

1734 34TH STREET

CREATIVE SPACE FOR LEASE IN
PRESTIGIOUS EAST SACRAMENTO



TURTON
COMMERCIAL REAL ESTATE

4202
H-STREET



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THE PROPERTY

3,480	1	12	AAA
SF AVAILABLE	FREE-STANDING BUILDING	PARKING STALLS	LOCATION

AN INSPIRING CANVAS FOR CREATIVES AND PROFESSIONALS

1734 34th Street is an incredibly unique industrial building converted to offer creative space for office or retail. The free-standing structure and design are truly one of kind, with Mediterranean façade, clay tile roof, wooden spindles, decorative tiles, and succulent landscaping, punctuated by a striking steel sculpture by Ger-

ald Walburg. The interior architectural features are all exposed: wood beam vaulted ceilings, red brick walls, hard ducting, and polished cement floors. The project is across the street from Canon restaurant and Fitness Rangers, and within close proximity to some of East Sacramento's best restaurants and amenities. The layout and

image of the spaces will give future occupants the perfect canvas to create an incredible workplace culture to recruit and retain the best talent for years to come. The open and flexible floor plan will provide an atmosphere that shapes great client experiences and a strong company brand.





PROPERTY DETAILS

ADDRESS:	1734 34TH STREET
BUILDING SIZE:	3,480 SF
LEASE RATE:	\$2.00/SF MODIFIED GROSS
PARKING:	12 STALLS AVAILABLE
OTHER FEATURES:	HIGH CEILINGS WITH EXPOSED WOOD, BRICK, AND CEMENT EXPANSIVE WINDOW LINE AND SKYLIGHTS STUNNING ARCHITECTURE AND DESIGN



Section One: The Property



1734
34TH STREET



BUILDING LOCATION

20+
NEARBY RESTAURANTS

8,000,000+
SF OF MEDICAL SPACE NEARBY

IN THE HEART OF EAST SAC NEAR MERCY HOSPITAL & TEMPLE COFFEE

No submarket in Sacramento is more desirable to work or live than East Sacramento. Both homes and office space in East Sacramento are highly sought after due to the central freeway location, proximity to the State Capitol Corridor and central business district, as well as easy access to numerous fine dining options, social events, and art offerings. Further, established schools, community and outdoor activities, and sense of security make the neighborhood highly desirable to

both homeowners and tenants.

The Property is located squarely in the middle of East Sacramento, providing tenants with the benefits of access to Midtown/Downtown and Campus Commons/Arden-Arcade. Tenants can take advantage of close proximity to residential housing and free on-site parking common in East Sacramento but still remain walking distance to the business opportunities and amenities in the urban grid. Further, the Property is located adjacent to

Business 80, providing tenants and clients with easy access to Interstate 80 and Highway 50, as well as McKinley Park, a 32-acre park with walking trail, pond, and other recreational uses.

Lastly, the Property is a quick walk or drive to some of East Sacramento's favorite eateries and coffee shops, include Orphan, Roxie Deli, Temple Coffee, Canon Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland's Market Café and Tupelo Coffee House.





NEARBY URBAN AMENITIES

1734 34th Street is tucked away in a quiet, shady corner of East Sac with immediate access to both the Urban Core and the Freeway system.

POPULAR RESTAURANTS NEAR 1734 34TH STREET (NOT ALL ARE MENTIONED HERE):

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



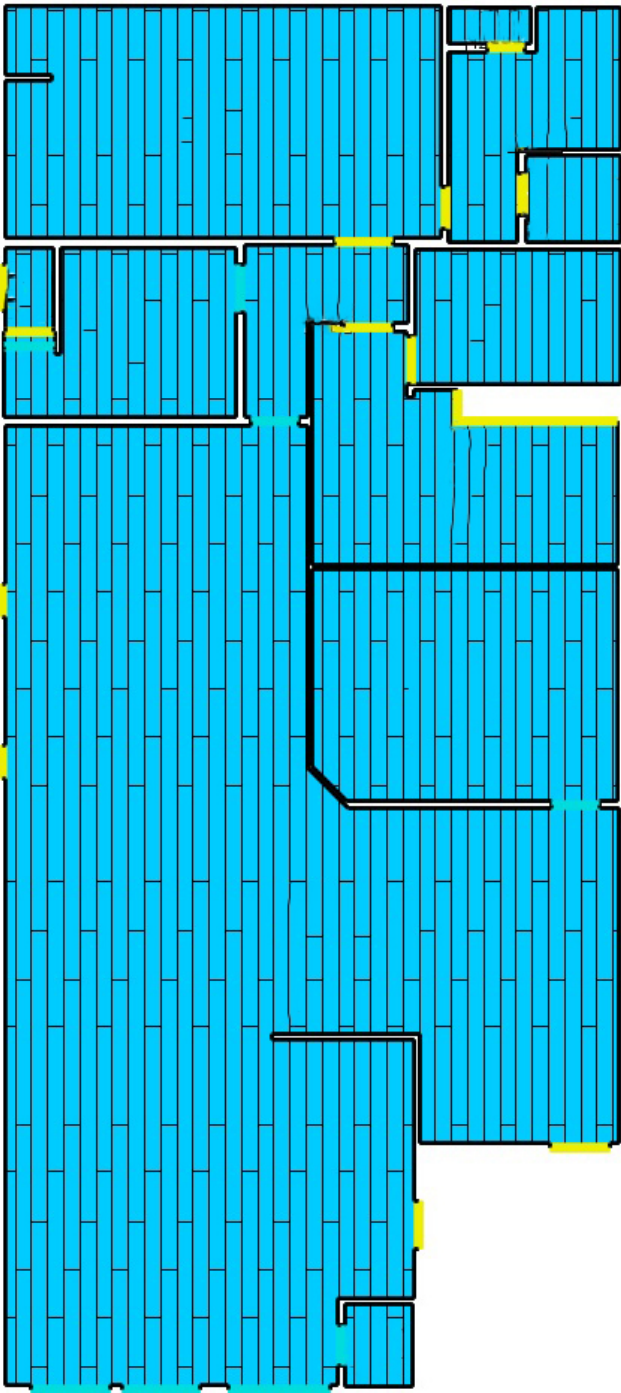
FLOOR PLANS

3,480 SF

BUILDING AVAILABLE

\$2.00/SF

MODIFIED GROSS



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