



TURTON
COMMERCIAL REAL ESTATE

2115 J Street

Midtown Office Spaces for Lease



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THE OPPORTUNITY

± 2,263-5,196
SF

\$2.00
PSF FSG

PARKING
ON-SITE

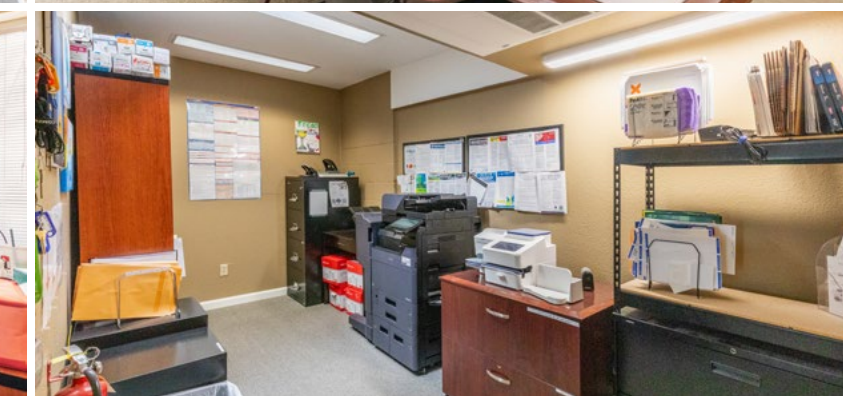
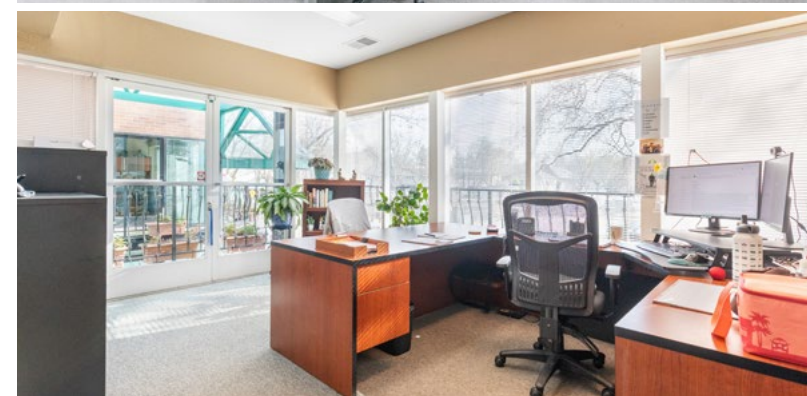
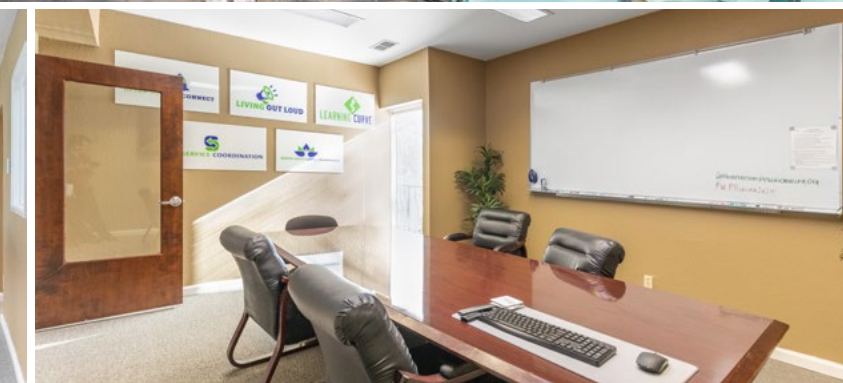
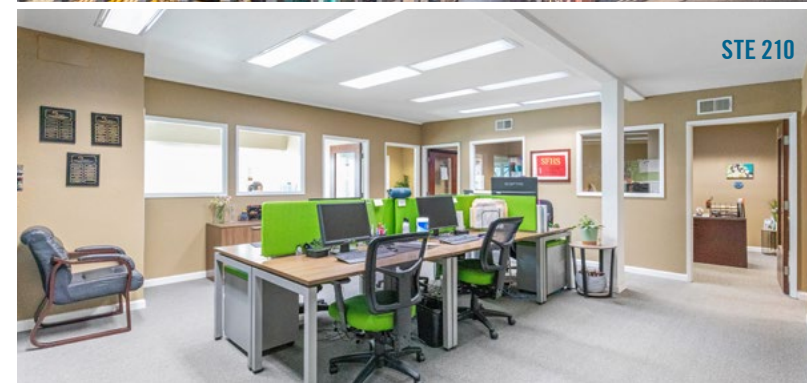
AAA
LOCATION

OFFICE SPACE IN THE HEART OF MIDTOWN DINING & ENTERTAINMENT SCENE

Turton Commercial is pleased to offer for lease 2115 J Street (the "Property"), AAA located office space in the vibrant heart of Midtown Sacramento. The available suites feature reception areas, conference rooms, kitchens, several private offices, and with window-lining throughout into an attractive courtyard and skylights allowing ample natural light to enter. The Building offers plenty of on-site parking, a rare Midtown amenity. The suites provide a rare opportunity to move into fully functional "as-is" space, or the ownership can renovate the suite for your business's desired layout. The

suites are located on the 2nd floor above one of Midtown's most exciting restaurants, Tapa The World, and overlooks the bustling J Street retail corridor. 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. The Property is located perfectly along Midtown's popular J Street creating it impossible to

duplicate lifestyle experience in one of Sacramento's most walkable mixed-use neighborhoods. The Building has incredible visibility and a rare availability along J Street with rare surface and secured parking onsite. 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, and abundant natural light.





Section One: The Opportunity

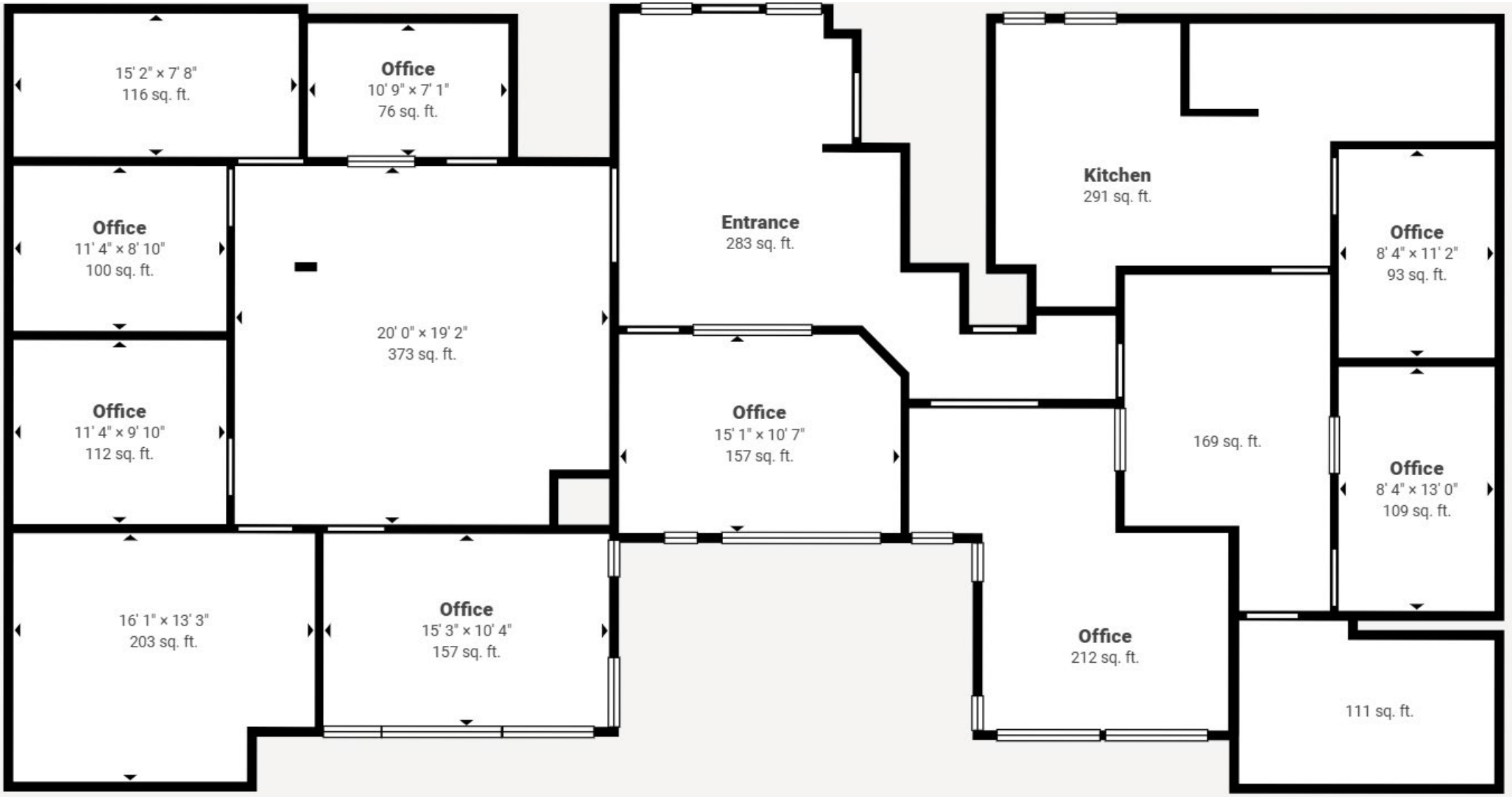
1 THE OPPORTUNITY
2115 J STREET

PROPERTY DETAILS

Address: 2115 J Street, Sacramento, CA 95816
Suite 201: ± 2,933 SF
Suite 210: ± 2,263 SF
Divisible: Yes
Lease Rate: \$2.00 PSF Full Service
Available: Immediately
Elevator: Yes
Parking: \$150 per stall

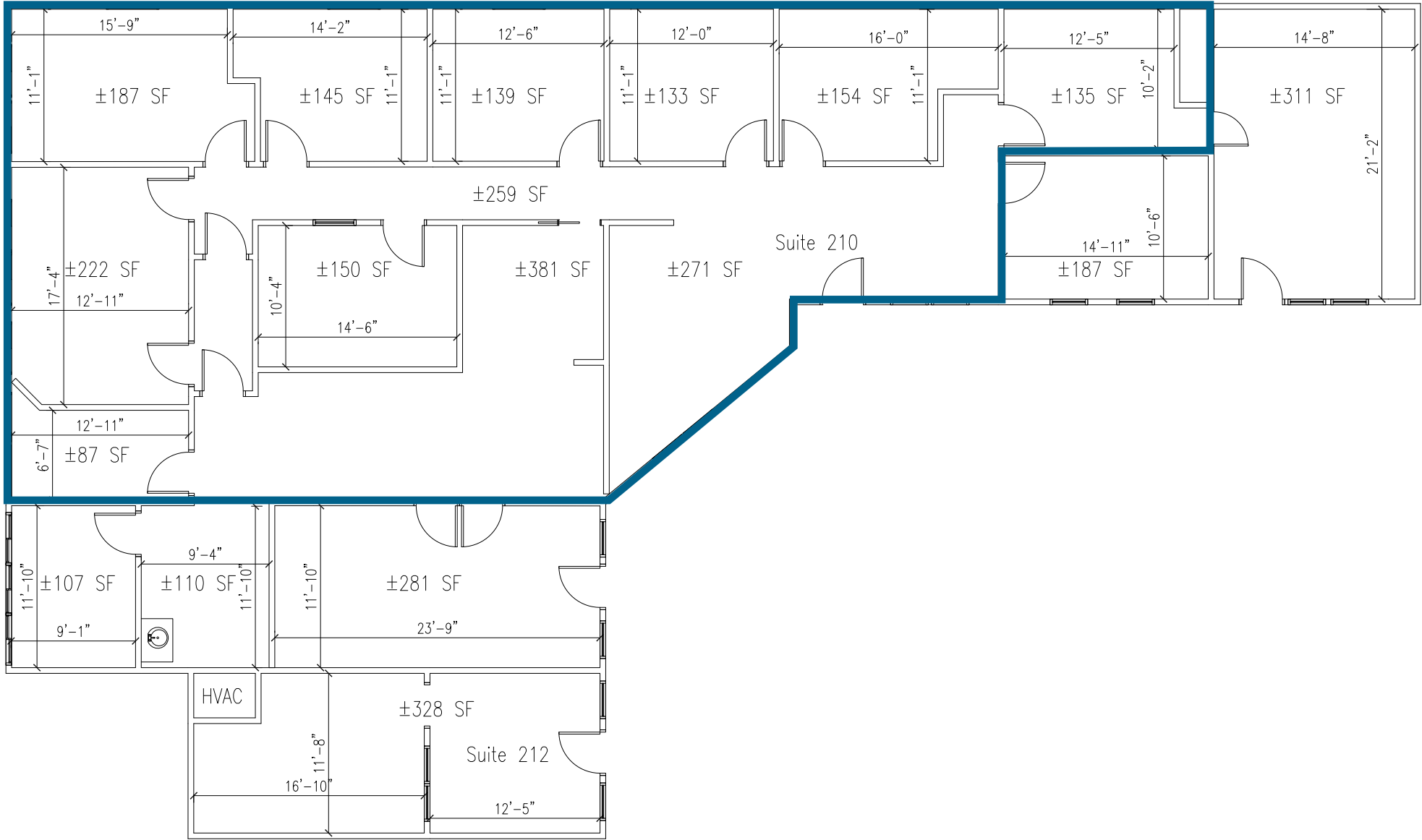
FLOOR PLAN

± 2,933 SF AVAILABLE
SUITE 201



FLOOR PLAN

± 2,263 SF AVAILABLE
SUITE 210





THE LOCATION

IN THE MIDDLE OF A HIGHLY-DESIREABLE NEIGHBORHOOD

Midtown Sacramento is the perfect fusion of multi-generational locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the bur-

geoning and fruitful submarket. Many people consider Midtown to be the most centralized area in the City of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento. Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living. Midtown has emerged as one of the hottest submarkets of Sacramento. 2115 J

Street is near the epicenter of Midtown, which has an excellent daytime population and provides numerous eateries and professional amenities within easy walking distance. The year-round Midtown Farmers Market (#1 in CA, 2025) is only a couple of blocks away. Popular nearby eateries include Tapa the World (below the available suites), Otoro, and Marilyn's Pizza, which have become popular lunch spots for employees to enjoy.



3 LOCATION
2115 J STREET



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. 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 this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Mid-sized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Most Healthiest City in the U.S.
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America
- #10 Best Cities for Coffee Snobs
- #16 Best Cities for Millennials

The Sac Bee 2025

POPULATION GREATER SACRAMENTO REGION

2,623,204

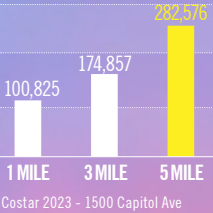
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

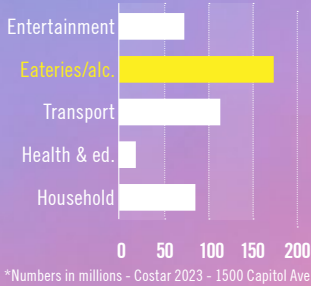
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

#1 California's top farmers market

#3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit
walkscore.com
1500 Capitol



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**FOR
LEASE**

OFFICE SPACE
+ PARKING
916.573.3303

DAVID KACHRY
HARDEN HARRIS



TURTON
COMMERCIAL REAL ESTATE