

2110 21ST



± 2,251 SF OFFICE SPACE FOR LEASE IN THE HEART OF MIDTOWN

2110 21ST



2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | [TURTONCM.COM](https://www.turtoncm.com)

DAVID KHEDRY
SENIOR DIRECTOR - LIC. 02063469
916.573.3303
DAVIDKHEDRY@TURTONCM.COM

JACK SCURFIELD
DIRECTOR - LIC. 02127988
916.573.3316
JACKSCURFIELD@TURTONCM.COM

© 2024 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") & JLL. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE & JLL 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 & JLL 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 PROPERTY

- ± 2,251 SF AVAILABLE
- 40+ NEARBY AMENITIES
- MODERN RENOVATIONS THROUGHOUT
- 6 SECURED PARKING STALLS

2110 21st Street provides an excellent opportunity for a tenant seeking premier office space with on-site parking in an attractive submarket of Midtown Sacramento. The Property boasts recent renovations including improved ADA access lift system, new paint, carpet, and lighting throughout, and a fully remodeled common area kitchen/lounge for all tenants to enjoy. The recent improvements embrace and accentuate the Property's professional office aesthetic with an expansive window line in all suites and high end finishes throughout.

The suite itself represents a rare opportunity to lease 2,251 square feet of space on the 2nd floor of the Property, with excellent windlowline, natural light, and a combination of private offices and open space. This is a rare vacancy in an ideal square footage for many Midtown tenants. There is the option of leasing up to six on-site gated and secured parking stalls with this space, a precious feature in Midtown. The Property and tenants also benefit from readily available street parking right on 21st Street.

The Property sits on the 21st Street artery into Midtown Sacramento, a short distance to numerous restaurants, coffee shops, and retailers. 2110 21st Street provides the perfect slate to build an environment that shapes positive client experiences, engages staff, attracts new talent, and delivers a strong brand and company image.



PROPERTY INFO

Address: 2110 21st Street, Sacramento CA, 95818
Available SF: ± 2,251 RSF
Date Available: Available Now
Base Rent: \$2.15 Fully-serviced
Secured Parking: \$100/space/mo for up to 6 stalls

Excellent windowline with natural light
Prominent location on 21st Street Corridor
Common area brand new kitchen



Section One: The Property

2110 21ST





BUILDING LOCATION

40,000+	58	75,000+	145
SF OF NEW DEVELOPMENT	AWESOME BARS	DAILY VISITORS	RESTAURANTS

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 people consider Midtown to be the most desirable area in the city of Sacramento, with easy freeway access and adjacent to Downtown, Old Sacramento, West Sacramento and East Sacramento.

The Subject Property is located within a short proximity from many of Midtown's most desirable amenities, including Scorpio Coffee, Buddha Belly Burger, Ju Hachi, Iron Horse Tavern, Safeway, Localis and much more.

THE R STREET CORRIDOR

The R Street Corridor exemplifies Sacramento's enterprising spirit and creative culture. An avenue of old industrial warehouses have been transformed into a community of high-end retail shops, restaurants, hundreds of new residential units, and creative office space. Midtown, already recognized nation-

ally as one of the most walkable business/residential neighborhoods in America, unofficial home of the farm-to-fork movement and home to over 100 restaurants and eateries, has become even more popular thanks to the medley of artists, designers, and creatives re-siding and working in the now thriving

live-work-play district. Vibrant and distinctive, many former warehouses and industrial shops, like The Carlaw, are now home to some of the best dining, cocktails, entertainment, art and design that Sacramento has to offer.





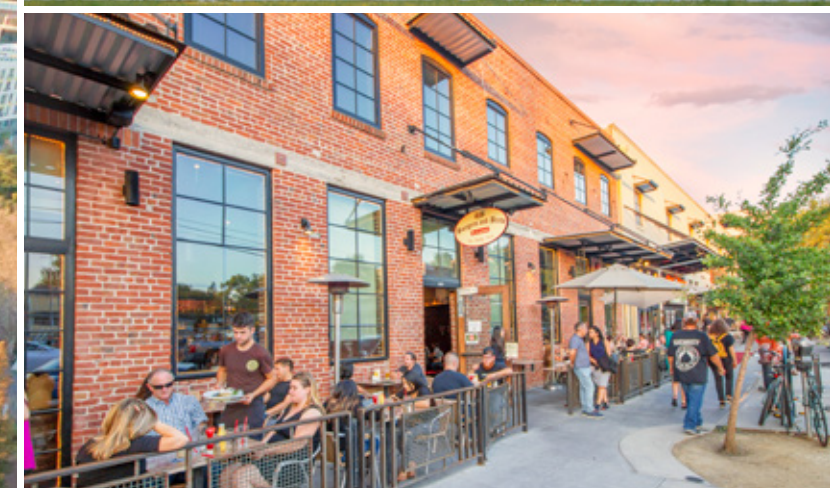
NEARBY AMENITIES

This Property has one of, if not, the finest locations in the highly-desirable Midtown submarket of Sacramento and is within easy walking distance of virtually every significant landmark in Sacramento's urban core:_____

POPULAR RESTAURANTS NEAR 2110 21ST STREET (NOT ALL ARE MENTIONED HERE):

58 Degrees & Holding Co.	Darling Aviary	Jack's Urban Eats	Old Soul Coffee	Station 16
Ace of Spades	Der Biergarten	Karma Brew	Pachamama Coffee Coop	Sun & Soil Juice
Aioli Bodega Espanola	Eatuscany Cafe	Kin Thai	Paesano's	Tank House BBQ
Azul Mexican	Echo & Rig	Kodaiko Ramen & Bar	Paragary's	Tapa the World
Badlands	Ella	Koja Kitchen	Plant Power Fast Food	Tasty Dumpling
Bar West	Estelle Bakery & Patisserie	Kru Japanese	Polanco	Tea Cup Cafe
Beach Hut Deli	Faces	Bombay Bar & Grill	Prelude Kitchen & Bar	Temple Coffee
Beast + Bounty	Federalist Public House	Kupros Craft House	Q Street Bar & Grill	Thai Basil
Bento Box	Fieldwork Brewing Co.	Lowbrau	R15	Thai Canteen
Bottle & Barlow	FishFace Poke Bar	Majka Pizza	Rare Tea	The Bank
Burger Patch	Fit Eats	Mango's/Burgertown	Rick's Dessert Diner	The Golden Bear
Burgers and Brew	Fizz	Maydoon	Roots Coffee	The Mill Coffee House
Cafe Bernardo	Fixin's Soul Kitchen	Metro Kitchen & Drinkery	Ruhstaller BSMT	The Porch
Cafeteria 15L	Flatstick Pub	Mendocino Farms	Saigon Alley	The Rind
Camden Spit & Larder	Fox & Goose Public House	MidiCi Neapolitan Pizza	Sauced	The Waterboy
Cantina Alley	Ginger Elizabeth Chocolates	Mikuni Sushi	See's Candies	Tres Hermanas
Centro Cocina Mexicana	Grange	Morton's	Scorpio Coffee	Uncle Vito's Pizza
Chipotle	I Love Teriyaki	Mulvaney's B&L	Shady Lady	University of Beer
Cornerstone	Il Fornaio	N Street Cafe	Shoki Ramen House	Yogurt a GoGo
Crepeville	Insomnia Cookies	Nash & Proper	Sibling by Pushkin's	Zelda's Pizza
Dad's Kitchen	Iron Horse Tavern	Nekter	Solomon's Delicatessen	Zocalo





FLOOR PLAN

SUITE 250: ± 2,251 SF

* Example of finishes, as seen in Suite 200

