This offering gives tenants or buyers a variety of options:

- Lease ±20,000 up to ±47,514 SF
- Purchase the property as an office building for an owner/user or investor
- Purchase the property as a development site with income in-place from the State of California



1300 U STREET, BUILT IN 1910,
BLENDS MODERN INFRASTRUCTURE
WITH TIMELESS DESIGN.





1300
U STREET

Section One: The Property

PROPERTY FEATURES

- Approximately 47,514 rentable square feet total
- Timeless historical design
- Large natural skylights
- Four sides of glass
- 81 on-site parking stalls



**1300 U STREET IS A RARE OPPORTUNITY
TO LEASE UP TO 47,514 SF OF OFFICE IN
SACRAMENTO'S URBAN CORE WITH 81
ON-SITE PARKING STALLS**



BUILDING LOCATION

1300 U Street is nestled on a shady block in historic Southside Park - an area defined by well-maintained box-style bungalows, old loquat trees, and of course, Southside Park itself. New townhomes and row houses are peppered across an area mostly dominated by

older homes and quadplexes. Art studios co-mingle with old school Chinese restaurants, decades-old dive bars, and creative offices. Being in a desirable residential neighborhood while having immediate access to Sacramento's CBD is a rare luxury for most busi-

nesses. This area is a pass through for several major thoroughfares and boasts some of the best freeway access in the Grid. And, with the R Street Corridor three blocks to the north, excellent food, drink, and shopping options are always within reach.



THE PROPERTY IS JUST THREE BLOCKS FROM THE R STREET CORRIDOR, ONE OF URBANCORE SACRAMENTO'S PRIME RETAIL AND CREATIVE OFFICE HUBS

1300
U STREET





AERIAL VIEW

**DOZENS OF FOOD, DRINK, FITNESS,
ENTERTAINMENT, AND TRANSPORT
OPTIONS SURROUND THE PROPERTY
AND ARE ONLY A SHORT WALK AWAY**





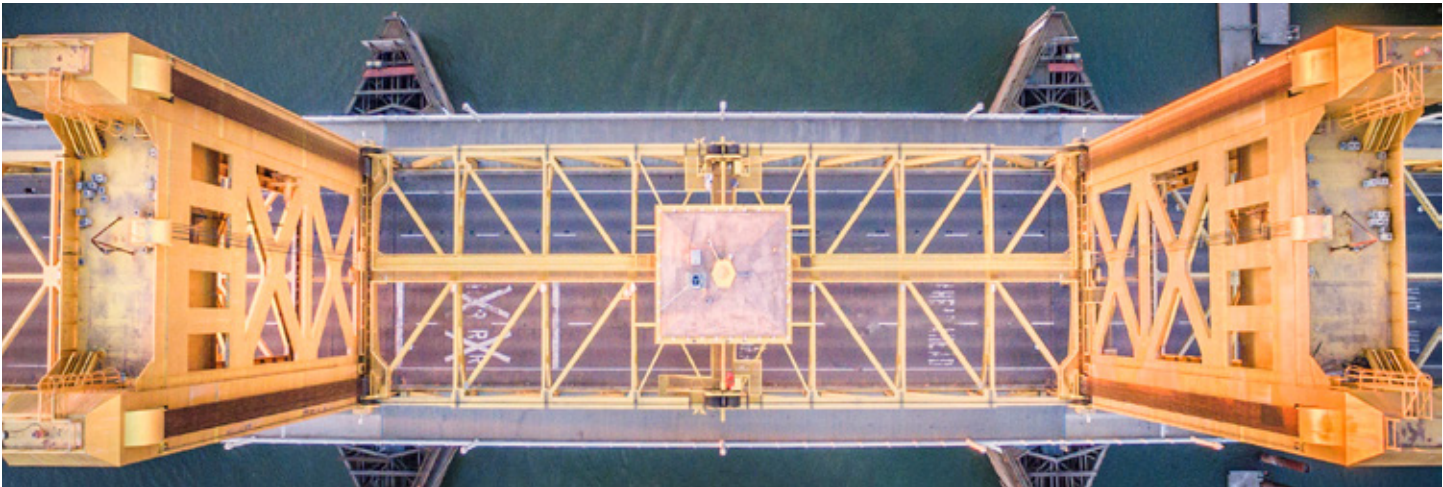
NEARBY AMENITIES

The Property has one the finest locations for a building its size in the highly desirable Downtown submarket of Sacramento, and is within easy walking distance of several of Sacramento’s significant urbancore landmarks:

POPULAR RESTAURANTS NEAR 1300 U STREET (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.	Chipotle	Jack’s Urban Eats	Pachamama Coffee Coop	Tank House BBQ
Ace of Spades	Cornerstone	Karma Brew	Paesano’s	Tapa the World
Aioli Bodega Espanola	Crepeville	Kru Japanese	Paragary’s	Tea Cup Cafe
Amaro Italian Bistro & Bar	Der Biergarten	Bombay Bar & Grill	Pizzeria Urbano	Temple Coffee
Art of Toys	Dos Coyotes	Kupros Craft House	Portofino’s	Thai Basil
Azul Mexican	Eatuscany Cafe	Lowbrau	Press Bistro	Thai Canteen
Badlands	Elixir Bar & Grill	Lucca	Pronto Pizza	The Bread Store
Bar West	Faces	Luna’s Cafe & Juice Bar	Pushkin’s Bakery	The Golden Bear
Bento Box	Federalist Public House	Mango’s/Burgertown	Q Street Bar & Grill	The Mill Coffee House
BevMo	Fieldwork Brewing Co.	Make Fish	R15	The Porch
Block Butcher Bar	FishFace Poke Bar	Mercantile Saloon	Red Rabbit	The Press
Bottle & Barlow	Fit Eats	Metro Kitchen & Drinkery	Rick’s Dessert Diner	The Rind
Broderick Midtown	Fox & Goose Public House	Mikuni Sushi	Roxie Deli and Barbecue	The Waterboy
Buckhorn Grill	Ginger Elizabeth Chocolates	Monkey Bar	Saddle Rock	Tres Hermanas
Burger Patch	Grange	Mulvaney’s B&L	Sakamoto	Uncle Vito’s Pizza
Burgers and Brew	Highwater	N Street Cafe	See’s Candies	University of Beer
Cafe Bernardo	Hot Italian	Nekter	Shady Lady	Waffle Square Country Kitchen
Café Bernardo’s	I Love Teriyaki	Nido	Shoki Ramen House	Yogurt a GoGo
Cantina Alley	Identity Coffee	Nishiki Sushi	Squeeze Inn	Zelda’s Pizza
Centro Cocina Mexicana	Iron Horse Tavern	Old Soul Coffee	Sun & Soil Juice	Zocalo





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably

central location to Lake Tahoe, the Sierra's, Yosemite and the Coast.

In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United

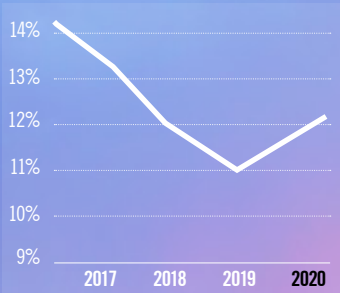
States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (only a few blocks from the Subject Property).



SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In July 2020 Sacramento was the most popular migration destination in the U.S, with more than half of home searches from buyers outside of the area (Redfin).

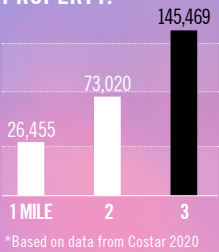
SACRAMENTO OFFICE VACANCY:



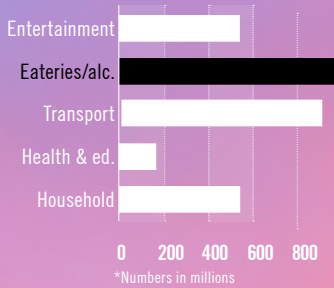
SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #2 in the U.S. for net millennial migration
- #4 U.S metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

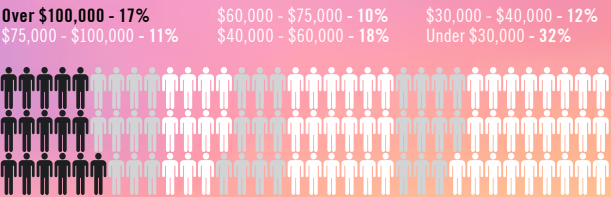
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



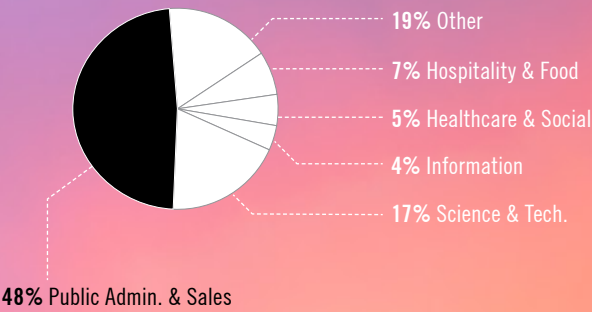
ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



34.3% Of population have a bachelor's degree

Sources: SmartAsset 2018
Emsi 2019

WALK SCORE: 97
BIKE SCORE: 98
TRANSIT SCORE: 55



THE R STREET CORRIDOR

In Sac, everyone is familiar with the R Street Corridor. Some of the city's most popular restaurants, retail and entertainment venues make up only part of the artsy ecosystem here.

The R Street Corridor is the creative epicenter of downtown thanks to the medley of artists, designers, and creatives residing and working in the corridor. R Street is a uniquely urban neighborhood that offers a variety of housing, dining and entertainment choices with more on the way. Part of the excitement behind R Street's emergence as a vibrant and distinctive district rests in the area's unique history as the State's first railroad and industrial corridor. Many brick buildings, landmarks, and street elements still reflect the former rail-based business activity that existed for over century. Now, instead of warehouses and

industrial shops, R Street's historic structures are now home to some of the best dining, cocktails, entertainment, art and design that Sacramento has to offer. R Street is the place to be for specialty boutiques. The WAL Public Market alone offers vintage clothing and home goods, music, handmade shoes, and Moroccan rugs just to name a few. If there's one thing you can count on when exploring R Street, its variety. Whatever you're craving, from heaven in a bowl to the finest craft beer, R Street is sure to be the highlight for any foodie. Some of R Street's more notable restaurants include Beast

+ Bounty, Mendocino Farms, Device Taproom, Mas Taco, Fish Face Poke Bar, Bottle and Barlow, Shady Lady and Iron Horse Tavern. In addition to enjoying the abundance of regional dining flavors, you can find the hippest local and national music acts at a number of R Street venues highlighted by Ace of Spades, Sacramento's premier small concert venue. Amenities and services are part of what makes the R Street Corridor not just a place people want to visit, but where they want to work and live.





DOCO & THE GOLDEN 1 CENTER

The Golden 1 Center is booming with people on game and event nights and Doco is a year-around destination for shopping, dining, hospitality and entertainment

It's a night on the town with best friends or a seat in the plaza with coffee and pastry. Or seeing your favorite band for the fifth time. Sitting outside in the warm air with a craft cocktail. Surrounding yourself in amazing art and architecture. Staying at one of the most eclectic hotels in California. Shopping at one-of-a-kind bou-

tiques alongside the most recognized global brands. DOCO is where the locals hang out and visitors from around the globe experience this region at its finest. Centered around the Golden 1 Center, the initial phase of DOCO includes a 16-story mixed-use tower that houses a Kimpton Hotel, called The Sawyer, with 250

hotel rooms and 45 high-end residences. When complete, this retail and entertainment destination will house 630,000 sq. ft. of retail space and 250,000 sq. ft. of office space. DOCO is the common ground that will unite urban Sacramento and offer a gathering place for the community.





THE RAILYARDS

The Railyards are poised to be the new downtown with office, retail and multi-family amenities. Nearby buildings and their tenants will benefit from the added amenities and living options.

The Railyards” development project is located just north of I Street that will double the footprint of Downtown Sacramento. Originally built to serve as the western terminal for the Transcontinental Railroad, the 244-acre site is now considered the single largest and transformative development site in Northern California. The development will

be a dynamic , dense, and modern urban environment featuring a state-of-the-art mass transit hub with access to the entire city. Within the next decade, the Railyards will feature up to 10,000 residential units, over 500,000 square feet of re- tail space, nearly 4,000,000 square feet of office space, a 1,300,000 square

foot medical campus, 1,100 hotel rooms, and 33 acres of open park-like space. Furthermore, a 25,000-seat MLS soccer stadium is being built in the Railyards. In a very true sense, The Railyards are poised to be the new downtown.





WORKING HERE

SEVERAL
COOL MURALS NEARBY

PLENTY
OF GREAT LUNCH SPOTS IN THE AREA

COUNTLESS
NEW FRIENDS TO BE MADE

A PLACE YOUR EMPLOYEES WILL ENJOY WORKING

1300 U Street features the ideal blend of contemporary and historic. The office space features open floorplans, large skylights, extensive windowline, and the best on-site surface parking for a building its size in the entire urbancore. Your eyes will be drawn naturally to the timeless brick architecture

on the exterior of the building. The location couldn't be more ideal for an office building, with immediate access to Highway 50 and Business 80, as well as a lightrail station just a short walk away. You benefit from reduced commutes, easy on-site parking with 81 stalls immediately available, and nearly 1,500

parking spaces in the direct vicinity of the property. Your staff will look forward to work at this iconic building, feel secure coming in early, and staying after hours. The value proposition will enable you to attract new high-quality employees and retain the ones you have.



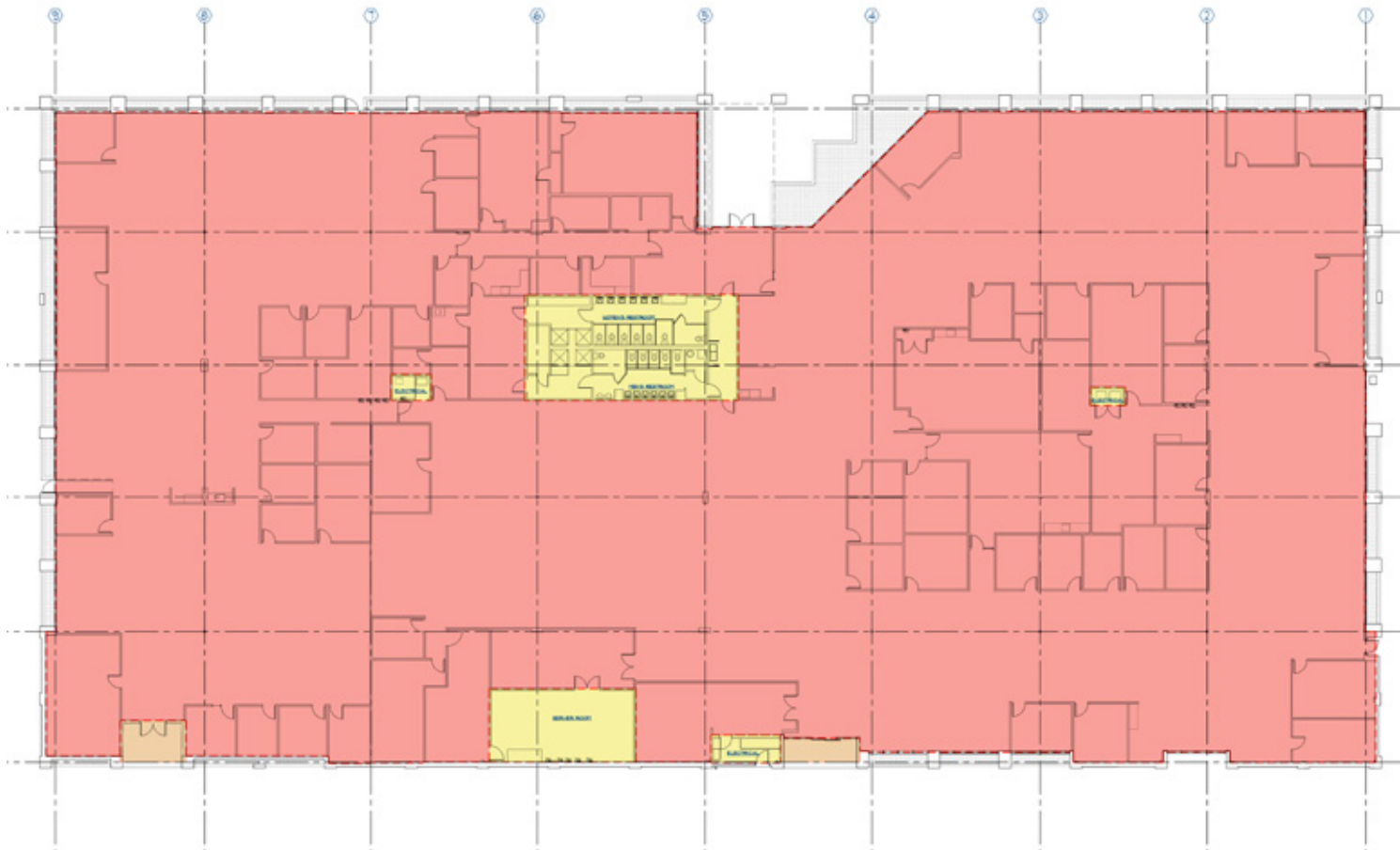
FLOOR PLAN

1-2
AVAILABLE SPACES

20,000 – 47,514
S.F. AVAILABLE

UNLIMITED
POSSIBILITIES

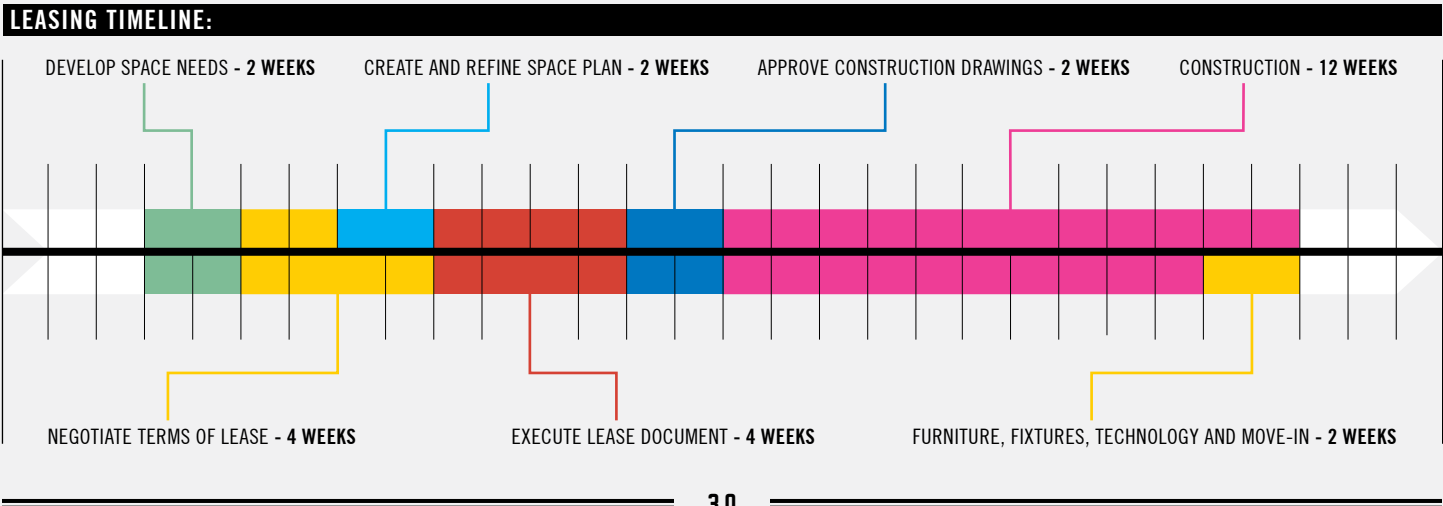
YOUR BLANK CANVAS



LEASING TIMELINE

A VISUALIZATION OF THE LEASING PROCESS AHEAD

PICTURED BELOW: VARIOUS OTHER
OFFICE TENANTS IN MIDTOWN AND
NEAR THE R STREET CORRIDOR





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COMMERCIAL REAL ESTATE