

30H

BUILDING

OFFICE SPACE & PRIVATE OFFICES
AVAILABLE FOR LEASE ON THE EDGE OF
EAST SACRAMENTO AND MIDTOWN

30 & H
Building



TURTON
COMMERCIAL REAL ESTATE



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THE PROPERTY

MODERN OFFICE SPACES FOR LEASE IN EAST SACRAMENTO

Built in the early 1980s, this two-story office building boasts elegant brick construction that creates a lasting appeal and has withstood the test of time. Extensive glass lines, wooden accents, and sharp angles promote the contemporary architecture that is highly desirable in today's market. Mature landscaping and a center atrium beautifully accentuate the masonry, producing a tranquil

park-like setting to conduct business. The beautiful and popular McKinley Park is only a short stroll away. The Building is situated at the corner of H and 30th Street adjacent to the Interstate 80 off-ramp. This high profile location provides excellent visibility from multiple directions and easy access to major commute routes. The Property is a short walk or drive to many

of the area's favorite eateries and professional amenities, including: Roxy's Deli, Orphan, Tres Hermanas, Thai Basil, Starbucks, Jamba Juice, Safeway, U.S. Post Office, U.S Bank, Citi Bank, Bank of America and Wells Fargo. Nearby development includes the McKinley Village infill development project - a smart growth community of 336 homes that finished construction in 2020.





PROPERTY DETAILS

SUITE 103	2,200 SF \$2.00/SF/MONTH FSG FEATURES A KITCHEN WITH SINK AVAILABLE IMMEDIATELY
SUITE 208	902 SF \$2.00/SF/MONTH FSG AVAILABLE IMMEDIATELY
SUITE 209	4 PRIVATE OFFICES IN EXECUTIVE CO-WORKING SPACE \$550 - \$600/MONTH INTERNET AVAILABLE FOR TENANTS FLEXIBLE LEASE TERMS AVAILABLE IMMEDIATELY





BUILDING LOCATION

± 142,255
DAYTIME EMPLOYEES

± 13,328
NEARBY BUSINESSES

20+
NEARBY RESTAURANTS

COSTAR 2023
2 MILE RADIUS

1 BLOCK FROM BUSINESS 80 AND MCKINLEY PARK

No submarket in Sacramento is more desirable to work or live than East Sacramento. Both homes and office space in East Sacramento are highly sought after due to the central freeway location, proximity to the State Capitol Corridor and central business district, as well as easy access to numerous fine dining options, social events, and art offerings. Further, established schools, community and outdoor activities, and sense of security make the neighborhood highly

desirable to both homeowners and tenants.

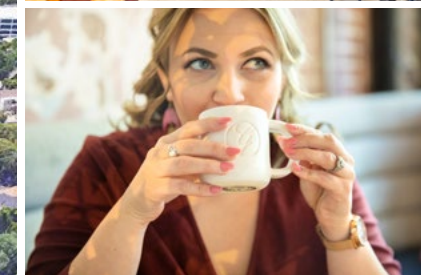
The Property is located squarely between East Sacramento and Midtown, providing tenants with the benefits of both submarkets. Tenants can take advantage of close proximity to residential housing and free on-site parking common in East Sacramento but still remain walking distance to the business opportunities and amenities in the urban grid. Further, the Property is located adjacent to Business 80, providing tenants and

clients with easy access to Interstate 80 and Highway 50, as well as McKinley Park, a 32-acre park with walking trail, pond, and other recreational uses.

Lastly, the Property is a quick walk or drive to some of East Sacramento's favorite eateries and coffee shops, include Orphan, Roxie Deli, Temple Coffee, Canon, Kru Contemporary Japanese Cuisine, OBO Italian Table and Bar, Selland's Market Café and Casa East Sac.



Section Two: The Location





NEARBY URBAN AMENITIES

30H is tucked away in a quiet, shady corner of East Sac with immediate access to both the Urban Core and the Freeway system.

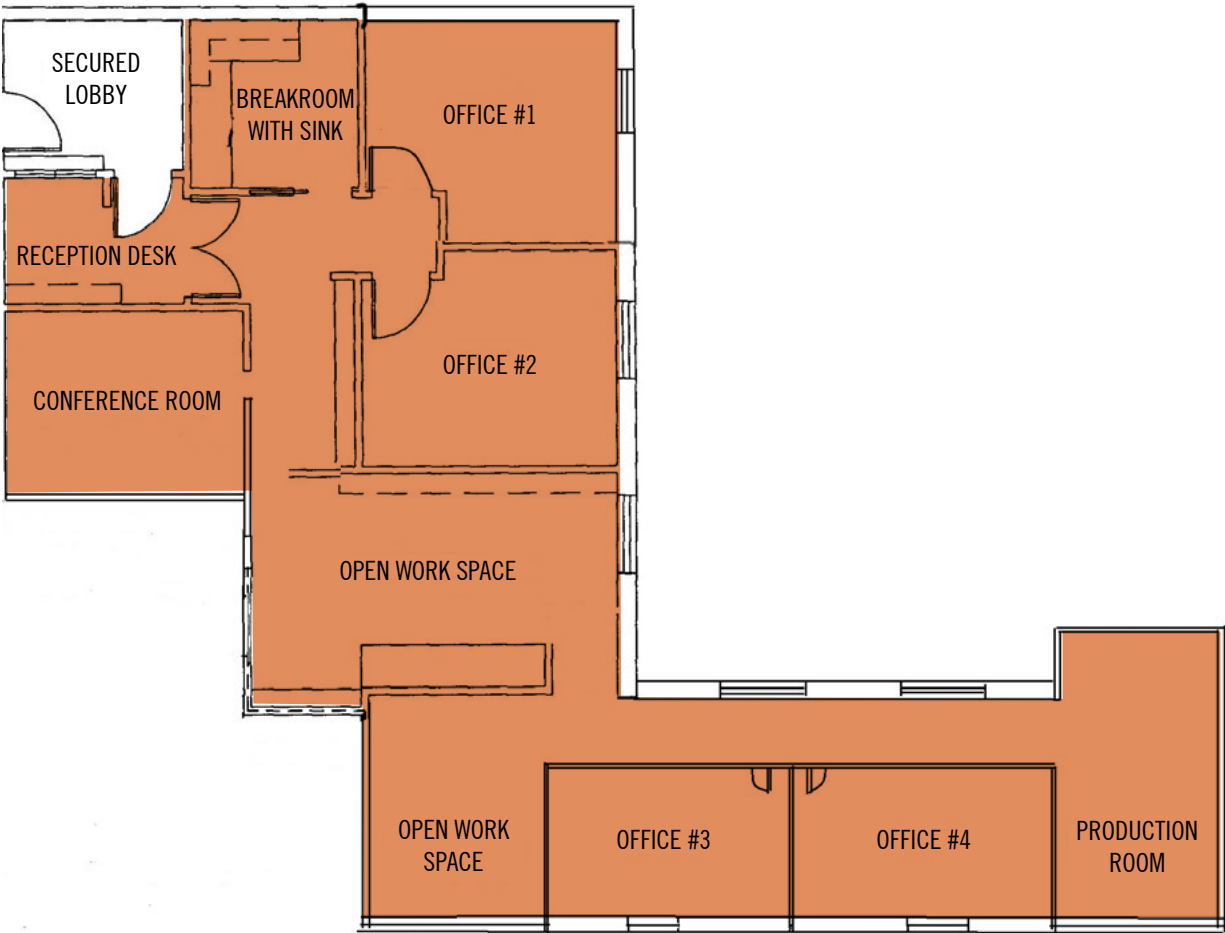
POPULAR RESTAURANTS NEAR 725 30TH STREET (NOT ALL ARE MENTIONED HERE):

Allora	Dos Coyotes	Limelight Bar	Pita Pit	Sutter's Fort Park
Bacon & Butter	CVS	Mast Coffee	PJ's Diner Fish And Chips	Suzie Burger
Barwest	El Rincon	McDonalds	Porchlight Brewing	Taco Bell
Baskin-Robbins	Giovanni's Pizzeria	Mckinley Park	Pure Soul	Taqueria Santos Laguna
Beach Hut Deli	Grocery Outlet	Mercy Hospital	Pushkin's Bakery	Target
Bento Box	Harlow's	Mezcal Grill	Revolution Winery	Temple Coffee
Brickland	Hawks Public House	Mimosa House	Roxie Deli	The Mill Coffee
Cafe Bernardo	Heavenly's Yogurt	Nitty's Cider	Sac Natural Foods Co-Op	The Original Mels Diner
Canon	Hidden Dumpling House	Moonbelly Bakery	SacYard	The Sandwich Spot
Casa	IHOP	Nopalitos Cafe	Safeway	Trader Joe's
Cerveceria At The Shack	Incredible Pets	OBO	Save Mart	Tupelo Coffee
Chipotle	Ink Eats & Drinks	Office Depot	Selland's	UC Davis Medical Group
Chocolate Fish Coffee	Jamba Juice	Origami	Shanghai Garden	UPS
Club Raven	Jayna Gyro	Orphan	Soku Ramen Bar	Vibe Health Bar
Clubhouse 56	Jimboy's	Pachamama Coffee	Starbucks	Vons Chicken
Coffee Works	Kau Kau	Papa Murphy's	Star Lounge	Yume Gelato
Compton's Market	Koi Bistro	Paragary's	Subway	Wells Fargo
Corti Brothers	Kru	Petco	Sushi Cafe	3 Hermanas
CSU Sacramento	La Fiesta Altena Taqueria	Pine Cove Tavern	Sutter Medical	57th Street Antique Mall

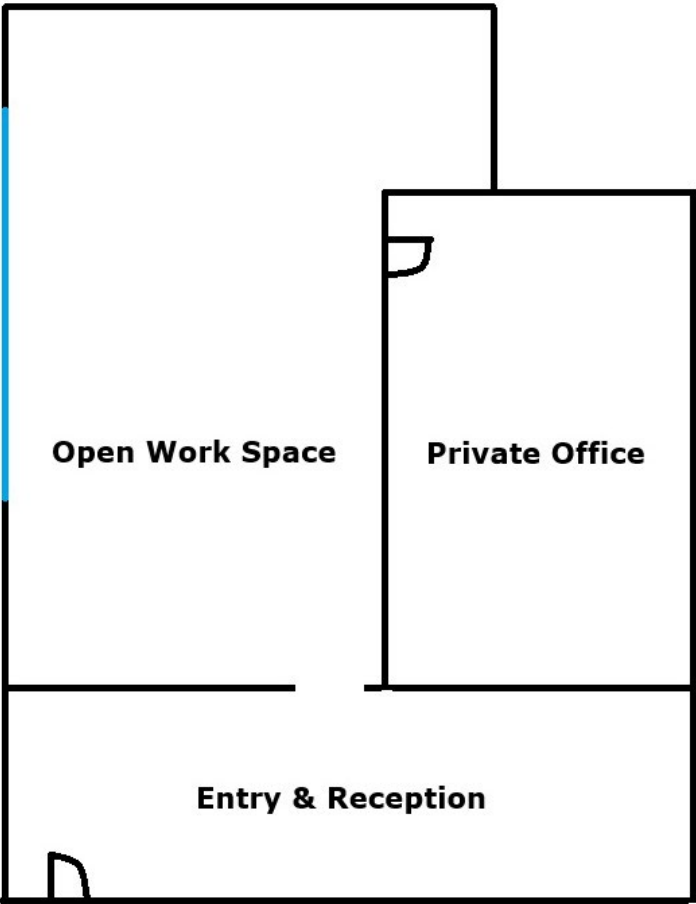


FLOOR PLANS

SUITE 103: 2,200 SF - \$2.00/SF/MONTH FSG

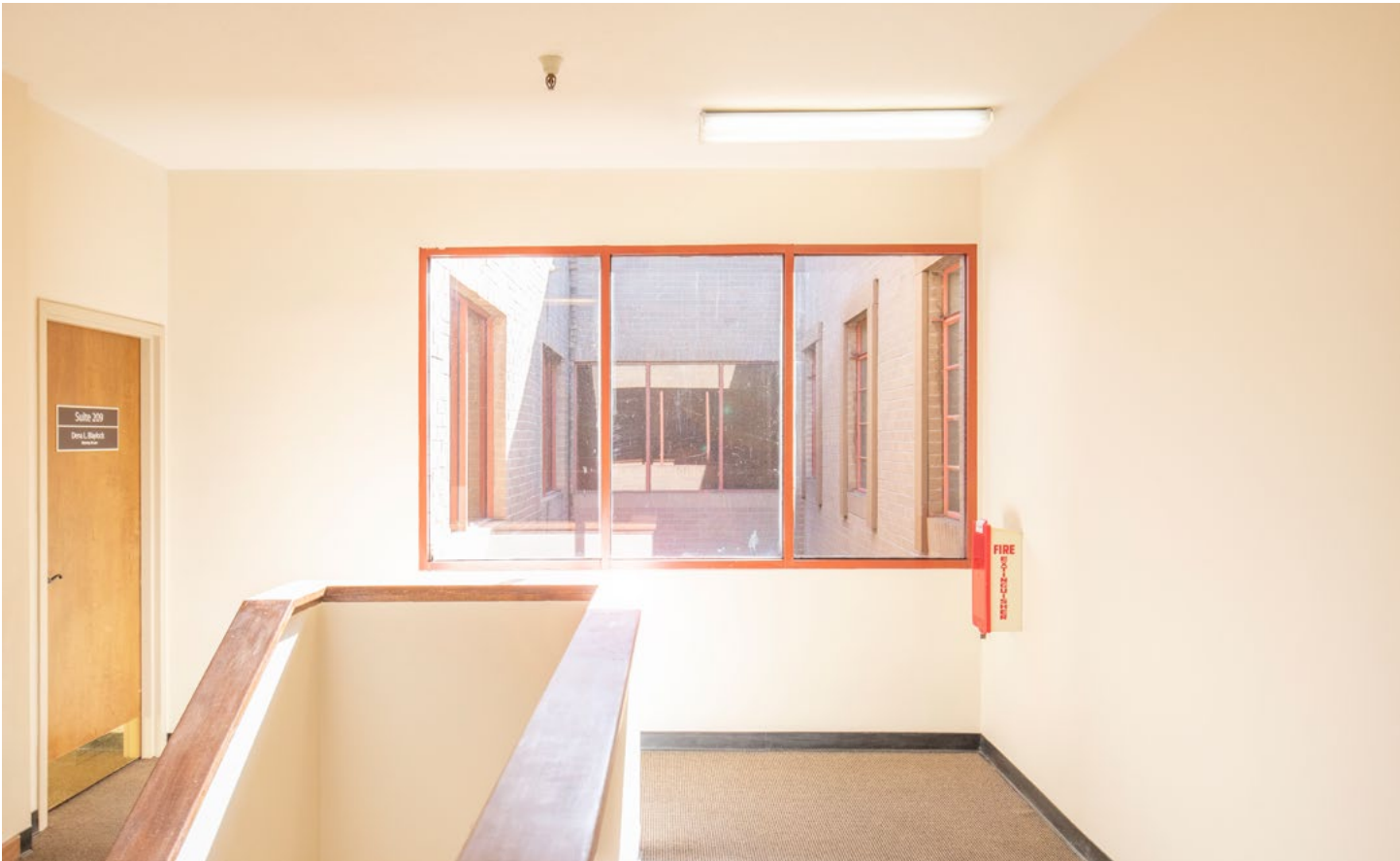
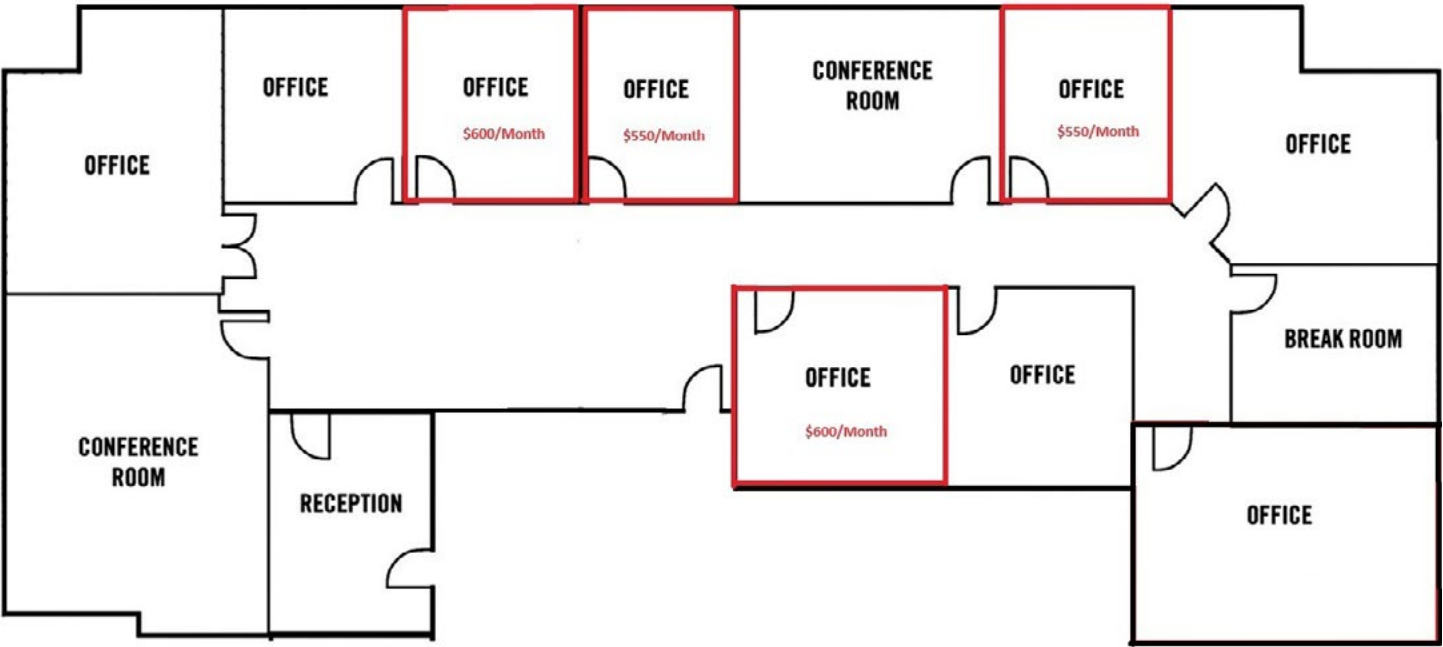


SUITE 208: 902 SF - \$2.00/SF/MONTH FSG





SUITE 209 - COWORKING [PRIVATE OFFICE]: \$550 - 650 PER MONTH





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