1530 J STREET
SACRAMENTO

CREATIVE OFFICE SPACE AVAILABLE FOR THE FIRST TIME IN 20 YEARS FOR LEASE

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2 MIN TO CONVENTION CENTER

3 MIN TO PERFORMING ARTS CENTER

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THE OPPORTUNITY

CREATIVE OFFICE
2,934 – 7,913 RSF
SURROUNDED BY AMENITIES

For the first time since its acclaimed re-development more than 20 years ago, the Elliott Building is offering multiple office suites for lease, including Suite 200 on the second floor and Suites 100 and 120 on the ground level. This is a rare opportunity to locate your business within one of Midtown Sacramento's most iconic properties—an address that blends historic architecture with modern, creative office environments.

Developed by Fulcrum Properties, the Elliott Building captures the essence of historic Sacramento with its classic brick façade, large industrial-style windows, and dramatic steel and concrete framework. Each office suite reflects this character while incorporating high-quality improvements that support today's dynamic workplaces.

Suite 200 features polished concrete floors, glass-walled offices, contemporary lighting, and expansive windows that flood the space with natural light. Open ceilings and exposed materials create an authentic loft-style aesthetic, with flexible layouts designed for private offices, collaborative work areas, and creative meeting spaces.

Suites 100 and 120 offer distinctive ground-floor office environments with soaring ceiling heights, dramatic window lines, and a strong architectural presence. These suites provide a unique opportunity for businesses seeking high-visibility office space within a landmark building, while maintaining a professional and design-forward setting.

Located at 1530 J Street in the heart of Midtown Sacramento, the Elliott Building offers immediate access to the area's premier dining, retail, and cultural amenities. Surrounded by Sacramento's most walkable neighborhoods and supported by nearby parking, the building delivers both convenience and prestige.

For companies seeking a distinctive office address in one of Sacramento's most recognizable buildings, this opportunity sets a new standard for workplace identity.



PROPERTY DETAILS

Address:	1530 J Street Sacramento, CA 95814
Suites Available:	Suite 100 ┐ Can be Suite 120 ┘ combined Suite 200
Lower Level:	± 1,856 SF
Suite 100:	± 3,123 RSF
Suite 120:	± 2,934 RSF
Suite 100 + 120 + Lower Level:	± 7,913 RSF
Suite 200:	± 6,967 RSF
Lease Rate:	$3.25/SF Full Service
Total Building Size:	45,576 SF
Stories:	Four (4)
Elevator Equipped:	Yes



FULCRUM DEVELOPER AWARDS

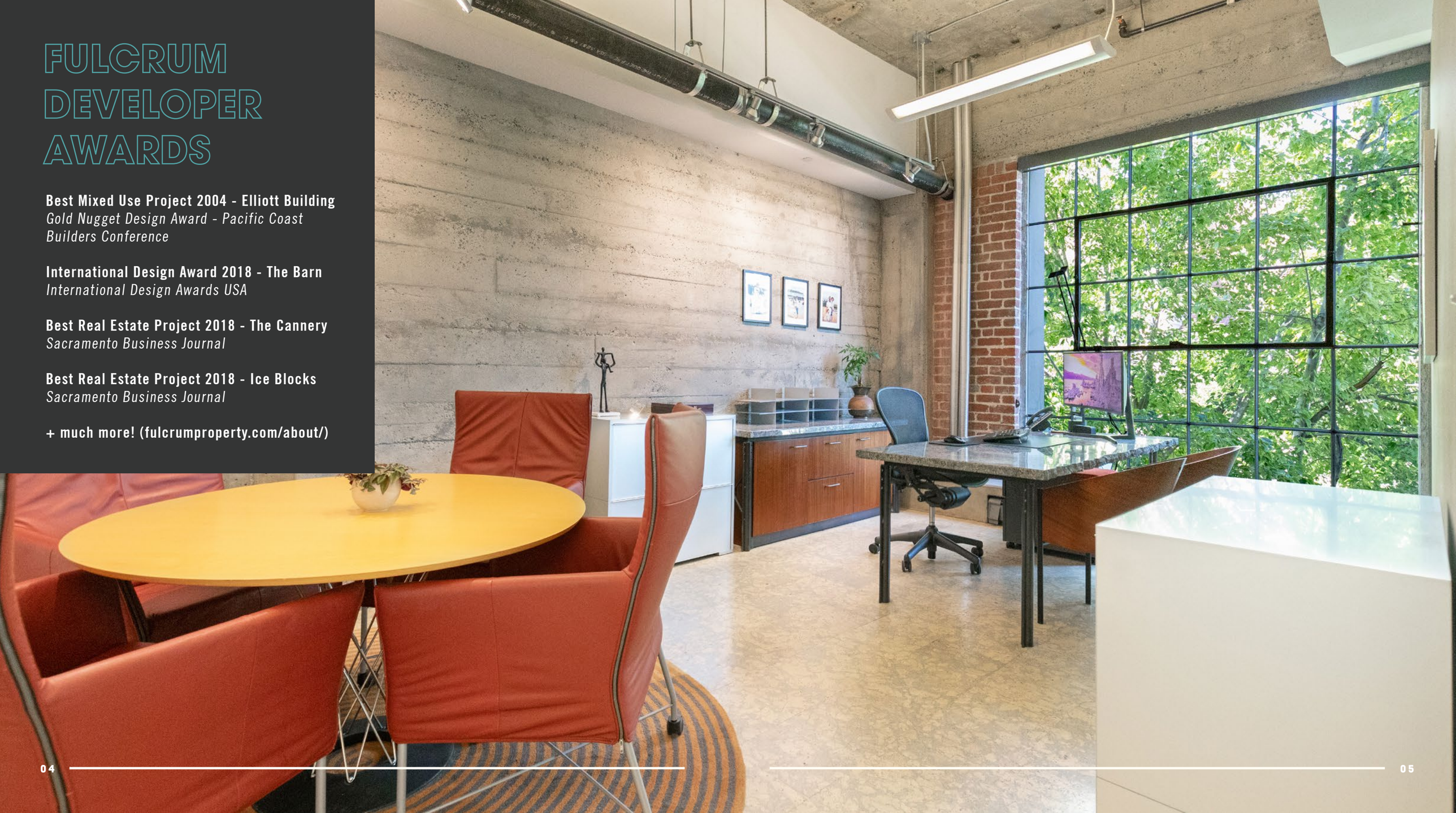
Best Mixed Use Project 2004 - Elliott Building
Gold Nugget Design Award - Pacific Coast Builders Conference

International Design Award 2018 - The Barn
International Design Awards USA

Best Real Estate Project 2018 - The Cannery
Sacramento Business Journal

Best Real Estate Project 2018 - Ice Blocks
Sacramento Business Journal

+ much more! (fulcrumproperty.com/about/)



VIEWS OF MEMORIAL AUDITORIUM

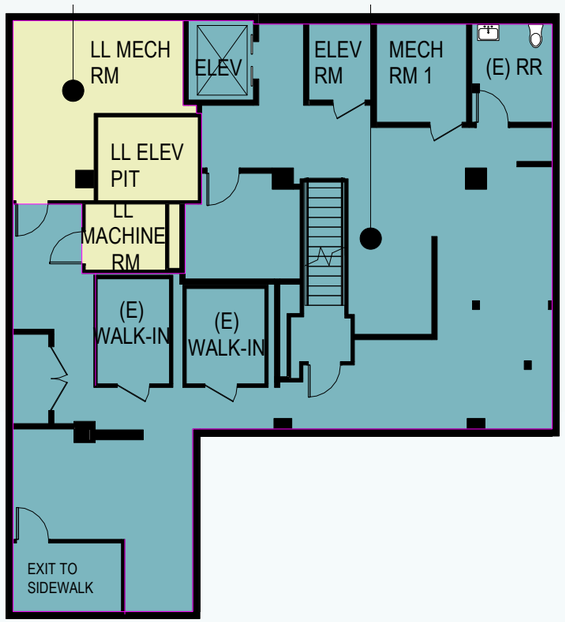



FOR
LEASE

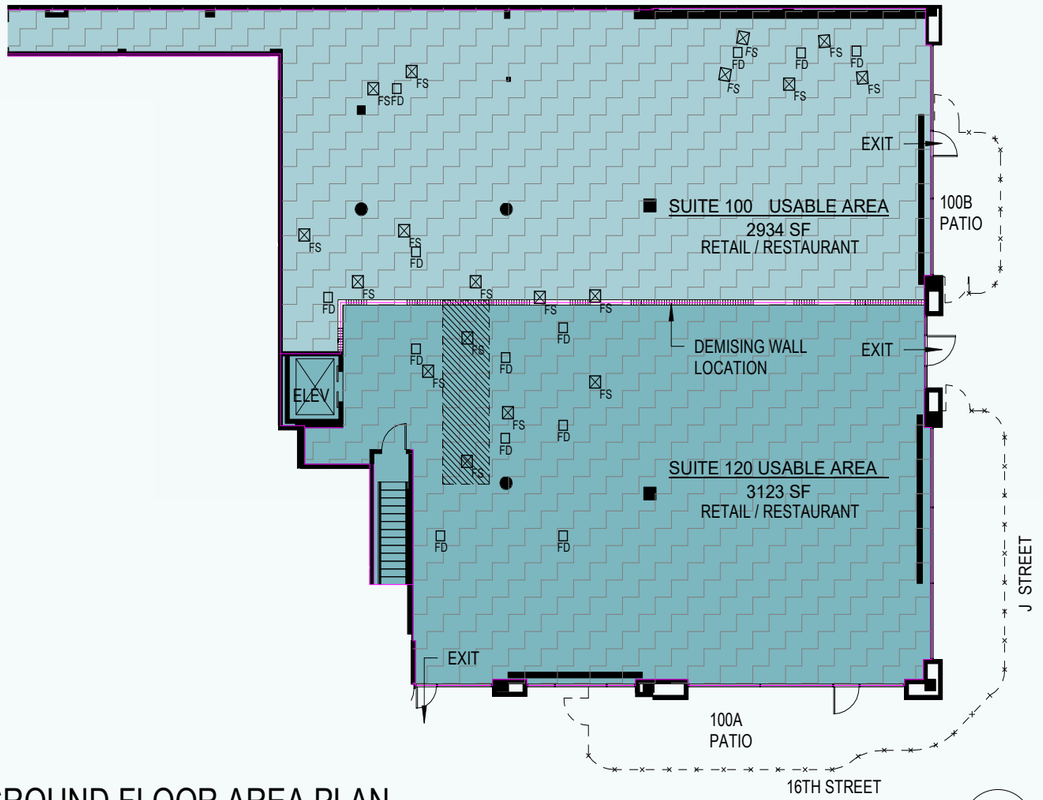
FLOOR PLANS

SUITE 100 = 3,123 SF
SUITE 120 = 2,934 SF
LOWER LEVEL = 1,856 SF
7,913 SF TOTAL

* FLOOR PLANS NOT TO SCALE

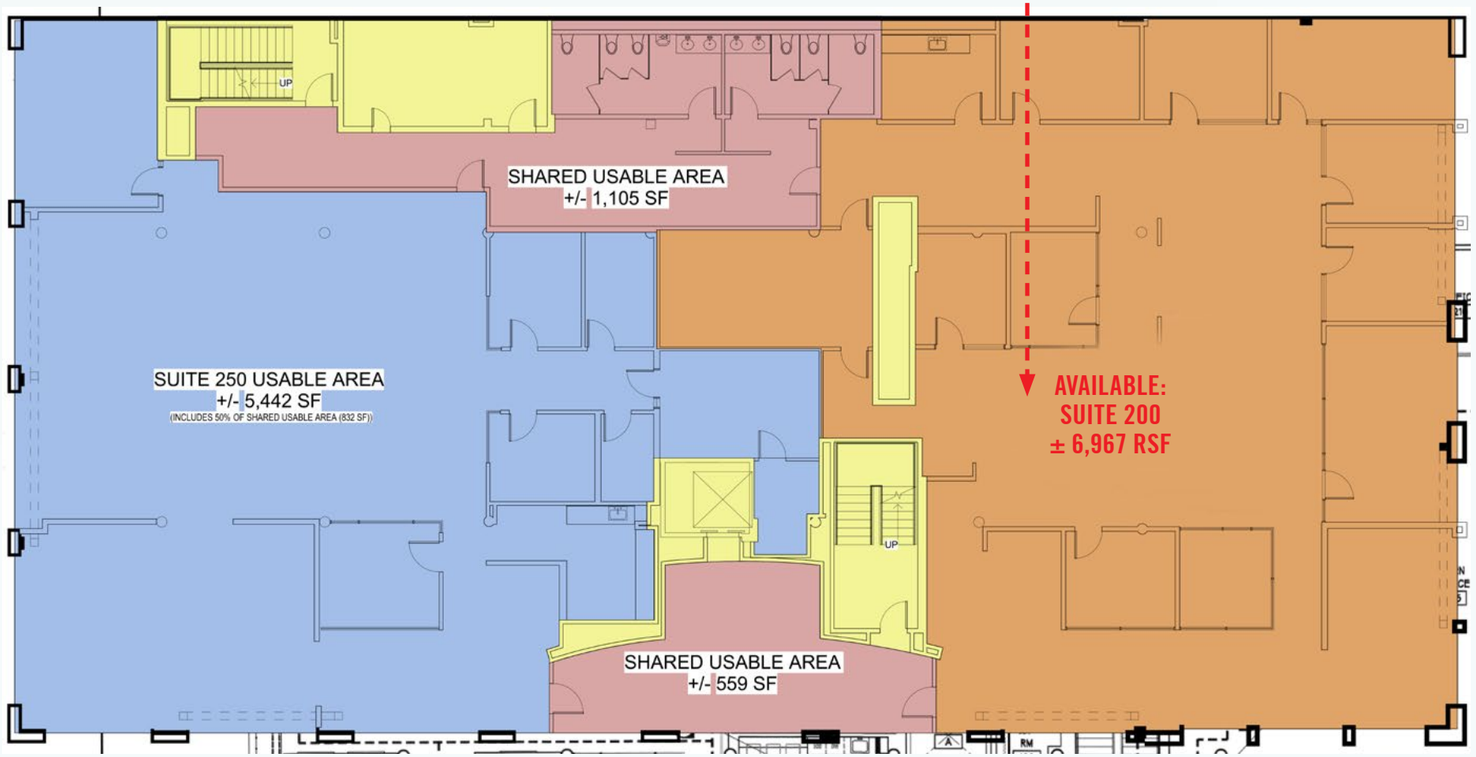


BASEMENT AREA PLAN
1/16" = 1'-0"
2



GROUND FLOOR AREA PLAN
1/16" = 1'-0"
1

SUITE 200: ± 6,967 RSF
$3.25 SF/MONTH FSG





THE LOCATION

IN THE THEATER DISTRICT
2 BLOCKS TO HANDLE DISTRICT
4 BLOCKS TO LAVENDER HEIGHTS
9 BLOCKS TO GOLDEN 1 CENTER

1530 J Street sits in the heart of Sacramento's Theater District, surrounded by a dynamic mix of entertainment, dining, and culture. With the nearby SAFE Credit Union Performing Arts Center and Sacramento Memorial Auditorium drawing regular crowds for concerts, comedy shows, and Broadway productions, this office space is ideally positioned to serve employees working at 1530 J Street. Just two blocks away, the Handle District offers some of Midtown's best-known restaurants, cocktail bars, and coffee shops. With its easy walkability grid and steady stream of visitors, it's a magnet for locals and tourists alike.

Four blocks in the other direction, Lavender Heights pulses with nightlife, community events, and one of the city's most popular weekly traditions—the Midtown Farmers Market (voted #1 in CA, 2024). Known for its inclusive atmosphere and diverse crowd, the area draws thousands every Saturday to browse local produce, shop handmade goods, and grab a bite to eat.

Between the vibrant mix of venues, foot traffic from nearby districts, and an ever-evolving culinary scene, 1530 J Street offers a rare opportunity for creative office users looking to plant roots in one of Sacramento's most energized corridors.





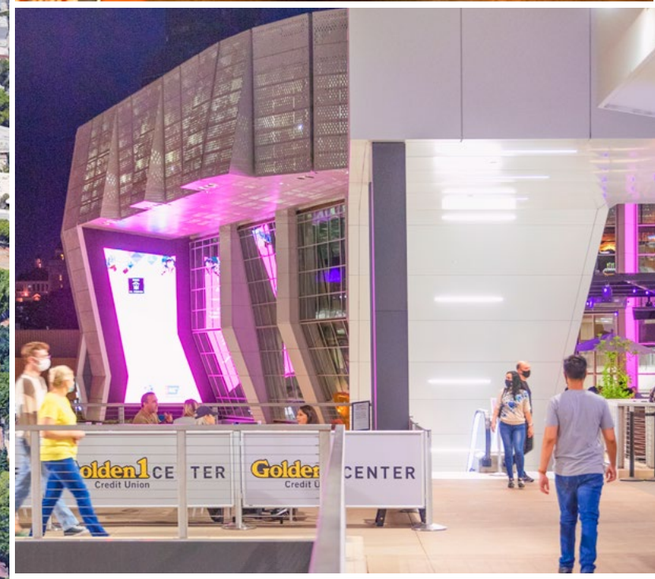







State Capitol
Golden 1 Center
DOCO/The Sawyer
The Hardin
Temple Coffee
Magpie Cafe
Naked Lounge
Karma Brew
Frog & Slim
Maydoon
Thai Canteen
Starbucks
Petra Greek
Cafeteria 15L
Mikuni
Chef Burma
Bento Box
Vegan Deadly Sins
The Melting Pot
Convention Center
Pazza Notte
Aioli Bodega
Old Soul
Crepeville
Saigon Alley
The Rind
Yogurtagogo
Memorial Auditorium
Mulvaney's
Chipotle
Waterboy
Jack's Urban Eats
Alaro
Sunny Side
Zocalo
58 Degrees
Fieldwork Brewing
Sibling - Pushkin's
Paesanos
16th
The Porch
Sawasdee Thai
Spaghetti Factory
Target
Propagate
Afro Eatz
Tack Room
Sacrament Brewing
BevMo
The Grand
Cookies Sacramento
Midtown Gastrobar
Badlands
Faces
The Depot
Mango's
LowBrau
Kin Thai Eatery
Azul
Nekter
Peet's Coffee
Omakase, + more!
Starbucks
Noah's Bagels
Tank House BBQ
19th
J
Morning Fork
A&P Liquors
World Famous
HOTBOYS
K
Midtown Farmers'
Market / 2nd
Saturday / THIS
Midtown Concerts
Paititi Peruvian Bistro
Subway
Pachamama Coffee
21st
Tapa the World




Golden1 CE TER
Golden CENTER





WALK - BIKE - DRIVE - PARK

walkscore.com

98 WALKER'S PARADISE
99 BIKER'S PARADISE
61 GOOD TRANSIT

Address	Parking Stalls
957 16th Street	45 Stalls
1500 K Street	397 Stalls
1530 K Street	250 Stalls
1600 J Street	38 Stalls
1601 L Street	54 Stalls
1616 I Street	65 Stalls
1615 K Street	68 Stalls
917 17th Street	26 Stalls
1524 J Street	18 Stalls
1700 K Street	400 Stalls
Total	**1,361 Stalls**

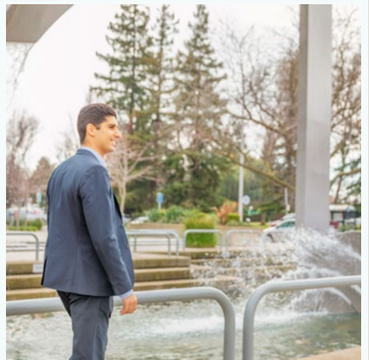
Address	Bike Racks
1020 16th Street	9 Racks
1530 J Street	4 Racks
1515 J Street	6 Racks
Total	**19 Racks**

1530 J offers exceptional accessibility, with over 1,300 parking stalls within a short walk plus Electrify America charging stations and a Tesla Supercharger station — eliminating typical Midtown parking challenges. The area also supports a strong cycling culture, with ample bike parking and well-connected lanes that encourage alternative transportation and steady daily traffic.













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