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CLASS A CREATIVE OFFICE AVAILABLE
FOR LEASE IN DOWNTOWN SACRAMENTO

\$100
Gift Card to
Capitol Garage for Tours!

FIRE-C02

AdVal Properties

 **TURTON**
COMMERCIAL REAL ESTATE



State Capitol

Golden 1 Center

1414 K STREET

Convention Center



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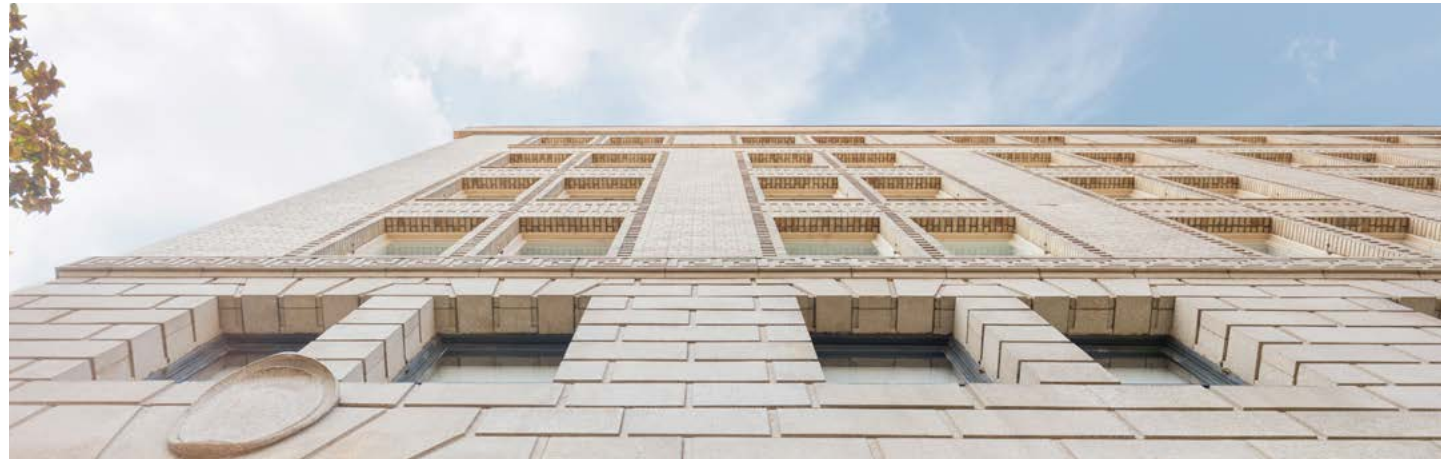
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THE OPPORTUNITY

2,336- 3,550
SF AVAILABLE

< 1
BLOCK FROM THE STATE CAPITOL LAWN

PARKING
AVAILABLE

LOCATED AT GROUND ZERO OF SACRAMENTO'S URBAN EXPERIENCE

1414 K Street is one of Downtown Sacramento's more distinct and iconic creative office buildings. The Building features a historic brick and stone exterior, modern interior design including exposed ducting, hardwood and concrete floors and exposed brick along the abundant window line. This ±57,000 square foot, six story building is an incredibly architecturally unique building in the heart of the Governmental Affairs District.

The design of the available spaces features incredibly tall ceilings with exposed mechanical ducting, brick, large windows that bring in a tremendous amount of natural light and a balance of enclosed space and open and collaborative work space. In addition, the Building sits along K Street, which offers direct access to light rail, numerous restaurants and shopping, and its just a short walk to the new \$100 million

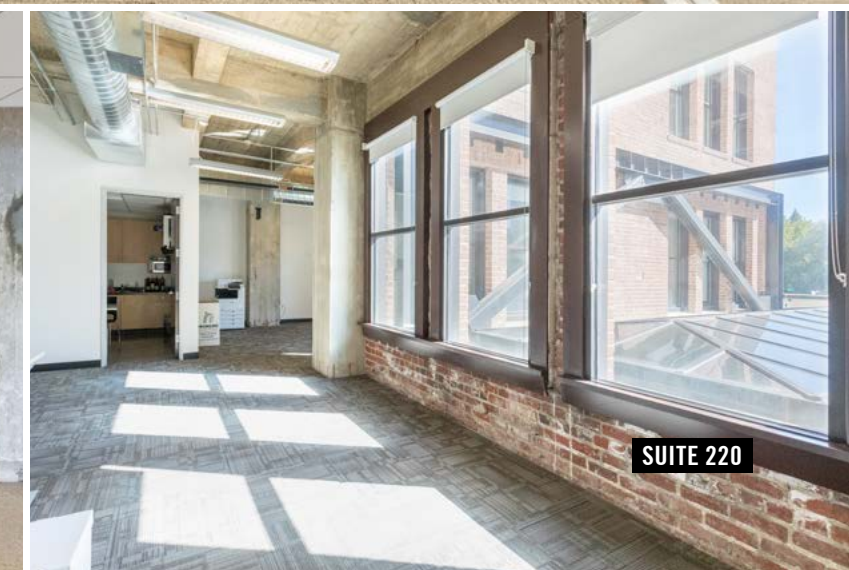
Convention Center, Downtown Commons and Golden 1 Center. The layout and high-end image of the space at 1414 K Street, combined with the amount of windows will give a future occupant the perfect canvas to create an incredible workplace culture to recruit and retain the best talent for years to come. 1414 K Street is located at the epicenter of Sacramento's exciting revitalized urban experience.



SUITE 320



SUITE 320



SUITE 220



SUITE 200



SUITE 320



PROPERTY DETAILS

Address: 1414 K Street, Sacramento, CA
Available Suites: Suite 200 - 2,418 RSF
 Suite 220 - 2,336 RSF
 Suite 320 - 3,550 RSF
Asking Rate: \$3.35 SF/Month FSG
Total Building Size: 57,000 SF
Stories: Six (6)
Parking: 2:00 / 1,000 SF (adjacent surface lot and structure)

OTHER DETAILS

- \$100 Capitol Garage gift cards available for brokers who tour the space with their clients
- Shared conference room available next door at Meridian Plaza (1415 L Street)
- High ceilings with exposed HVAC and architectural elements
- Brick exterior with large windows providing natural light
- On-site fitness center with locker room and shower

SUITE 220



SUITE 200



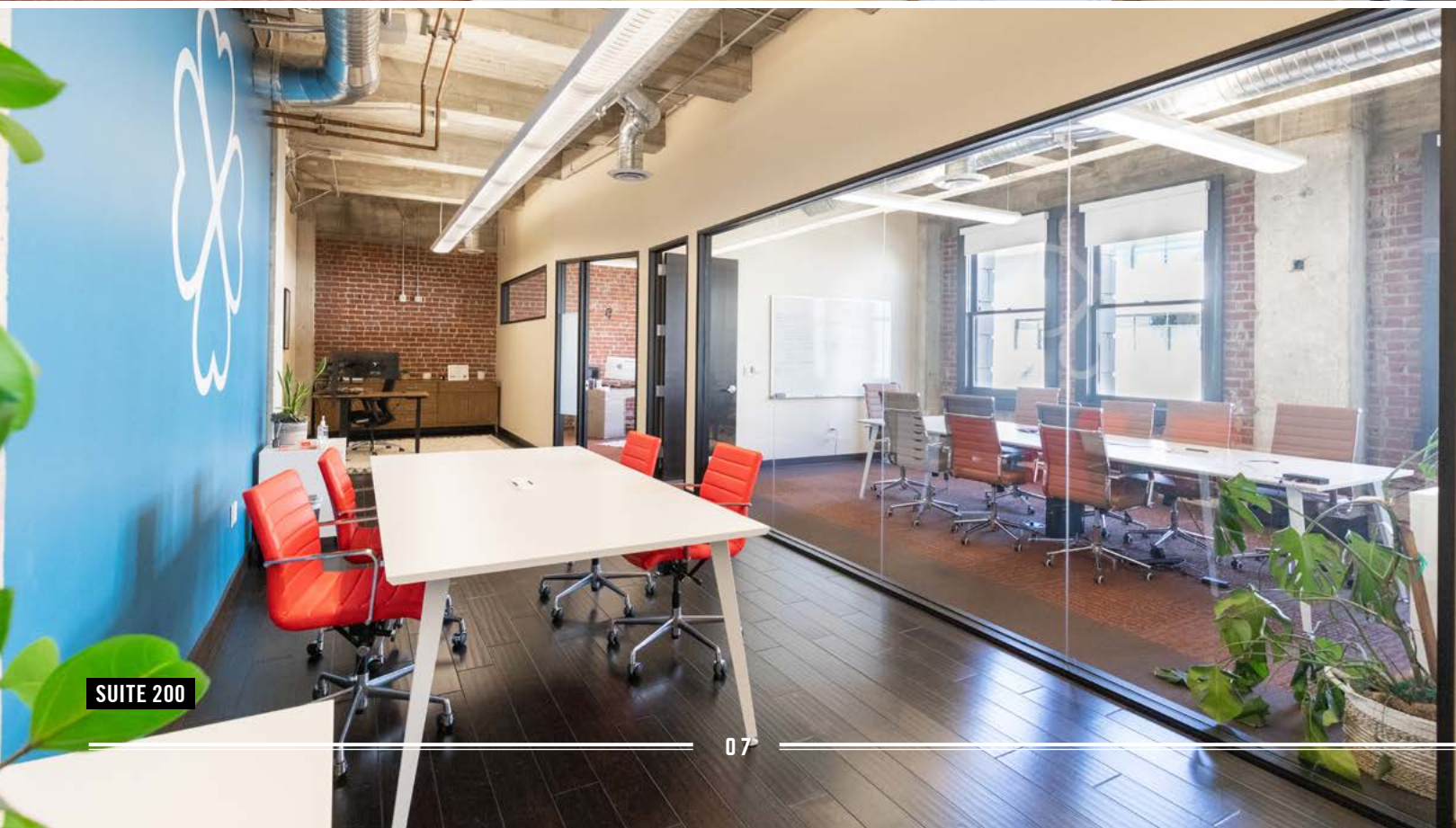
SUITE 220



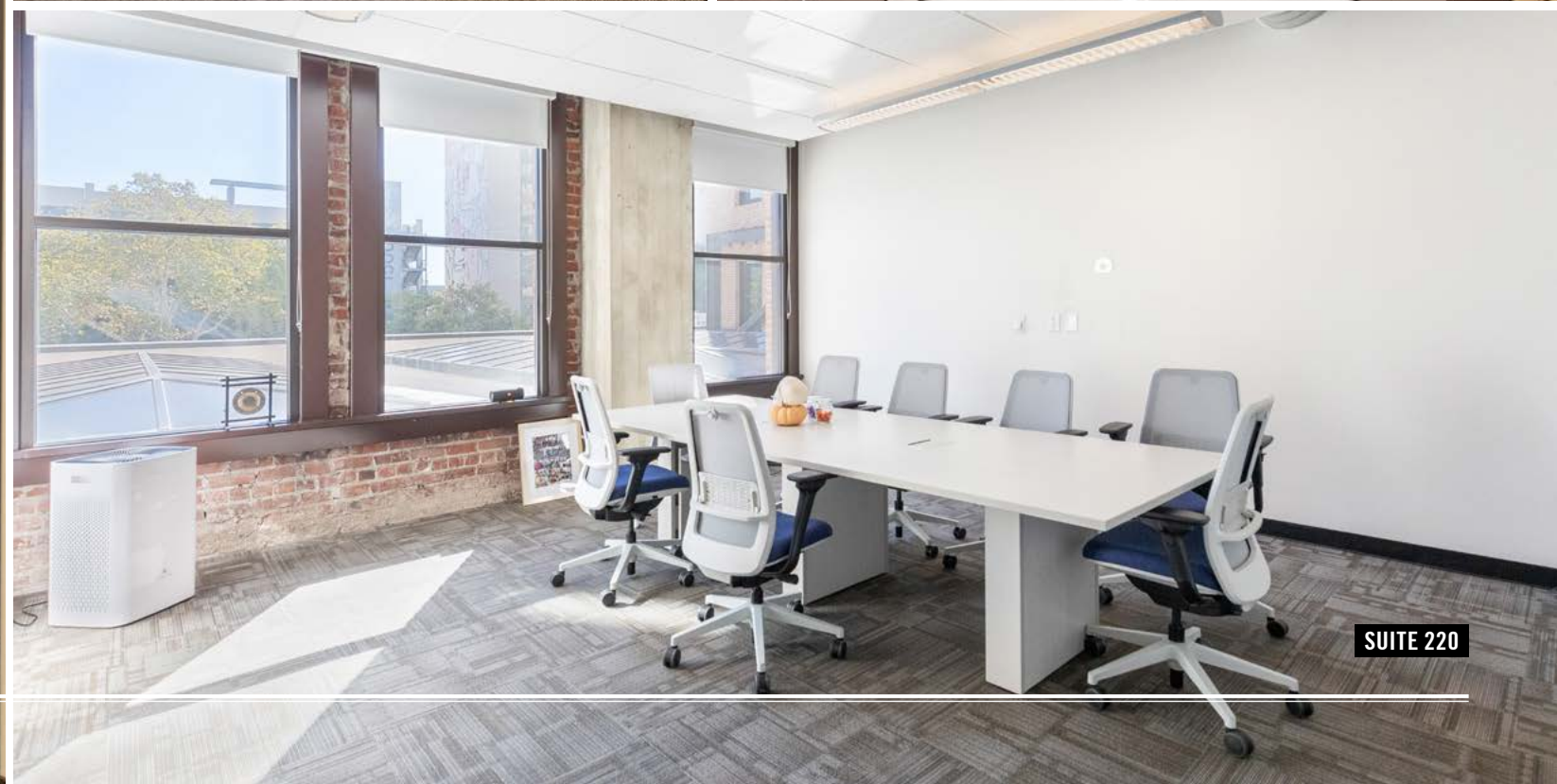
SUITE 320



SUITE 200



SUITE 200



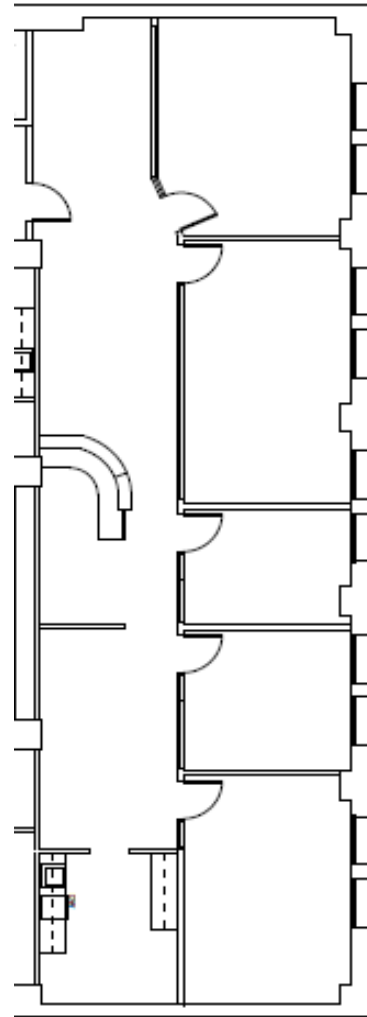
SUITE 220

* FLOORPLANS ARE NOT TO SCALE

FLOOR PLANS

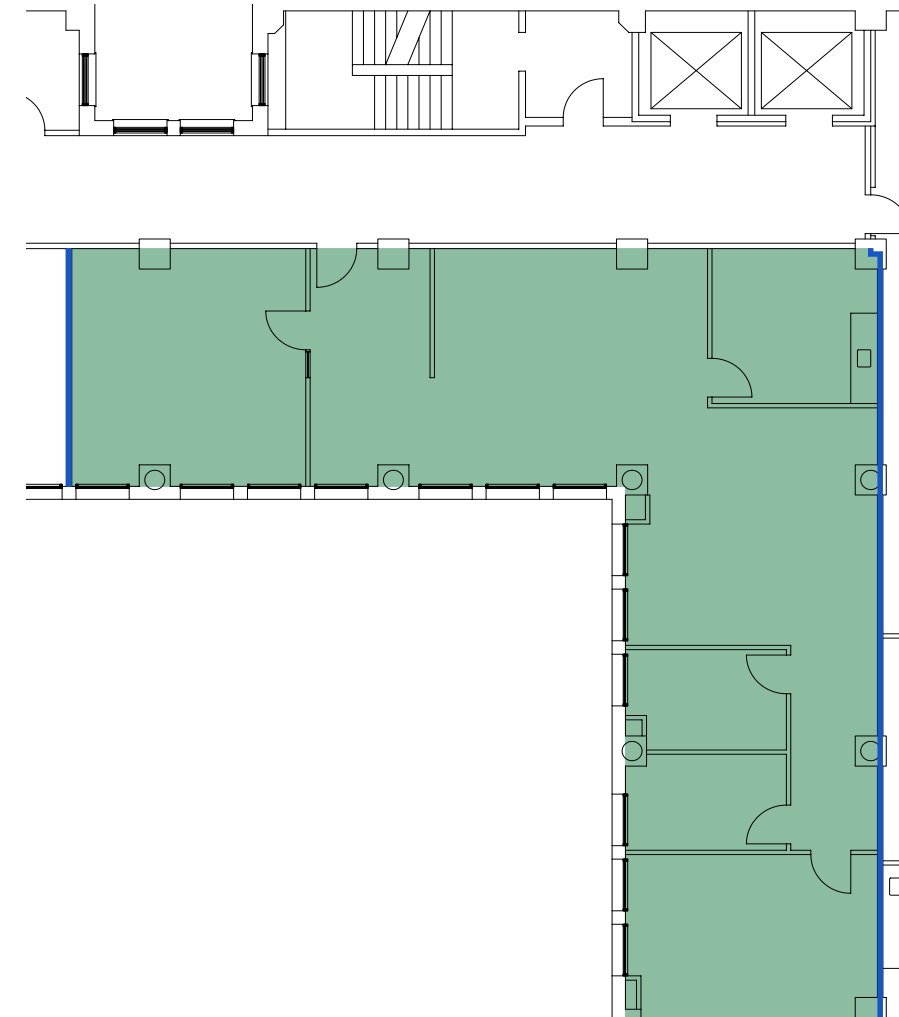
SUITE 200

2,311 RSF
\$3.35/SF/MONTH FSG



SUITE 220

2,298 RSF
\$3.35/SF/MONTH FSG



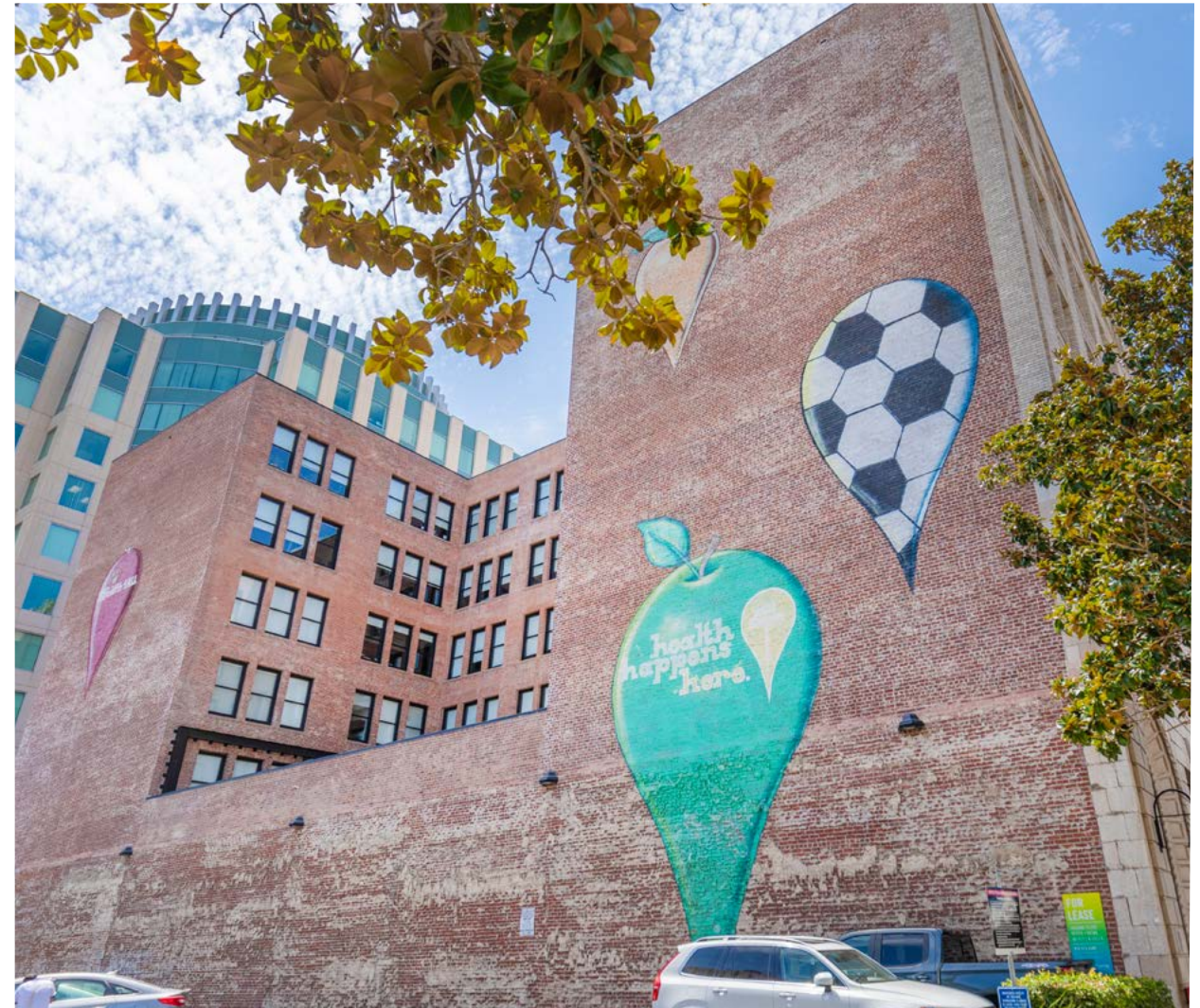
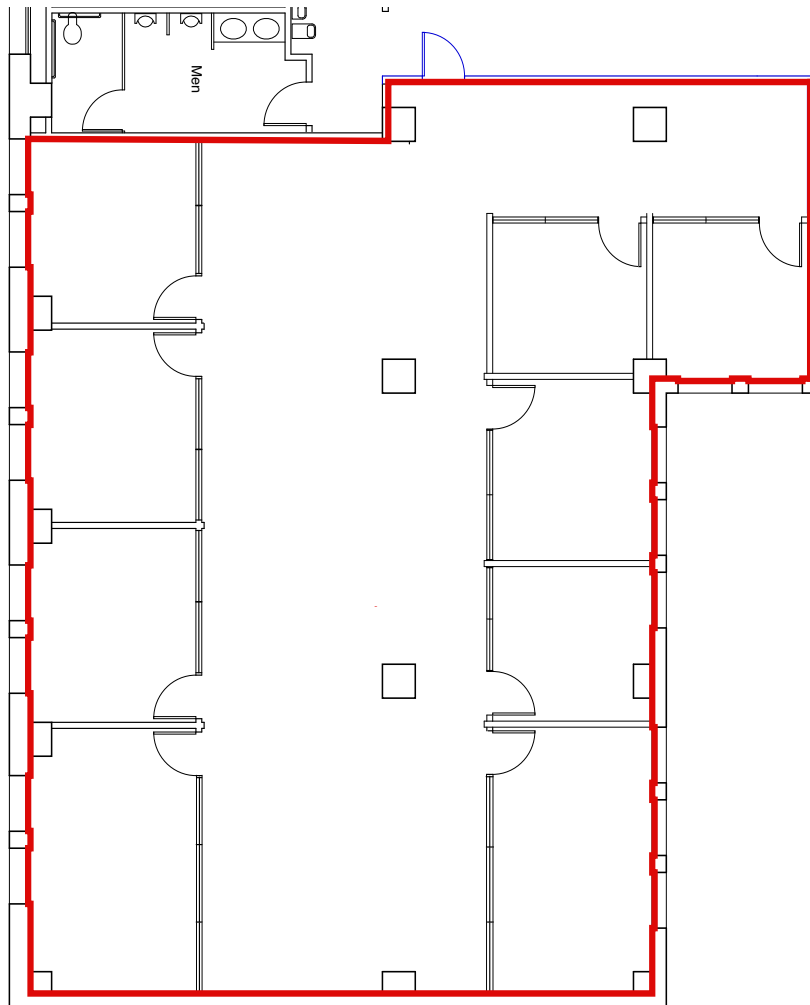
* FLOORPLANS ARE NOT TO SCALE

FLOOR PLANS

SUITE 320

3,550 RSF

\$3.35/SF/MONTH FSG





BUILDING LOCATION

< 1 BLOCK FROM THE CAPITOL

0 BLOCKS FROM THE CONVENTION CENTER

100+ NEARBY RESTAURANTS & BARS

IN THE HEART OF DOWNTOWN ON "THE KAY"

1414 K Street is situated on the thriving K Street corridor, just four blocks from Downtown Commons and Golden 1 Center, and has the best amenities immediately accessible in the entire urban core. In addition, the Property is located in

the K Street Redevelopment Zone which was implemented to create a mixed-use live/work entertainment zone along K Street. Patterned (somewhat loosely) in similar fashion to the Pearl District in Portland, the City of Sacramento saw the vacant, blighted buildings along

K Street as an opportunity to create a dynamic entertainment grid that would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18 hour daily economic cycle.

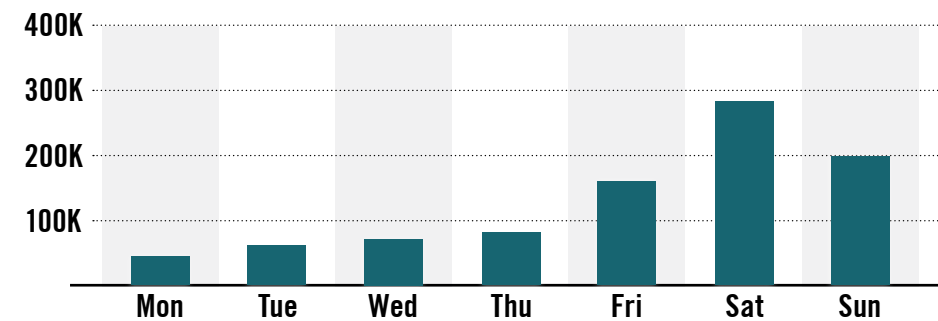
NEARBY DATA BITES

96 WALKER'S PARADISE

62 GOOD TRANSIT

97 BIKER'S PARADISE

Daily visitors SAFE Credit Union Convention Center

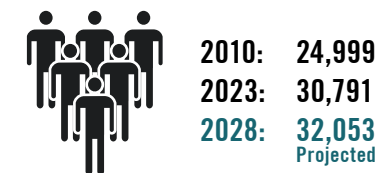


\$81,906 Average Household Income - 1 Mile Radius

Psychographic Profile

- Singles & Starters**
Young singles starting out and some starter families living a city lifestyle
- Young City Solos**
Younger and middle-aged singles living active and energetic lifestyles in metropolitan areas
- Bourgeois Melting Pot**
Middle-aged, established couples living in suburban homes

Nearby Population 1-mile radius of property



\$602,895 Median Home Value

Nearby Food & Bev

160 Nearby Restaurants

26 Nearby Bars

\$452 M Annual Consumer Spending

Education Levels

8 Associate Degree

29% Bachelor Degree

18% Advanced Degree

5,959 Total Businesses

Section Three: The Location



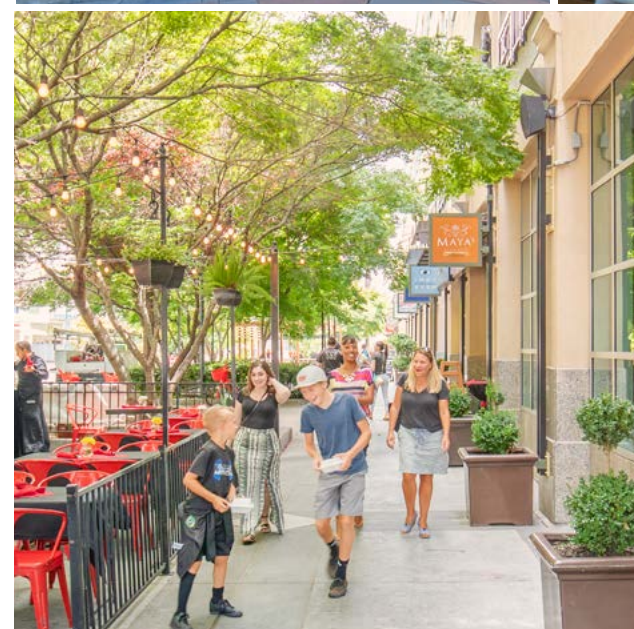
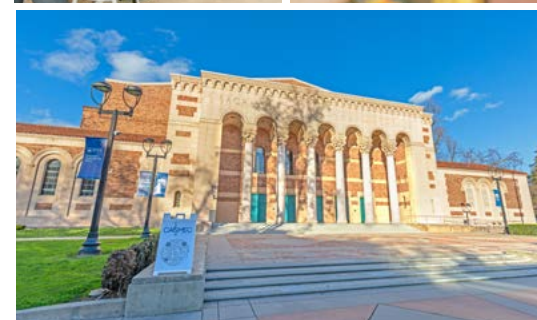


NEARBY AMENITIES

The Property benefits from high pedestrian counts on the bustling K Street Corridor. And, of course, the ultra centralized location provides easy access to every corner of the city.

POPULAR RESTAURANTS NEAR 1414 K STREET (not all are mentioned here):

- | | | | | |
|--------------------------|-----------------------------|---------------------|-----------------------|-----------------------|
| 58 Degrees & Holding Co. | Dad's Kitchen | Karma Brew | Omakase Por Favor | Shady Lady |
| Ace of Spades | Darling Aviary | Kin Thai | Old Soul Coffee | Sibling by Pushkin's |
| Aioli Bodega Espanola | Der Biergarten | Kodaiko Ramen & Bar | Otoro | Station 16 |
| Alaro | Drunken Noodle | Koja Kitchen | Pachamama Coffee Coop | Tank House BBQ |
| At Ease Brewing | Echo & Rig | Kru | Paesano's | Tapa the World |
| Azul Mexican | Ella | Bombay Bar & Grill | Paragary's | Tasty Dumpling |
| Babe's Ice Cream | Estelle Bakery & Patisserie | Kupros Craft House | Pazza Notte | Temple Coffee |
| Bambina's Pizza | Federalist Public House | La Costa Cafe | Philz Coffee | Thai Basil |
| Beach Hut Deli | Fieldwork Brewing Co. | Localis | Plant Power Fast Food | Thai Canteen |
| Bento Box | Fizz Champagne | LowBrau | Polanco | The Coconut on T |
| Bottle & Barlow | Fixin's Soul Kitchen | Majka Pizza | Prelude Kitchen & Bar | The Golden Bear |
| Buddha Belly Burger | Flatstick Pub | Mango's/Burgertown | Rare Tea | The Mill Coffee House |
| Burger Patch | Fox & Goose | Maydoon | Rick's Dessert Diner | The Porch |
| Burgers and Brew | Ginger Elizabeth | Mendocino Farms | Ro Sham Beaux | The Rind |
| Cafe Bernardo | Grange | Mikuni Sushi | Roots Coffee | The Waterboy |
| Cafeteria 15L | I Love Teriyaki | Morning Fork | Roscoe's Bar | Tres Hermanas |
| Camden Spit & Larder | Il Fornaio | Morton's | Ruhstaller BSMT | Uncle Vito's Pizza |
| Camellia Coffee | Insomnia Cookies | Mulvaney's B&L | Saigon Alley | World Famous HOT BOYS |
| Cantina Alley | Iron Horse Tavern | N Street Cafe | Salt & Straw | Yard House |
| Chipotle | Jack's Urban Eats | Nash & Proper | Sauced | Zelda's Pizza |
| Crepeville | Ju Hachi | Nekter | Scorpio Coffee | Zocalo |





SACRAMENTO

GSEC 2024
GIS Planning 2024



1,343,590
LABOR FORCE



91,637
TOTAL ESTABLISHMENTS



\$92,424
MEDIAN HOUSEHOLD EXPENDITURE

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 (a stone's throw from the Subject Property).



THERE'S A REASON EVERYONE IS COMING HERE.



SUITE 200

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