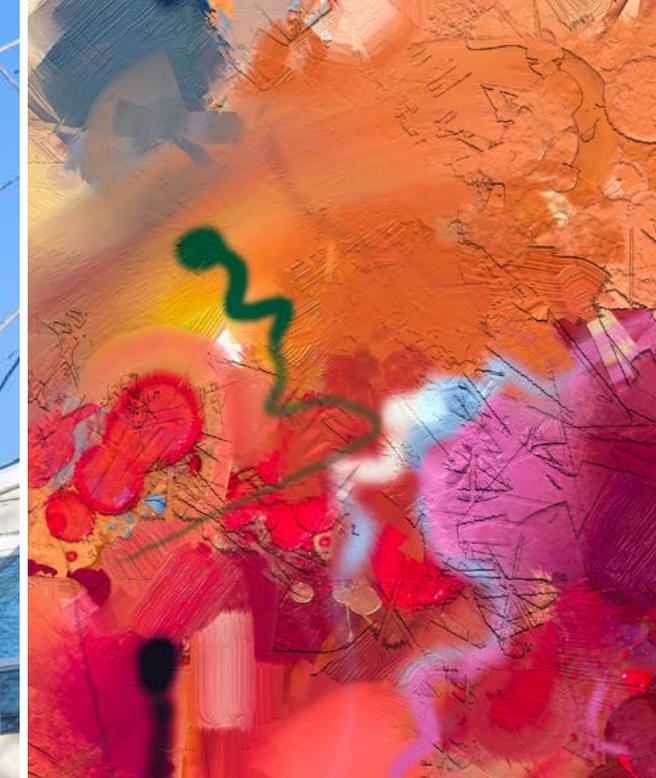


# 1717 Q Street

OFFICE SPACES FOR LEASE  
CLOSE TO THE CA STATE CAPITOL  
MIDTOWN, SACRAMENTO



**TURTON**  
COMMERCIAL REAL ESTATE



2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](http://TURTONCRE.COM)

**DAVID KHEDRY**  
VICE PRESIDENT - LIC.02063469

916.573.3303  
[DAVIDKHEDRY@TURTONCRE.COM](mailto:DAVIDKHEDRY@TURTONCRE.COM)

© 2025 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

# The Opportunity

±132-276 SF AVAILABLE | 2 INDIVIDUAL OFFICES | STUNNING CONFERENCE ROOM | 40+ NEARBY AMENITIES

## OFFICE SPACES FOR LEASE IN MIDTOWN CLOSE TO THE CA STATE CAPITOL

1717 I Street provides an excellent opportunity for a tenant seeking professional office space walking distance from the CA State Capitol and nearby numerous Midtown and Downtown amenities including restaurants, bars, coffee shops and other retailers.

The Property has been renovated top to bottom and features 2 available private

offices with access to a common conference room, kitchenette and receptionist facilities. Tenants benefit from a professional atmosphere, great space that can host clients, and ease of access to various amenities nearby. The owners reside in the office as well, and have made numerous improvements, updates and renovations throughout, to make 1717 I Street one of the

premier individual leasable office offerings in the Midtown and Downtown market. 1717 I Street stands as one of the best opportunities for creative and professional office space in the Midtown and Downtown markets, with spaces ready to go and easy to host clients, enhancing an independent operator or entire firm's presence.





# AVAILABLE

Address: 1717 I Street  
Sacramento CA, 95811

Available SF: ± 132 - 133 SF (Offices 1, 3)

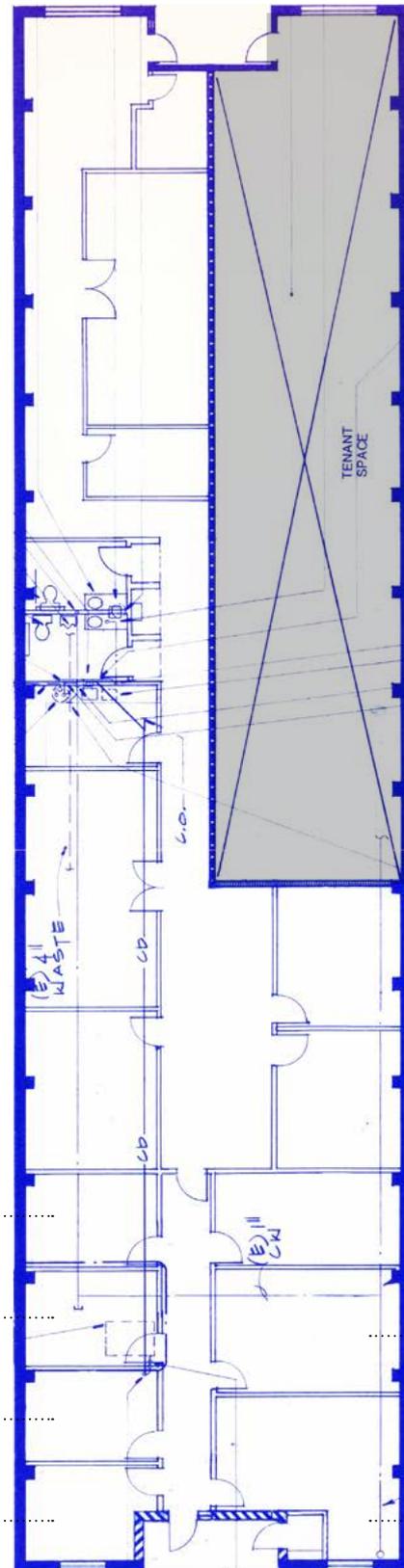
Available Individual Offices: 2

Date Available: Now

Individual Office Rents:

Office 1:	\$650/Month [132 SF]
Office 2:	LEASED [133 SF]
Office 3:	\$650/Month [133 SF]
Office 4:	LEASED [142 SF]
Office 5:	LEASED [235 SF]
Office 6:	LEASED [276 SF]

# FLOOR PLAN



Offices 1: \$650/Month

Offices 2: LEASED

Offices 3: \$650/Month

Offices 4: LEASED

Office 5: LEASED

Office 6: LEASED



# The Location

**1 BLOCK**  
TO THEATER DISTRICT

**3 BLOCKS**  
TO LAVENDER HEIGHTS

**4 BLOCKS**  
TO HANDLE DISTRICT

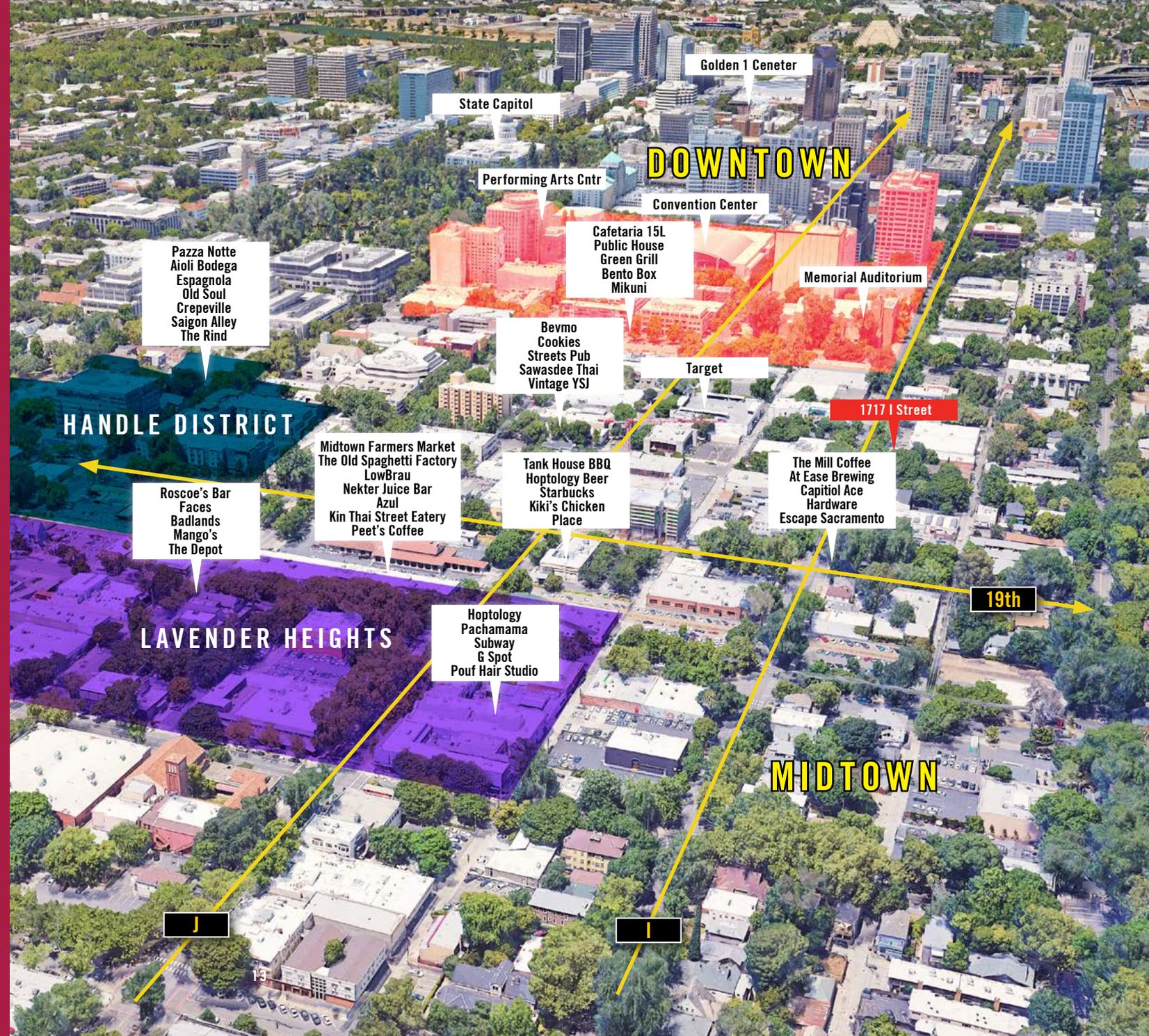
**9 BLOCKS**  
TO GOLDEN 1 CENTER

**PRIME LOCATION SURROUNDED BY WALKABLE AMENITIES / COMMUTE ROUTES**

Midtown Sacramento is the perfect blend of carefully curated local, national, and regional retailers with an eclectic mix of high-end demographic occupations embedded in a landscape of unique older buildings paired with mature trees. 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 the fruitful submarket. Many consider Midtown to be the most desirable area in the city, with easy freeway access

and proximity to Downtown, Old Sacramento, West Sacramento, and East Sacramento. The subject property at 1717 I Street is perfectly situated within walking distance of the Theatre District, Handle District, and Lavender Heights, offering easy access to many of Midtown and Downtown's most desirable events and amenities. I Street itself is a major thoroughfare, with approximately 6,938 cars passing through daily, ensuring high visibility and accessibility. Within a two-block radius of

1717 I Street, you'll find several notable retailers that draw people from all over Midtown for essentials. These include Target, a major retail store offering a wide range of products, BevMo!, a well-stocked beverage retailer, and the future Whole Foods Market, which will provide high-quality groceries and organic products. These key retailers make 1717 I Street an ideal location for both convenience and lifestyle, attracting a steady stream of visitors from the surrounding areas.



**2 THE LOCATION**  
1717 I STREET



# THE THEATRE DISTRICT

PLACER AI JULY 2023 - JULY 2024

 <b>9</b> BLOCKS	 <b>2.7M</b> YEARLY VISITS	 <b>9</b> BARS & RESTAURANTS	 <b>\$88,631</b> HOUSEHOLD INCOME
---	--	--	---

## GREAT LOCATION FOR DINNER AND A SHOW!

The Theater District in Sacramento is renowned for its world-class opera, ballet, and national Broadway tours. The SAFE Credit Union Convention Center and Performing Arts Center draw innovators, enthusiasts, and thespians to Downtown. Surrounding

this cultural hub, you'll find a variety of dining options that add to the district's appeal. Notable restaurants include Mikuni Sushi, known for its vibrant atmosphere and exquisite sushi rolls; Public House Downtown, offering a diverse menu featuring American-style cuisine

and an impressive beer selection; and Cafeteria 15L, popular for its modern American fare. Whether you're attending a show or exploring the vibrant streets, the Theater District offers an enriching cultural and dining experience that caters to a variety of tastes and preferences.





## 2 THE LOCATION

1717 I STREET



# LAVENDER HEIGHTS

PLACER AI JULY 2023 - JULY 2024



3

BLOCKS



1.1M

YEARLY VISITS



12

BARS & RESTAURANTS



\$75,149

HOUSEHOLD INCOME

### THRIVING CULTURAL AND EVENT HUB - HOME TO THE MIDTOWN FARMERS MARKET!

Lavender Heights in Sacramento has emerged as one of the city's hottest micro-markets, with the MARRS building at its epicenter. The neighborhood recently welcomed rainbow crosswalks, symbolizing its commitment to cultural inclusion and progressive thinking. This area serves as an

excellent starting point for the popular Second Saturday festivities and hosts various noteworthy events, including Midtown Love, Midtown Mini, THIS Sacramento block parties, and PARK(ing) Day. One of the standout attractions is the Midtown Farmers' Market, held year-round on Saturdays.

This vibrant market attracts thousands of visitors each week, offering a wide array of local produce, artisanal goods, and community activities. It has become a cornerstone event for Lavender Heights, highlighting the area's dynamic atmosphere and community spirit.

**2 THE LOCATION**  
1717 I STREET



# THE HANDLE DISTRICT

PLACER AI JULY 2023 - JULY 2024

 <b>3</b> BLOCKS	 <b>1.3M</b> YEARLY VISITS	 <b>18</b> BARS & RESTAURANTS	 <b>\$86,038</b> HOUSEHOLD INCOME
---	--	---	---

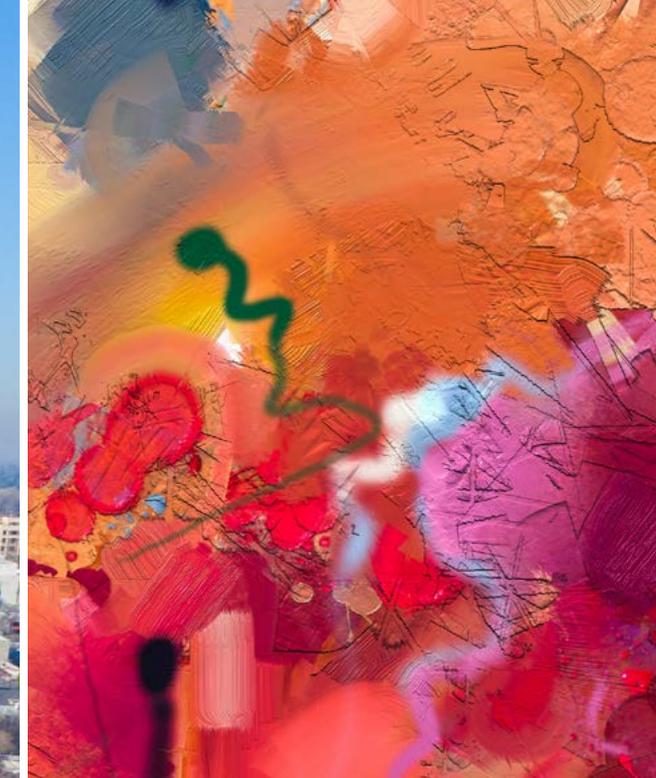
## HIGH END DINING OPTIONS AT THE BASE OF STATE CAPITOL PARK

The Handle District in Sacramento is a vibrant and bustling area known for its eclectic mix of successful restaurants, nightlife venues, local eateries, art galleries, coffee houses, and boutiques. This district experiences high foot traffic both day and night, making it a hotspot

for those who love to eat, drink, and enjoy Midtown's popular establishments. Notable spots include Zocalo, known for its vibrant Mexican cuisine; The Rind, specializing in cheese and wine; Mulvaney's B & L, offering upscale American fare; Aioli Bodega Espanola, with its

authentic Spanish dishes; and Saigon Alley Kitchen + Bar, featuring flavorful Vietnamese cuisine. Whether you're in the mood for a gourmet meal, a casual bite, or a night out on the town, the Handle District has something to offer for everyone.





2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](http://TURTONCRE.COM)

**DAVID KHEDRY**  
VICE PRESIDENT - LIC.02063469

916.573.3303  
[DAVIDKHEDRY@TURTONCRE.COM](mailto:DAVIDKHEDRY@TURTONCRE.COM)

© 2025 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

