



*Office Building for Sale
1 Block from State Capitol*

1130 K STREET
SACRAMENTO



The Contents

THE OFFERING	02
THE OPPORTUNITY	04
THE LOCATION	12
SACRAMENTO	30
FLOOR PLANS	34

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The Offering



184,500 SF OFFICE BUILDING



OFFERS DUE AUG 20, 2025



7 STORIES, 2 NEW!

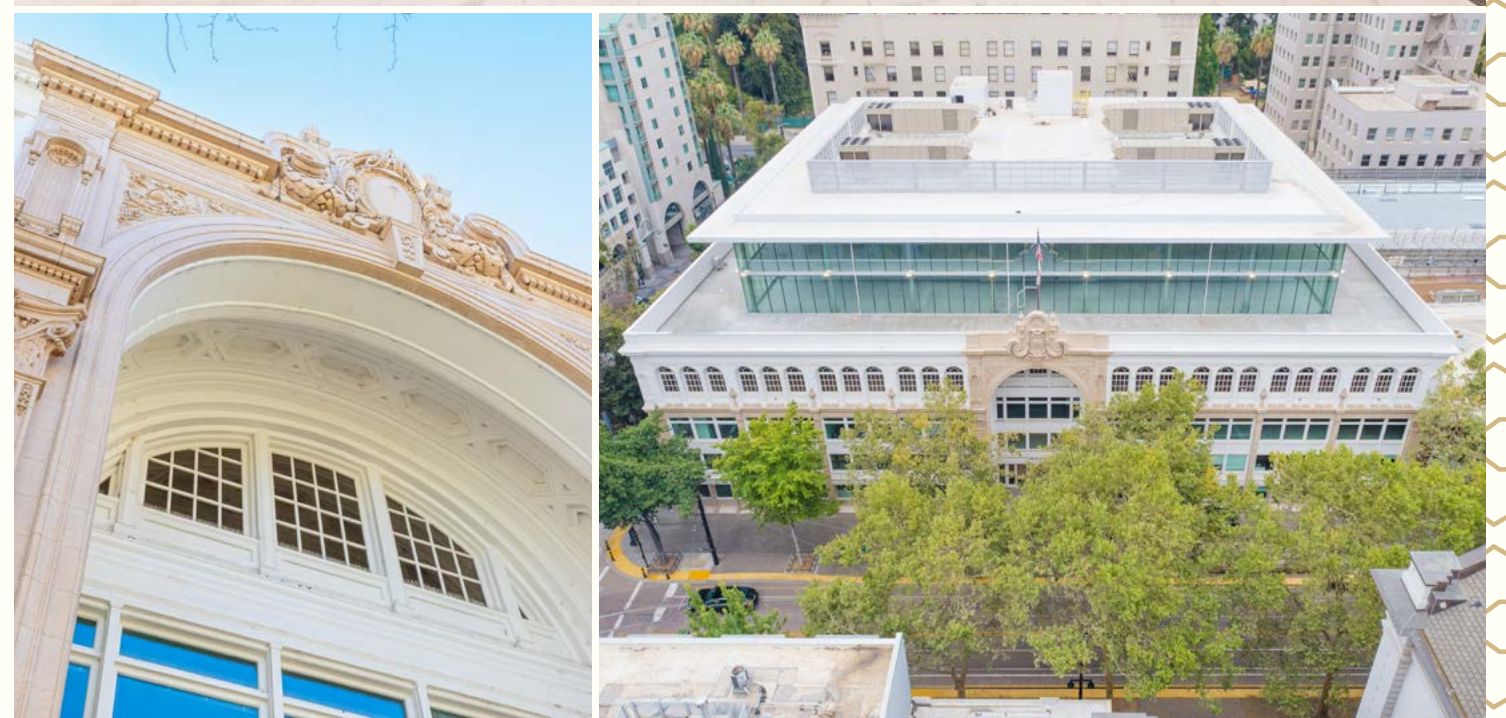


1 BLOCK TO STATE CAPITOL

Turton Commercial Real Estate, as Exclusive Advisor, is pleased to offer the opportunity to acquire 1130 K Street (the “Property”), a premier Class A, LEED Gold certified, 184,500 square feet (“SF”), seven story steel reinforced office and retail building located one block from the State Capitol in the heart of Sacramento’s government district!

All capital improvements are new and completed on this stunning reimagined transformation of a former Weinstock’s department store. This includes two new floors featuring three full walls of floor to ceiling glass added to the top of the structure.

BUYERS ARE REQUESTED TO RESPOND TO A “CALL FOR OFFERS” BY NO LATER THAN 5:00 PM, WEDNESDAY, AUGUST 20, 2025.



The Opportunity



LEED GOLD CERTIFIED



ADA UPGRADES



FULL SEISMIC

1130 K Street was acquired in 2019 by an Opportunity Zone developer seeking Class A redevelopment opportunities in the immediate vicinity of the State Capitol. The developer fell in love with the historic architectural features of the building in combination with the thriving urban core renaissance that was occurring in Sacramento's urban core since the

development in 2016 of the Golden 1 Center and Downtown Commons. The building's original brick walls enveloping huge operable, double hung multi-paned windows provided a perfect pallet for one of the most creative redevelopment artists in Northern California. It is obvious when walking the Property, ownership spared no expense in renovating the building.

The Property is divided into seven floors including a fully improved subterranean level previously used as classrooms.

Current ownership invested over \$30 Million into the capital improvements alone.





NEW RESTROOMS



NEW HVAC



FULLY SPRINKLED



NEW PAINT



NEW TERRACE



SECURITY

Roof Type: GAF Everguard 60 mil TPO, Neogard performance coating for 5th floor terrace

HVAC Manufacturer/Specs: (4) Rooftop boxcar Package Air Conditioning cooling units (DAIKIN RDT100D). Heating provided with (4) Gas blower furnace (model GREENHECK IGX-120-H32-II-Q). Additional split systems for auxiliary or specialty spaces.

Elevator Manufacturer/Specs: Modernized elevators including new machine with upgraded 300fpm speed, TXR5 controller and VF88PF-1 drive system. New cab interior stainless steel, Carrara porcelain, and gorilla glass. 3500lb capacity. Additional service elevator at back of building.

Sprinkler Pump Specs: 30 kW Diesel emergency generator. New fire alarm and protection system. Building is sprinkled. (500 GPM at 75 psi, 30 BHP, suction pressure at 50 psi, Driver HP: 30 with Fire pump: Aurora, 4-383-9C Vertical Inline Fire Pump, Tornatech-GPA Fire Pump Controller)

Structural Upgrade Specs: New lateral force resisting system is combination of concrete shear walls and concentric steel brace frame in each direction. New lateral system designed to resist 100% of design seismic loads for entire structure. Proposed retrofit in preparation for two additional levels being added to top of existing building. Upper portion addition will be laterally braced by 2-way steel moment frame system

Security System Manufacturer/Specs: Brivo Access control, HID card readers, NVR 4 megapixel Vandal dome security cameras

Electrical Power Panel and Specs: 3000A 277/480V 3PH, 4 wire



Improvements

- 2 Story addition of steel moment frame system - floor to ceiling glazing
- Full building Seismic upgrade to current code (concrete shear wall & steel brace frame system on base structure, steel moment frame system on new levels)
- Historic preservation – terra cotta repair and restoration of existing façade
- Hazardous material remediation
- New fire protection systems and pumps, fully sprinkled
- New Mechanical, Electrical, and Plumbing systems
- New Outdoor Terrace ~11,000 SF
- New Class A Full Marble Wall Restroom Cores w/European Stalls
- Elevator modernizations
- New exterior lighting
- New Roof and Insulation (with warrantee)
- New Security System – cameras and access system
- LEED Gold sustainability certification
- Title 24 compliance
- New Stairwells
- ADA upgrades
- Building amenities including bike storage, showers, gym, rooftop deck and modern lobby
- All required upgrades for state tenant requirements
- Permits and drawings for all improvements completed





The Details

Address:	1130 K Street, Sacramento, CA 95814
APN:	006-0106-004
Parcel Size:	32,234 SF
Zoning:	C-3 SP
Year Built:	1935
Year Renovated:	2023
Class:	B
Building FAR:	6.20
Stories:	7
Gross Building SF:	184,400 SF
Construction:	Seismically Reinforced Brick, Concrete and Glass
Gas:	PG&E
Electric:	SMUD

The Location



1 BLOCK TO STATE CAPITOL



4 BLOCKS TO GOLDEN 1 CENTER



3 NEARBY PARKING GARAGES

1130 K Street, on the southwest corner of 12th and K Street, has, arguably, one of the best locations in Sacramento's Downtown Central Business District. It is one block, a nine iron, from the State Capitol.

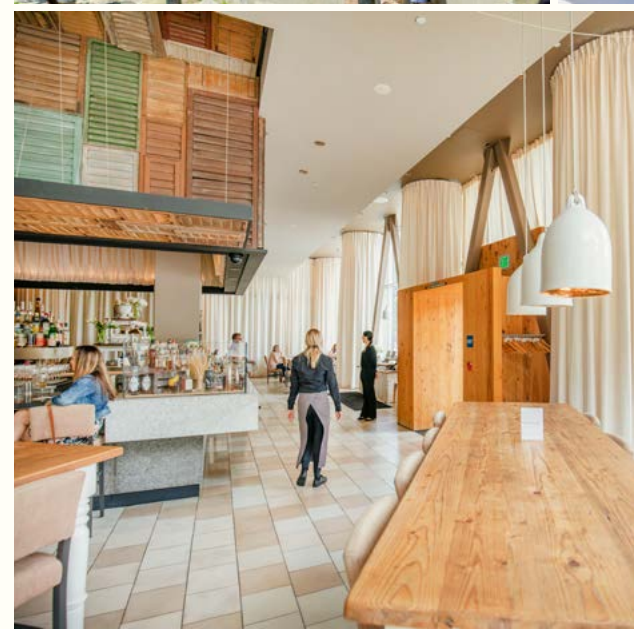
It is four blocks from the entrance to Downtown Commons, two blocks from the Safe Credit Union Convention Center and in the middle of Sacramento's Entertainment District Corridor that includes the Crest and IMAX theaters. There are six hotels and

six parking garages within easy walking distance.

The Property is also located at the nexus of Sacramento's downtown light rail and public transportation systems with a light rail drop off on the corner of 12th and K Streets.





While Sacramento has not evaded the challenges that have impacted Tier 1 and Tier 2 city urban cores throughout the United States since Covid struck in March, 2020, the city has demonstrated a remarkable

resistance relative to peer cities. The downtown vacancy rate is currently at 10% and this includes state owned buildings that have been fully vacated to accommodate relocation to 1,200,000 SF of newly constructed State buildings in the River District. The vacated buildings, however, were functionally obsolete and riddled with deferred maintenance, mold, asbestos and lead paint. They will likely be demolished or re-purposed within the next decade.



Downtown's Live - Work - Play Culture Drives Office Demand & Keeps Vacancy Low

Costar March 2025

	10.1%	DOWNTOWN
	11.5%	ROSEVILLE
	17.6%	HWY 50 CORRIDOR
	24.0%	SOUTH NATOMAS

While the vacancy rate rose by about 1.4% over its historical 8.6% average, Downtown never experienced the catastrophic vacancy devastation that is occurring in large floor plate buildings in the suburbs. Many of Sacramento's most prominent suburbs have vacancy rates of 16% - 30%. Most attribute Downtown's resilience to the submarkets increasing emphasis on entertainment and experienced based lifestyle work environments. Frankly stated, if one must work in an office, the urban core offers the most attractive cultural environment within which to work. It offers the best walkable amenity package including the most local, authentic businesses and restaurants, the most cultural amenities like farmers' markets and park concerts, and it has the most bars and entertainment venues.



ROOFTOP COCKTAILS



HAPPY HOURS WITH COWORKERS



GAMES WITH CLIENTS



CONCERTS AFTER WORK



FARM TO FORK LUNCH MEETINGS



BRAINSTORMING OVER COFFEE



ART AT EVERY TURN



CAR-FREE COMMUTE



Costar March 2025 - Downtown, Midtown, East Sacramento, West Sacramento

STATE RETURNING TO OFFICE CAPITOL UNDER RENOVATION 638 APTS UNDER CONSTRUCTION



Yes, Downtown Sacramento has been impacted by the pandemic yet, Sacramento's vacancy rate remained relatively stable.

The challenge has not been vacancy but rather occupancy and net absorption. Since March of 2021, the average physical occupancy of Sacramento's Downtown offices has been less than 40%. This lack of physical occupancy

has impacted on retailers, restaurants and the entertainment value proposition of the urban core. It has also impacted absorption growth. Tenants have not been expanding their footprints over the last 4 years. There is some downsizing or rightsizing, but most office users are maintaining their same footprints even though their workforce is only physically present 40% - 60% of the week.

There are definite signs, however, that this occupancy paradigm is shifting.

In March of 2025, Governor Newsom announced all State employees will be going back to work 4 days per week. If the City and County follow suit this would make a dramatic difference in the physical occupancy in the core.

The Capitol renovations will be completed in the next 6 - 18 months. Once

they are, members of the State Assembly and Senate will return to their offices in the State Capitol and meetings at all of the traditional restaurants, watering holes and cafes should resume which will be a boost for the local urban economy.

The Downtown submarket has added over 2,000 units of housing (including West Sacramento directly across the river) in the last 5 years. This, together with another

1,000 planned units in the next 4 years, is shifting the downtown retail economy from an office/government foundation to a residential tourist-based retail economy. A thriving retail is the foundation for a stronger live/work environment and more companies relocating their offices to the region's cultural center.

Parking options have improved significantly. Because of the pandemic,

many public and private parking lot operators went to more flexible parking model that maximizes occupancy during reduced demand periods (typically Monday and Friday). Whereas parking at one point may have been an impediment, today there are a variety of options to provide a buyer or tenant parking certainty.



AAA Location in Downtown, Sacramento

Costar March 2025, Visit Sacramento, City of Sacramento

- STATE CAPITOL
- CONVENTION CENTER
- PERFORMING ARTS CENTER
- 4,359 HOTEL ROOMS
- 90+ RESTAURANTS
- ON-SITE LIGHT RAIL
- 2,298 PARKING STALLS

While it is not an officially recognized district in the urban core, the “Government District” is generally recognized by the commercial real estate community as that area from 8th Street to the west, 14th Street to the east, Capitol Avenue to the south and J Street to the north. Below are the most prominent properties in the Government District. This real estate zone is Sacramento’s metaphorical version of Boardwalk and Park Place on a Monopoly board.

If one compares these office buildings with other Class A buildings in the Central Business District (“CBD”) the vacancy rate and average rental rate difference is significant. As of this Offering, the vacancy rates of Clas A and B midrise buildings in the Government District were as follows:

Meridian Plaza



1415 L Street
6.5% Vacancy
\$3.50/SF/Mo Average Asking Lease Rate

1414 K Street



1414 K Street
5.0% Vacancy
\$3.15/SF/Mo Average Asking Lease Rate

Esquire Plaza



1215 K Street
11% Vacancy
\$3.55/SF/Mo Average Asking Lease Rate

1201 K Street



1201 K Street
21% Vacancy
\$3.55/SF/Mo Average Asking Lease Rate

The Senator



1121 L Street
3.0% Vacancy
\$3.90/SF/Mo Average Asking Lease Rate

925 L Street



925 L Street
7.2% Vacancy
\$3.90/SF/Mo Average Asking Lease Rate

Capitol Place



915 L Street
2.0% Vacancy
\$3.85/SF/Mo Average Asking Lease Rate

Comparable Leases in the Government District

770 L Street

Attorney
8/24
7,276 SF
39 Months
\$3.25/Sf/Month
3 months free
As is

915 L Street

Association
9/24
2,097 SF
24 months
\$3.25 /SF/Month +3%
No free rent
As is

925 L Street

Association
9/24
1,472 SF
96 months
\$4.41/SF/Month + 3%
2 months free

The Senator - 1121 L Street

Association
1/23
2,380 SF
63 months
\$3.55 /SF/Month + 3%
3 months free
\$10 TI Allowance

Esquire Plaza

Association
Renewal
2/24
1,519 SF
86 Months
\$3.55/SF/Month + 3%
2 months free
As-is

Insurance
Renewal
2/24
2,543 SF
60 months
\$3.45/SF/Month + 2%
2 months free
As is

Lobbyist
Renewal
12/23
6,830 SF
67 months
\$3.30/SF/Month
7 months free
As is

1201 K Street

Association
12/23
4,346 SF
130 months
\$3.40/SF/Month + 2.5%
10 months free
Turnkey

Attorneys
3/24
3,036 SF
65 months
\$3.45/SF/Month + 3%
5 months free
As-is

Lobbyist
7/24
3,851 SF
128 months
\$3.35/SF/Month + 3%
8 months free
\$100 TI Allowance





Walk - Bike - Drive - Park

walkscore.com



99 WALKER'S PARADISE

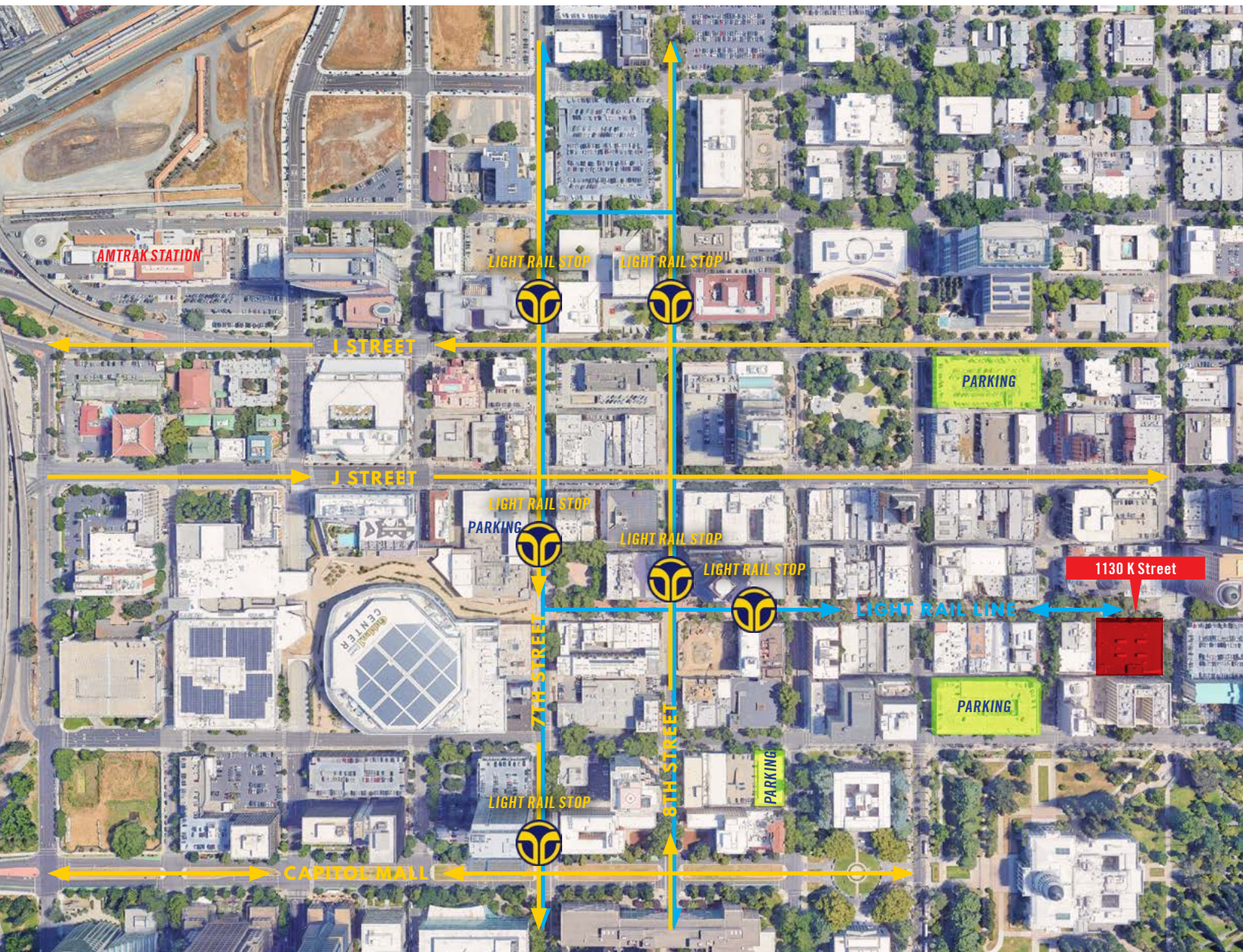


97 BIKER'S PARADISE



66 GOOD TRANSIT

Name	Stalls	Address	Monthly Rate	Distance from 1130 K Street
Capitol Garage	988	1126 11th Street	\$200 (24/7 Access Pass)	1 block
City Hall Garage	1,035	1000 I Street	\$200 (24/7 Access Pass)	2 blocks
Fahn Garage	275	830 L Street	\$235	3 blocks





Rethink Parking Use Light Rail

Sacramento Regional Transit



22 PARK-AND-RIDE LOTS

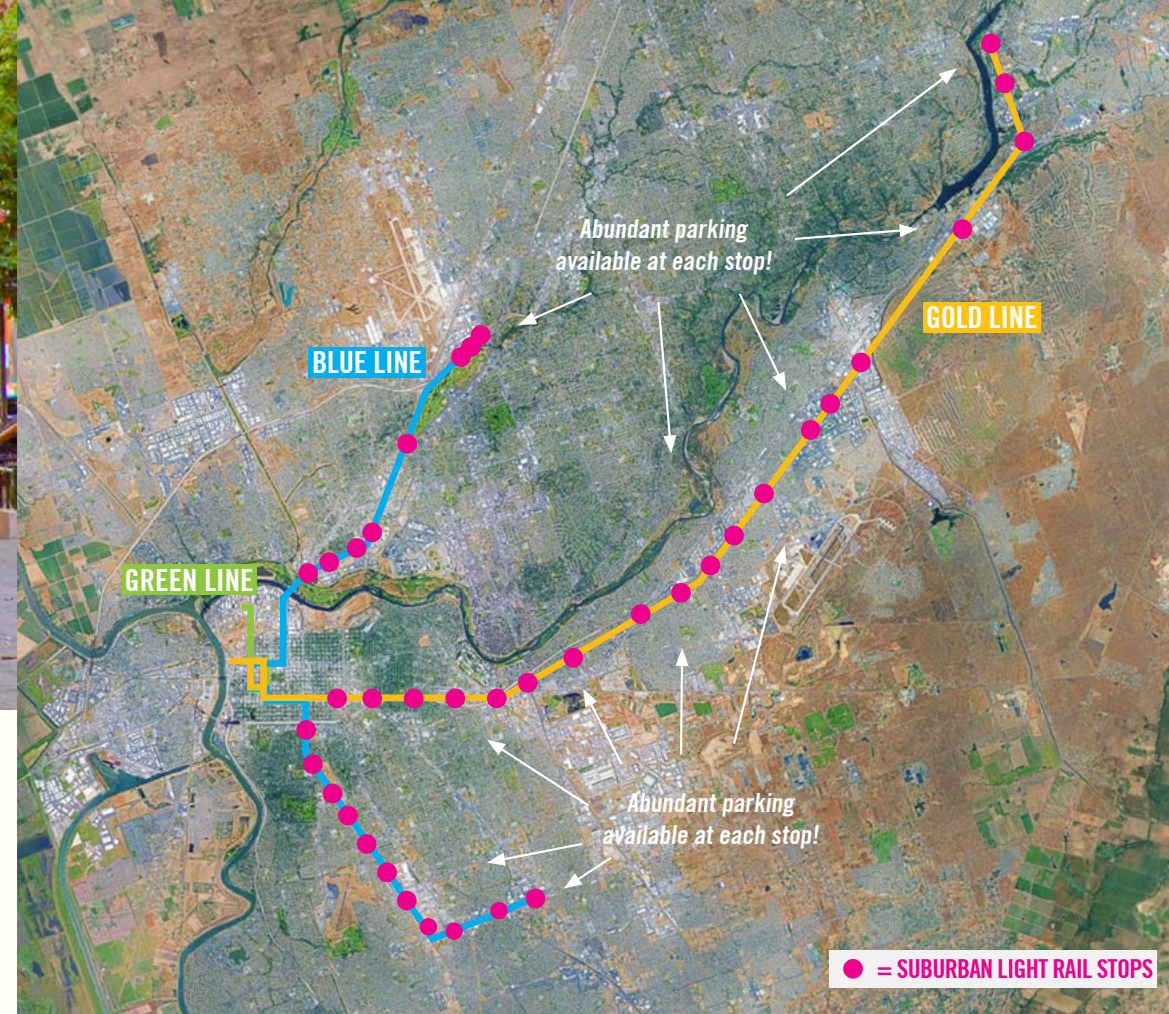


10,133 PARKING STALLS



39% USE LIGHT RAIL FOR WORK

Commuting with Sacramento's Light Rail is a convenient, reliable option for professionals seeking a stress-free alternative to driving. With a stop located just outside the building, employees can enjoy direct access to the region's expanding transit network, connecting Downtown, Midtown, Folsom, and beyond—without the hassle or cost of parking. Many government employees, legal professionals, and office workers already rely on light rail for their daily commute, taking advantage of frequent service during peak hours and the ability to stay productive while in transit. Its proximity to the building adds tremendous value for companies prioritizing accessibility and sustainability.



● = SUBURBAN LIGHT RAIL STOPS



HOW LONG DOES IT TAKE?



Sacramento Has an Abundance of Hotels

Hyatt Regency

Upscale hotel with 505 rooms across from the State Capitol. Dining options include a steakhouse, a Starbucks and a cocktail bar. There's also a heated outdoor pool, a whirlpool tub and a spa, plus a gym, a business center and 28,000 SF of event space.

Sheraton Grand Hotel

Located at 1230 J Street, offers 503 modern rooms and suites with top-of-the-line amenities. Adjacent to the Convention Center and near the State Capitol, it features 23,000 SF of conference and event space with natural lighting, audio-visual services, and a Sheraton Club Lounge. Ideal for both executive and leisure travelers.

Residence Inn by Marriott

The renovated, modern, tech-savvy extended stay hotel in Downtown, features 235 rooms and an energized lobby. Located in vibrant Midtown, it's across from the Safe Credit Union Convention Center and State Capitol Park, and within walking distance to the Community Center Theater, dining, and shopping options.

The Citizen Hotel

The Citizen Hotel is a luxury, boutique hotel in the heart of the city, blending the best of two eras, combining the formality and magnificence of Sacramento's history with today's modern expectations. The Citizen Hotel welcomes weddings.

Embassy Suites

Located on the Sacramento River across from historic Old Sacramento, the Embassy Suites is

the only "all suite" full service hotel on the river. A complimentary full cooked-to-order breakfast and nightly Manager's Reception are included benefits with every spacious suite. The hotel also features meeting facilities, restaurant, pool, spa, fitness and business center.

Hyatt Centric^{New}

The newly completed 165 room Hyatt Centric is nestled beside Golden 1 Center and DOCO. Standing in the site of the historic Clayton Hotel, later named Marshall Hotel, guests are whisked away into the glamour of yesteryear while enjoying modern creature comforts.

Kimpton Sawyer Hotel ^{New}

Located in Downtown Commons (DOC0), Kimpton Sawyer Hotel offers 250 guestrooms inspired by Northern California's natural beauty. Overlooking the Golden1 Center, it is surrounded by shopping, art galleries, restaurants, and farmer's markets.

Exchange Sacramento ^{New}

After more than a century as an office building — and Sacramento's first skyscraper — the California Fruit Building's transformation into a boutique hotel is complete. Just blocks from 1000 K Street and Golden 1 Center, this newly renovated 62,000 square foot historic 10-story hotel is in the heart of Downtown Sacramento.

AC Hotel by Marriott ^{New}

New hotel home to 179-rooms and ground-floor retail. The hotel is situated just West of an office building being redeveloped by the same developer and is within walking distance of Golden 1 Center.

Convention Center ^{Proposed}

A new 28-story hotel is planning to occupy the corner of 15th and K Street, adjacent from the SAFE Credit Union Convention Center. It will rival nearby Sheraton Grand as the tallest hotel in the city.

10K Proposed

Mohanna Development Co. plans a 15-story building with 186 small residential units and a 205-room hotel. The project includes 7,400 sq. ft. of ground-floor retail space, aiming to attract younger capitol staffers and students with communal areas and group apartments for a dorm-like experience.

Canopy by Hilton ^{Proposed}

The proposed development is a 14-story Canopy by Hilton hotel, covering 243,431 square feet, and will feature 275 hotel rooms along with 50 apartments situated above the hotel accommodations. This project marks the introduction of the first Canopy by Hilton, a boutique luxury brand, to the Sacramento area. The hotel's amenities will include a ground floor restaurant and bar, a rooftop lounge, and the upper floors will be dedicated to residential apartments.

14I Proposed

Unconventional Airbnb-style hotel where guests arrange accommodation via direct contact with room owners or the Airbnb service. The project will include 19 rooms.



Sacramento

Greater Sacramento



2.61 MILLION POPULATION



\$91,683 HOUSEHOLD INCOME



4 MAJOR UNIVERSITIES

Sacramento is increasingly recognized as one of California's most promising cities for business growth, combining the advantages of a capital city with the energy of a region on the rise. Its central location places it within easy reach of the Bay Area, Lake Tahoe, and Napa Valley, but it's more than just a midpoint—it's a destination in its own right. Businesses are drawn to Sacramento for its balance of affordability, talent, and access. With a diversified economy and an educated workforce fueled by institutions like Sacramento State and nearby UC Davis, companies find both stability and room to grow.

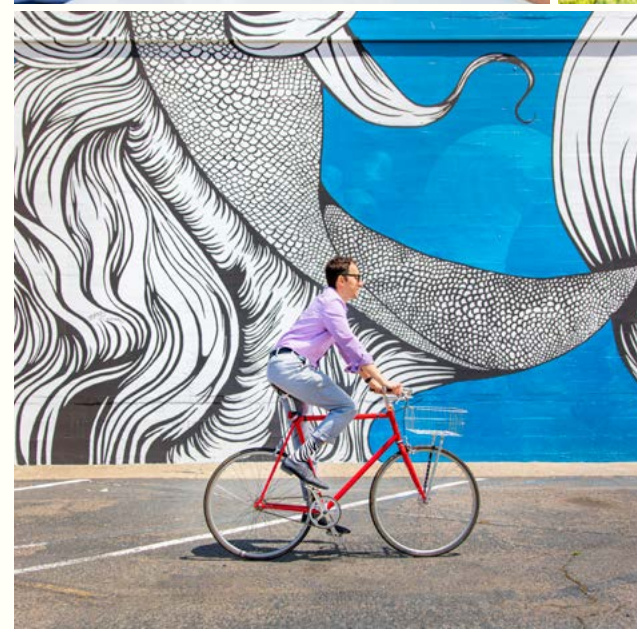
The region has been gaining population even as other major California metros have declined. From 2014–2018 to 2019–2023,

Sacramento County grew by 4.9%, while counties like San Francisco and Los Angeles saw losses (Axios, 2024). This migration trend is driven in part by professionals seeking more affordable living without sacrificing quality of life. In fact, the Sacramento metro population reached 2.27 million in 2025, up 1.16% from the year before (Macrotrends, 2025). As more workers leave high-cost coastal cities, Sacramento is uniquely positioned to attract talent looking for stability, community, and opportunity.

This inflow of residents brings with it a deep bench of potential employees. Employers benefit from a workforce that's not only educated and diverse but also rooted—Sacramento consistently ranks

high in metrics around civic engagement and public sector employment, leading to higher employee retention. The region's cost of living, while rising, remains significantly lower than that of San Francisco or San Jose, making it easier for employers to offer competitive salaries and benefits packages. And with light rail, a growing bikeshare network, and proximity to highways and airports, employees can commute efficiently or work flexibly.

For companies evaluating where to plant roots or expand operations, Sacramento offers a rare combination: the sophistication and connectivity of a major city with the community feel and livability of a smaller one. It's a place where businesses can thrive—and their people can too.



Sacramento's Centralized Location is an Advantage



60 MILES TO NAPA



85 MILES TO SAN FRANCISCO



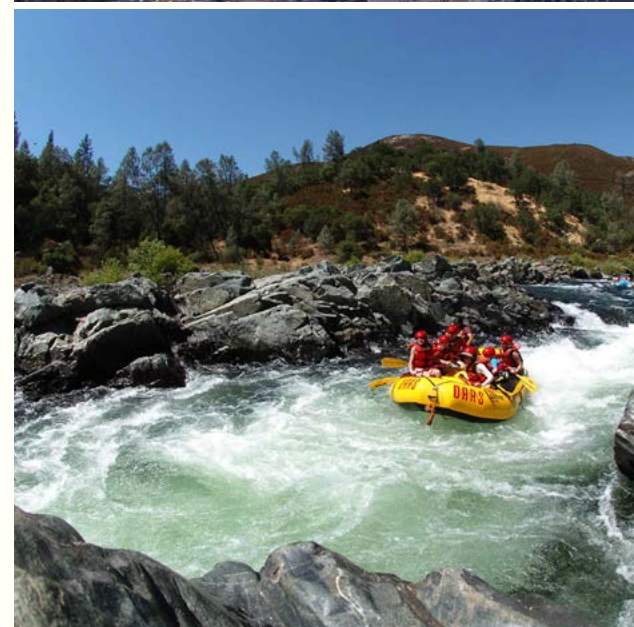
100 MILES TO LAKE TAHOE



Sacramento's location is one of its greatest advantages. Just 85 miles from San Francisco and positioned at the intersection of I-5 and I-80, the city offers seamless access to the Bay Area, Lake Tahoe, Napa Valley, Yosemite, and the Northern California coast—all within a two-hour drive. Its central position puts businesses within reach of millions of customers, suppliers, and partners throughout California, while also offering employees quick escapes to some of the most iconic destinations in the state.

As the capital of California—the world's 6th largest economy—Sacramento serves as the political and logistical hub of the state. Its role in government brings economic stability, but its geography is what makes it strategic. The city is supported by a growing international airport with nonstop flights to key domestic markets, a strong freight and passenger rail network, and local transit options that include bus and light rail systems.

For employees, this connectivity translates to a higher quality of life—living in a walkable, bikeable city with access to outdoor adventure, while still being able to travel efficiently for work or play. For employers, Sacramento offers the best of both worlds: a cost-effective home base in a livable city, paired with access to California's major economic centers. Its location not only enhances workforce satisfaction and retention but also improves supply chain performance, project timelines, and market responsiveness. Sacramento's centrality isn't just a perk—it's a competitive advantage.



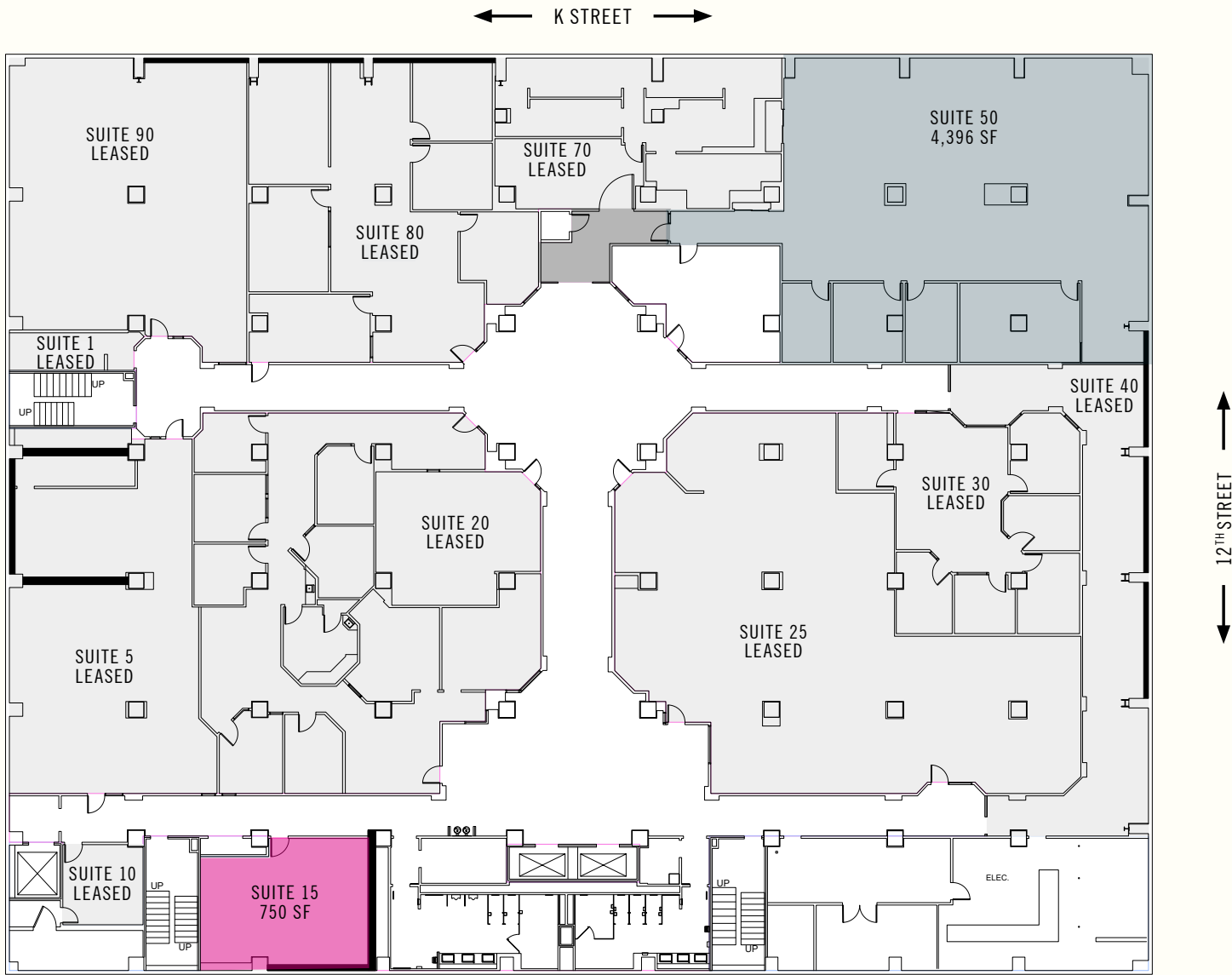
Floor Plans

- ≡ 6 FLOORS
- ↓ 1 LOWER LEVEL
- 🏠 1 ROOFTOP DECK



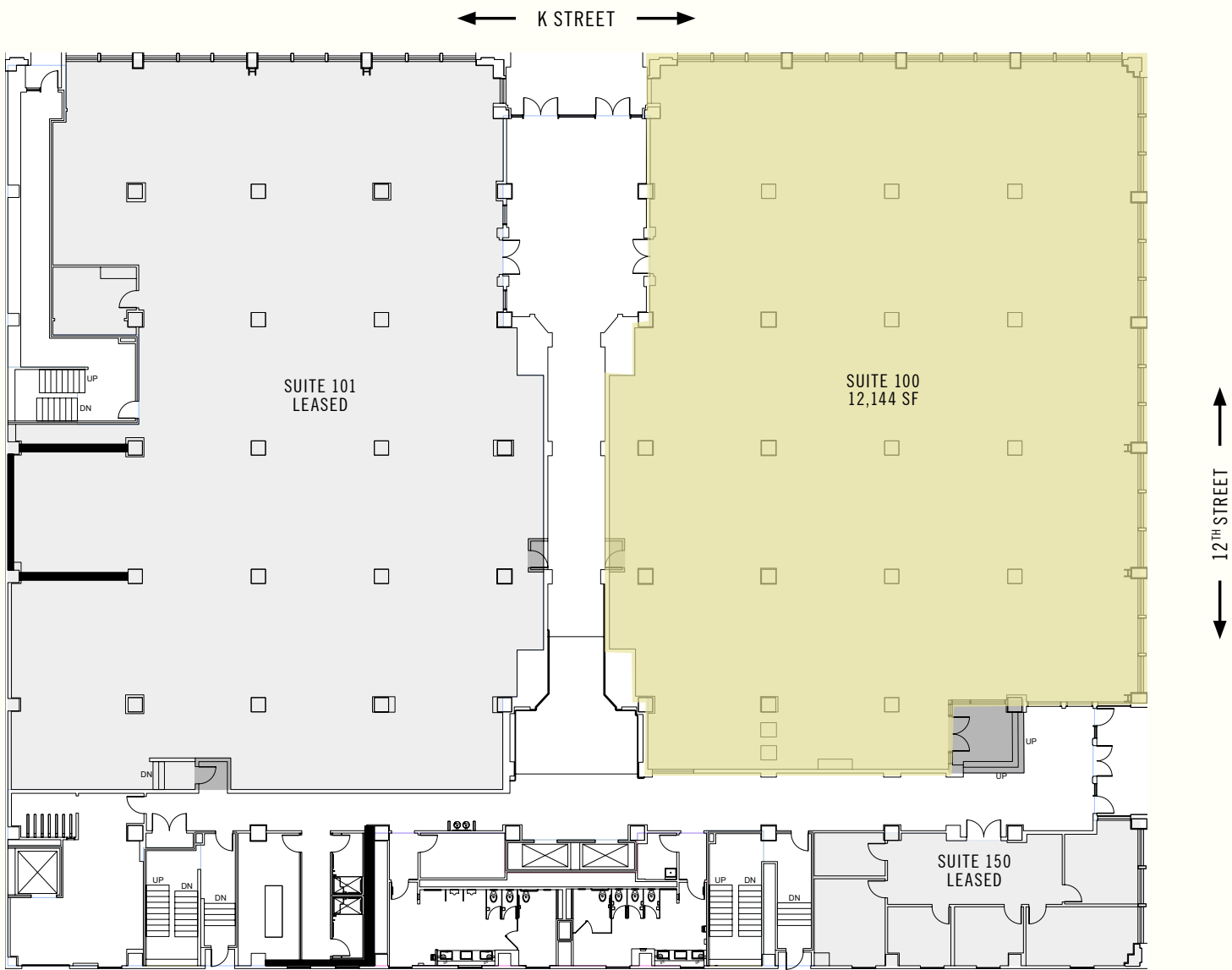
Lower Level

± 750 - 4,396 SF | TOTAL AVAILABLE: 5,146 SF



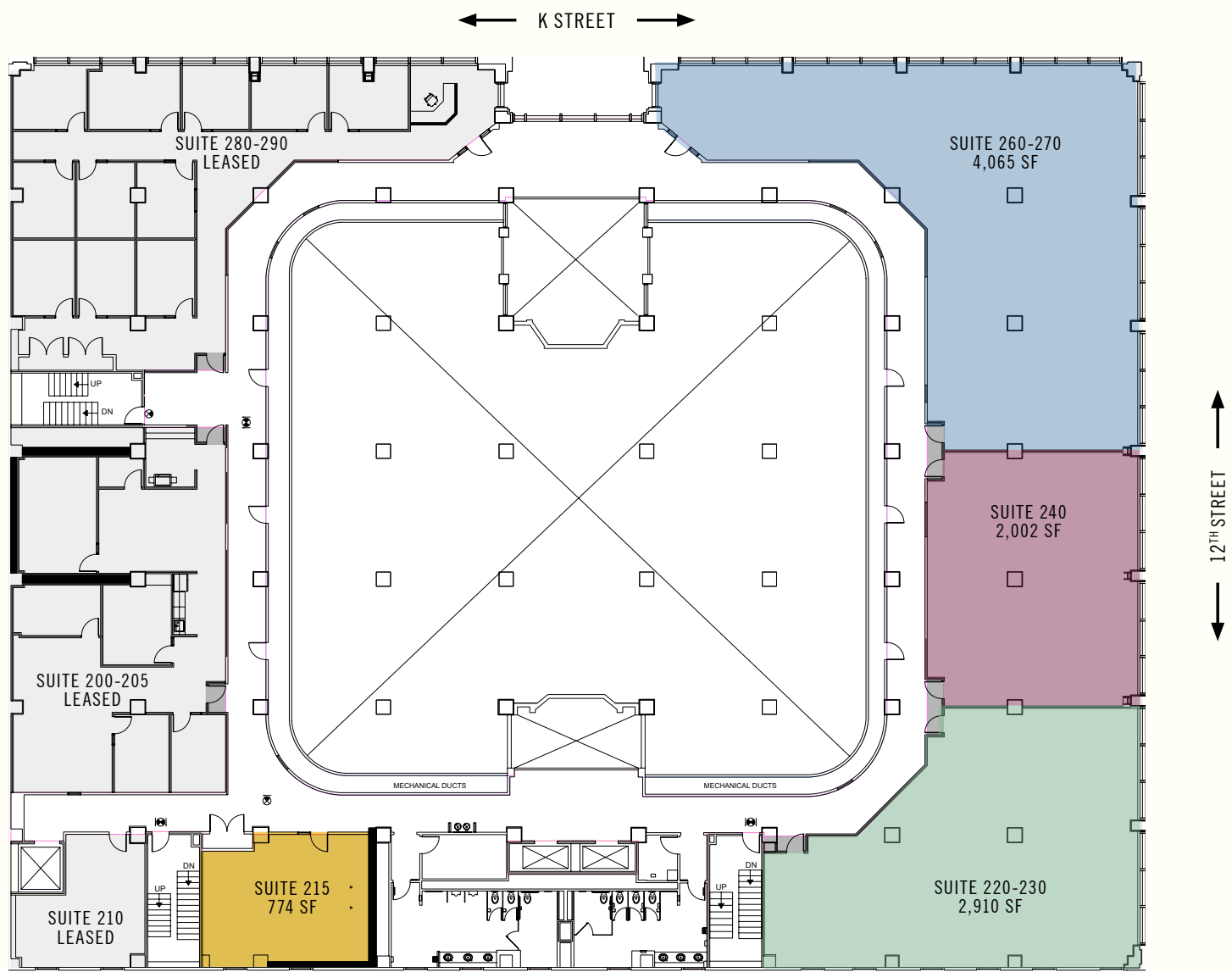
Floor 1

± 12,144 SF | TOTAL AVAILABLE: 12,144 SF



Floor 2

± 774 - 8,977 SF | TOTAL AVAILABLE: 9,751 SF



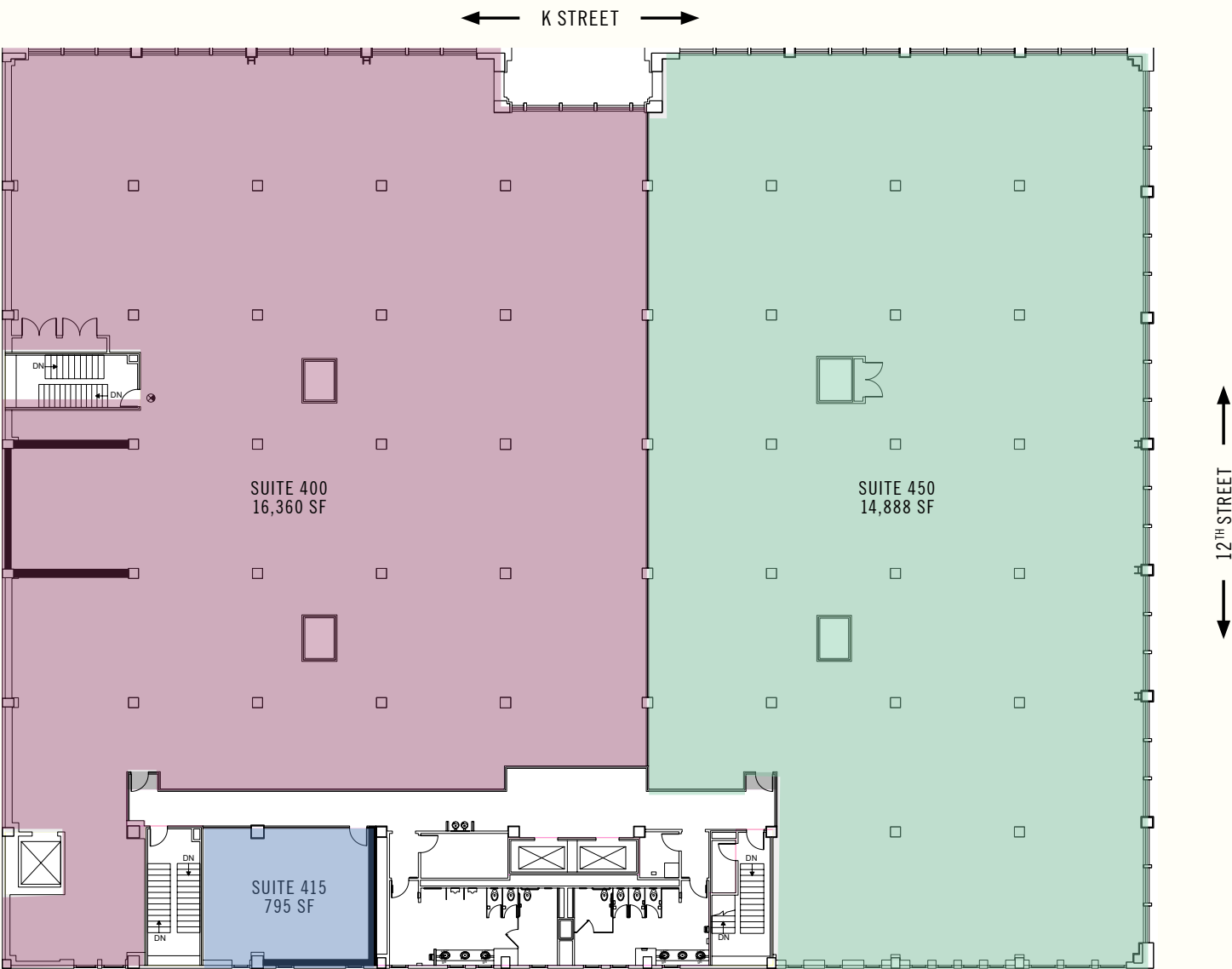
Floor 3

± 513 - 29,117 SF | TOTAL AVAILABLE: 29,117 SF



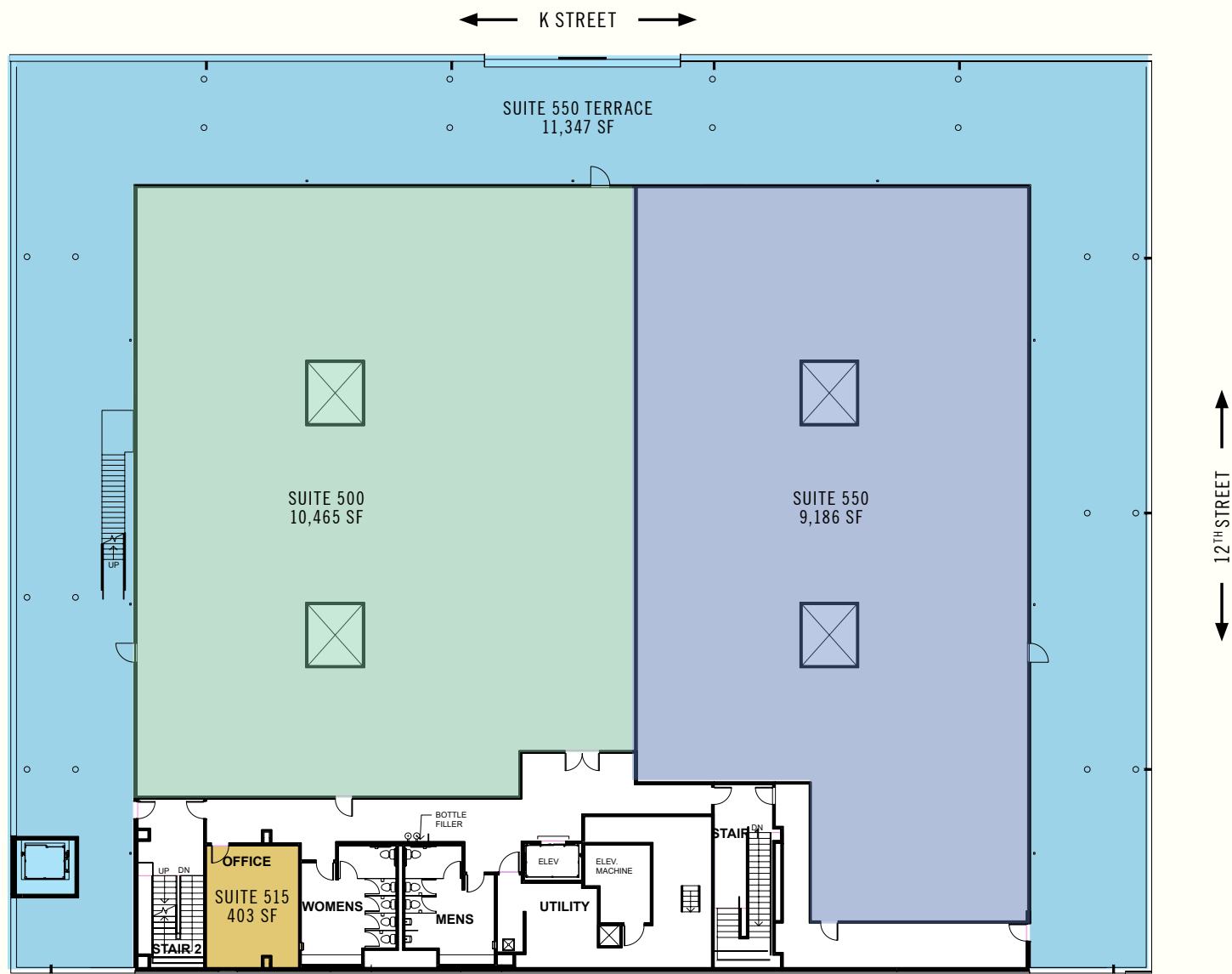
Floor 4

± 14,888 - 32,043 SF | TOTAL AVAILABLE: 32,043 SF



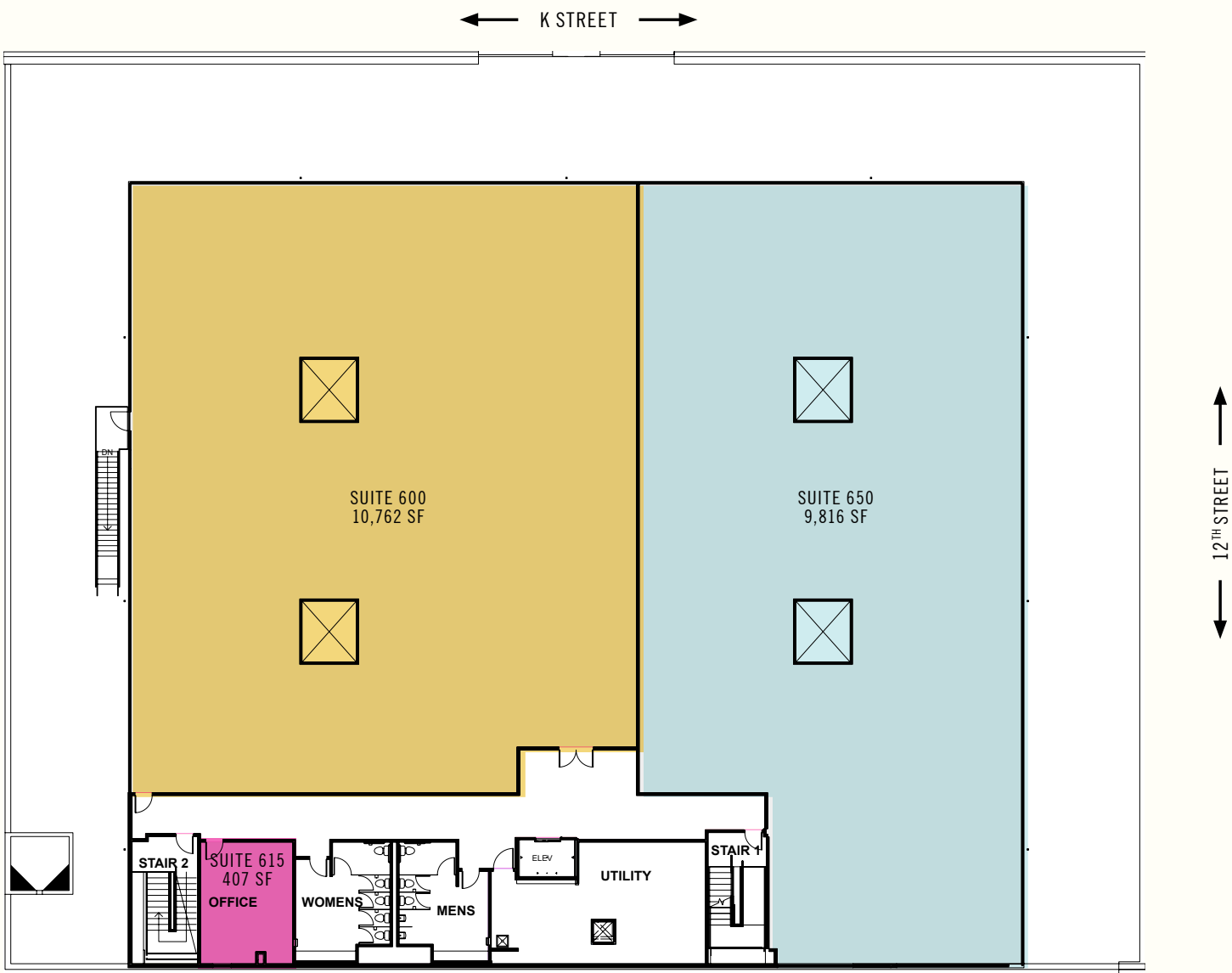
Floor 5

± 9,186 - 20,054 SF | TOTAL AVAILABLE: 20,054 SF + 11,347 SF TERRACE



Floor 6

± 9,816 - 20,986 SF | TOTAL AVAILABLE: 20,986 SF



Office Condos

ONLY 2 BUILDINGS IN THE CBD
\$300-\$400 PER

There are very few examples of office condominiums in the Government District. There have only been two buildings that have been converted to office condominiums in the Central Business District, and both were highly successful with historical sales ranging from \$300 per SF vanilla shell to over \$400 per SF improved. Neither office condominium had parking.

There are even fewer examples of standalone office properties within the Government district and those buildings that have been purchased for owner-occupancy have traded at premium rates and usually require significant improvement costs.

1130 K Street provides an ideal opportunity for an investor to purchase the Property, place a condominium map

on it and then offer tenants the ability to lease or purchase or lease with an option to purchase the floors at a significant premium.

Turton Commercial Real Estate fully brokered both office condominium conversion sales in Sacramento's CBD and would be happy to review process proforma options with interested parties.





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COMMERCIAL REAL ESTATE