

FOR LEASE

2110 21ST STREET, SACRAMENTO, CA



2,251
SF AVAILABLE



\$2.15
SF/MO FSG



6
SECURED PARKING STALLS

2nd floor, recently renovated professional office suite for lease on the prominent 21st Street corridor in Midtown, Sacramento

Property Overview

- Recently renovated with new paint, carpet, lighting, and ADA access improvements
- Fully remodeled common area kitchen/lounge for tenants to enjoy
- Mix of private offices and open workspace featuring expansive windowlines and high-end finishes throughout
- Option to lease up to 6 gated, secure on-site parking spaces and easy street parking
- Prime Midtown location near an abundance of amenities, such as ZOE Coffee, Journey to the Dumping, Safeway, The Ice Blocks, Ace of Spades music venue, + much more

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | TURTONCRE.COM

DAVID KHEDRY

VICE PRESIDENT

D.R.E. LIC. 02063469

916.573.3303

DAVIDKHEDRY@TURTONCRE.COM

JACK SCURFIELD

SENIOR DIRECTOR

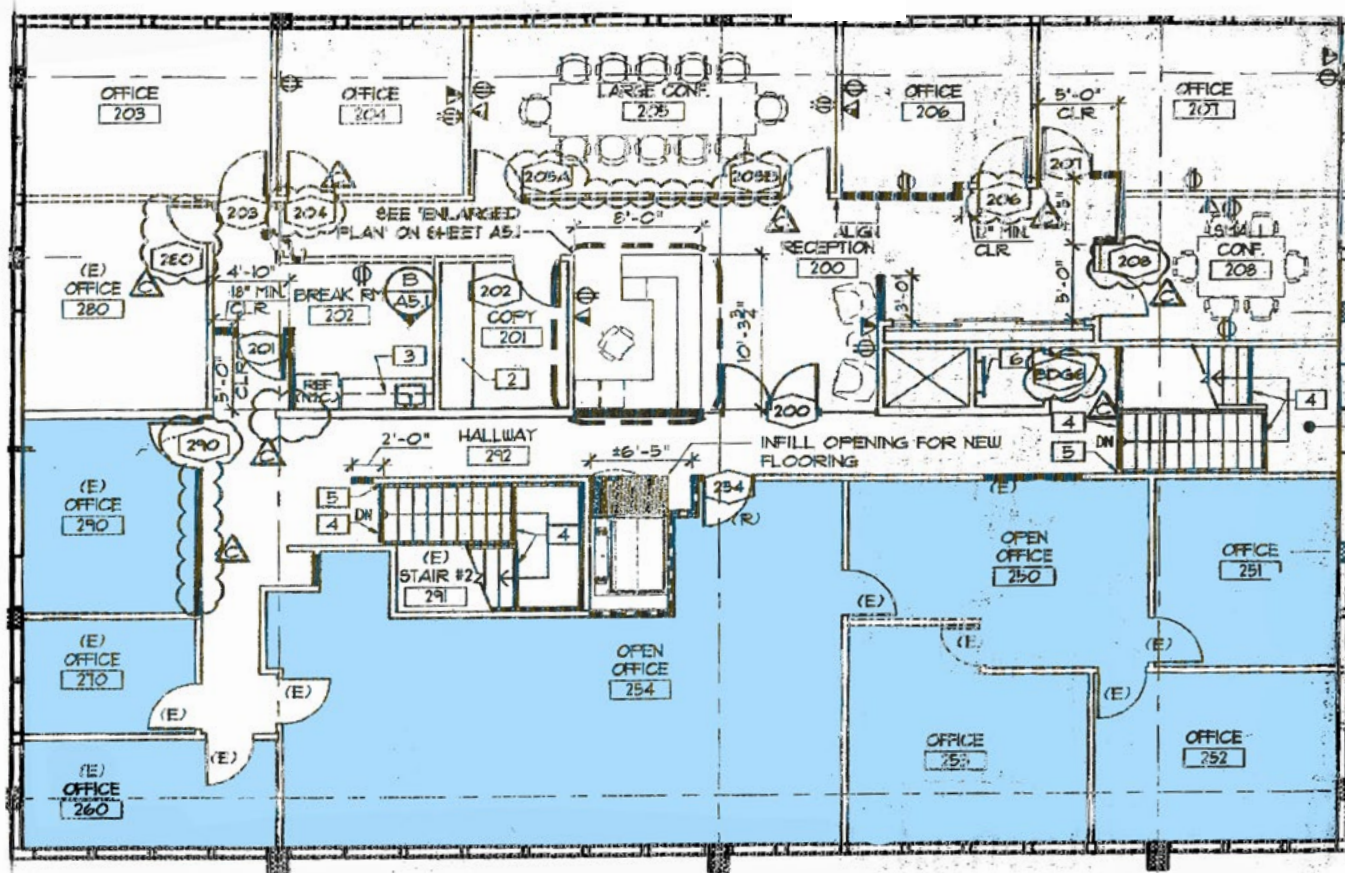
D.R.E. LIC. 02127988

916.573.3316

JACKSCURFIELD@TURTONCRE.COM

THE FLOOR PLAN

2110 21ST STREET, SACRAMENTO, CA



Suite 250: $\pm$ 2,251 SF
Lease Rate: \$2.15/SF/Mo FSG

DAVID KHDY

VICE PRESIDENT

D.R.E. LIC. 02063469

916.573.3303

DAVIDKHDY@TURTONCRE.COM

JACK SCURFIELD

SENIOR DIRECTOR

D.R.E. LIC. 02127988

916.573.3316

JACKSCURFIELD@TURTONCRE.COM

2131 CAPITOL AVE, STE 100
 SACRAMENTO, CA 95816

916.573.3300 | TURTONCRE.COM

MIDTOWN SACRAMENTO, CA



9K
RESIDENTS



21.5K
EMPLOYEES



\$85.6K
MEDIAN HH INCOME



3.4M
OUT-OF-MARKET VISITORS

Midtown is a vibrant, walkable submarket at the center of Sacramento's cultural scene that showcases a strong mix of curated local, national, and regional retailers, restaurants, and businesses

Location Overview

- Centrally located between Downtown, Land Park, Curtis Park, and East Sacramento
- Near State Capitol, government offices, and major healthcare institutions
- Walkable, bike-friendly, transit-oriented submarket with consistent, daily daytime and nighttime traffic
- Art galleries, music venues, and local events drive consistent foot traffic
- Takes pride in its diverse, locally driven food, beverage, and third wave coffee scene
- Concentration of young professionals, renters, and affluent urban residents

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

THE LOCATION

2110 21ST STREET, SACRAMENTO, CA



TURTON
COMMERCIAL REAL ESTATE



DAVID KHEDRY

VICE PRESIDENT

D.R.E. LIC. 02063469

916.573.3303

DAVIDKHEDRY@TURTONCRE.COM

JACK SCURFIELD

SENIOR DIRECTOR

D.R.E. LIC. 02127988

916.573.3316

JACKSCURFIELD@TURTONCRE.COM

2131 CAPITOL AVE, STE 100

SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)