



1530 J STREET **SACRAMENTO**

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





2131 CAPITOL AVENUE, STE 100
SACRAMENTO, CA 95816
916.573.3300 | TURTONCRE.COM

SCOTT KINGSTON
SENIOR VICE PRESIDENT - LIC. 01485640
916.573.3309
SCOTTKINGSTON@TURTONCRE.COM

JACK SCURFIELD
SENIOR DIRECTOR - LIC. 02127988
916.573.3316
JACKSCURFIELD@TURTONCRE.COM

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2 MIN TO CONVENTION CENTER 
3 MIN TO PERFORMING ARTS CENTER 

1 THE OPPORTUNITY
1530 J STREET

THE OPPORTUNITY

 **CREATIVE OFFICE**

 **6,967 RSF**

 **SURROUNDED BY AMENITIES**

For the first time since its acclaimed re-development more than 20 years ago, the Elliott Building's Suite 200 is available for lease. This is a truly rare opportunity to locate your business within one of Midtown Sacramento's most iconic properties—an address that blends architectural character with a modern, creative workplace environment.

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. Inside, the space combines these timeless features with high-end improve-

ments—polished concrete floors, glass-walled offices, and contemporary lighting—creating a professional yet inspiring setting for today's most dynamic companies.

Expansive floor-to-ceiling windows flood the interiors with natural light, while open ceilings and exposed materials deliver an authentic loft-style aesthetic. The flexible layouts support a variety of workplace configurations, from private offices and collaborative work areas to team lounges and creative meeting spaces. Every detail has been designed to foster productivity, innovation, and culture.

Situated in the heart of Midtown

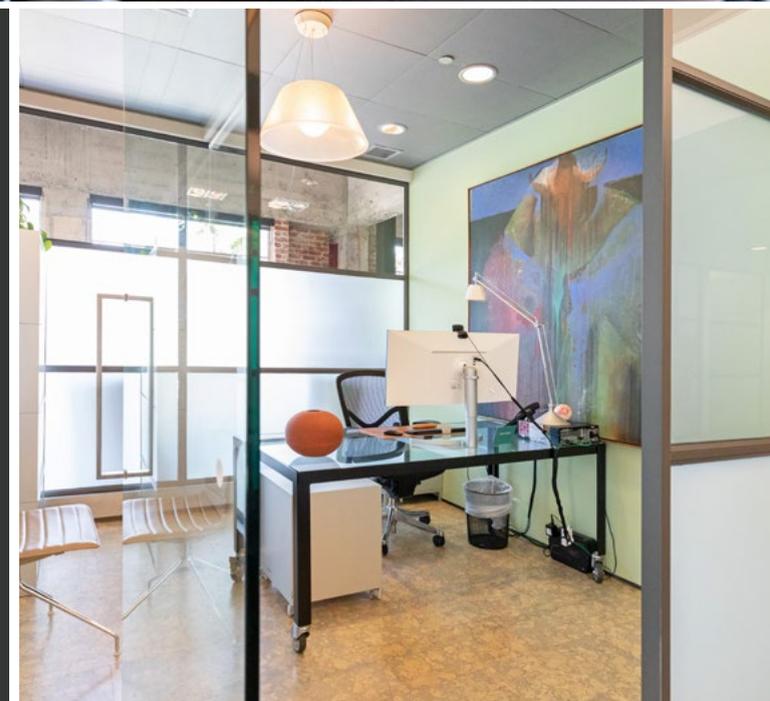
Sacramento, 1530 J Street offers immediate access to the city's premier dining, retail, and cultural amenities. Tenants are steps from local coffee shops, award-winning restaurants, boutique retailers, and entertainment venues, all within a walkable, amenity-rich neighborhood that continues to attract Sacramento's top talent.

Availability at the Elliott Building is unprecedented—the space has remained fully occupied since its re-development two decades ago. For companies seeking a distinctive office environment in one of Sacramento's most recognizable buildings, this is a chance to secure an address that sets you apart.



PROPERTY DETAILS

Address:	1530 J Street Sacramento, CA 95814
Suite Available:	Suite 200
Suite 200 Size:	± 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/)



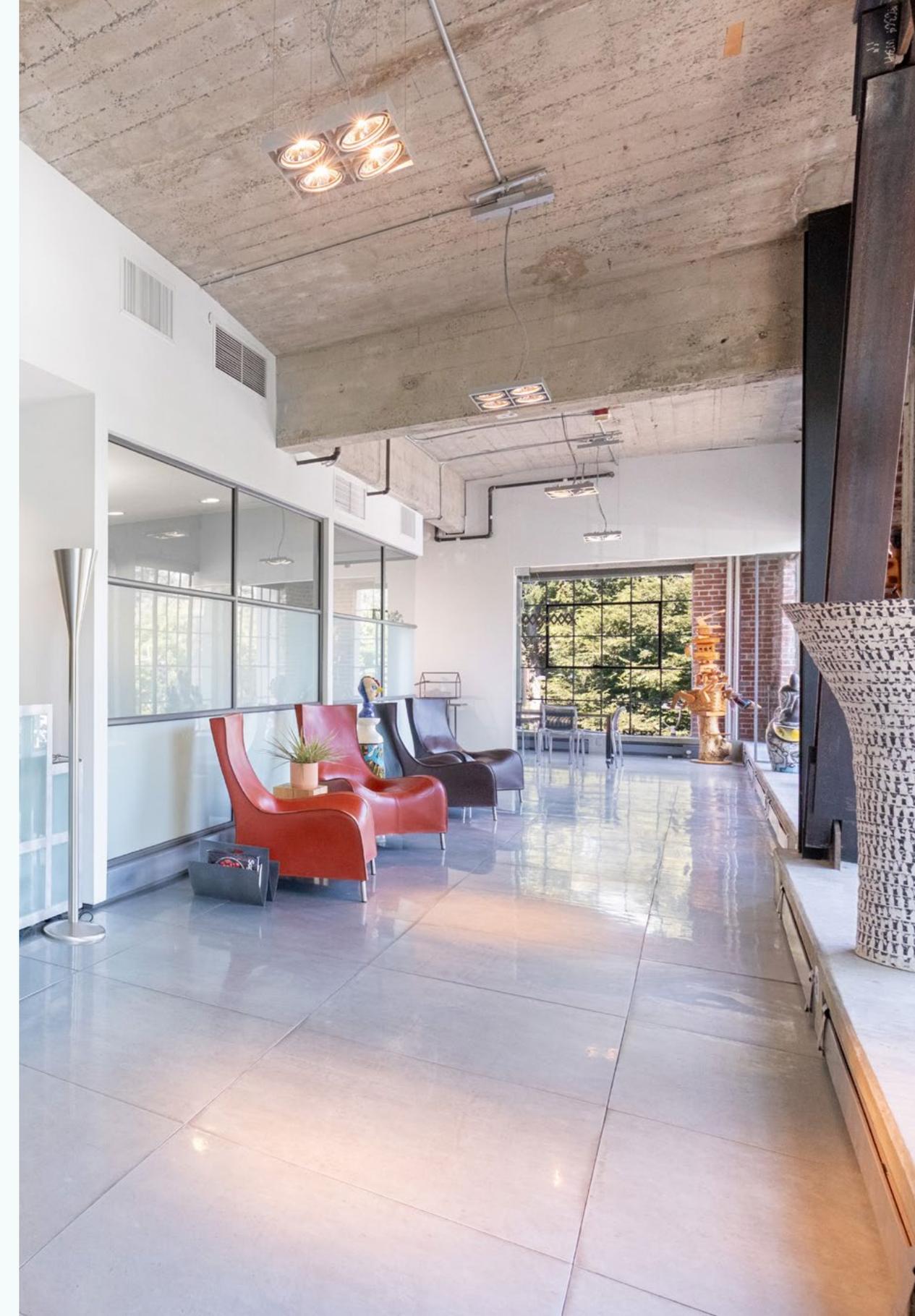
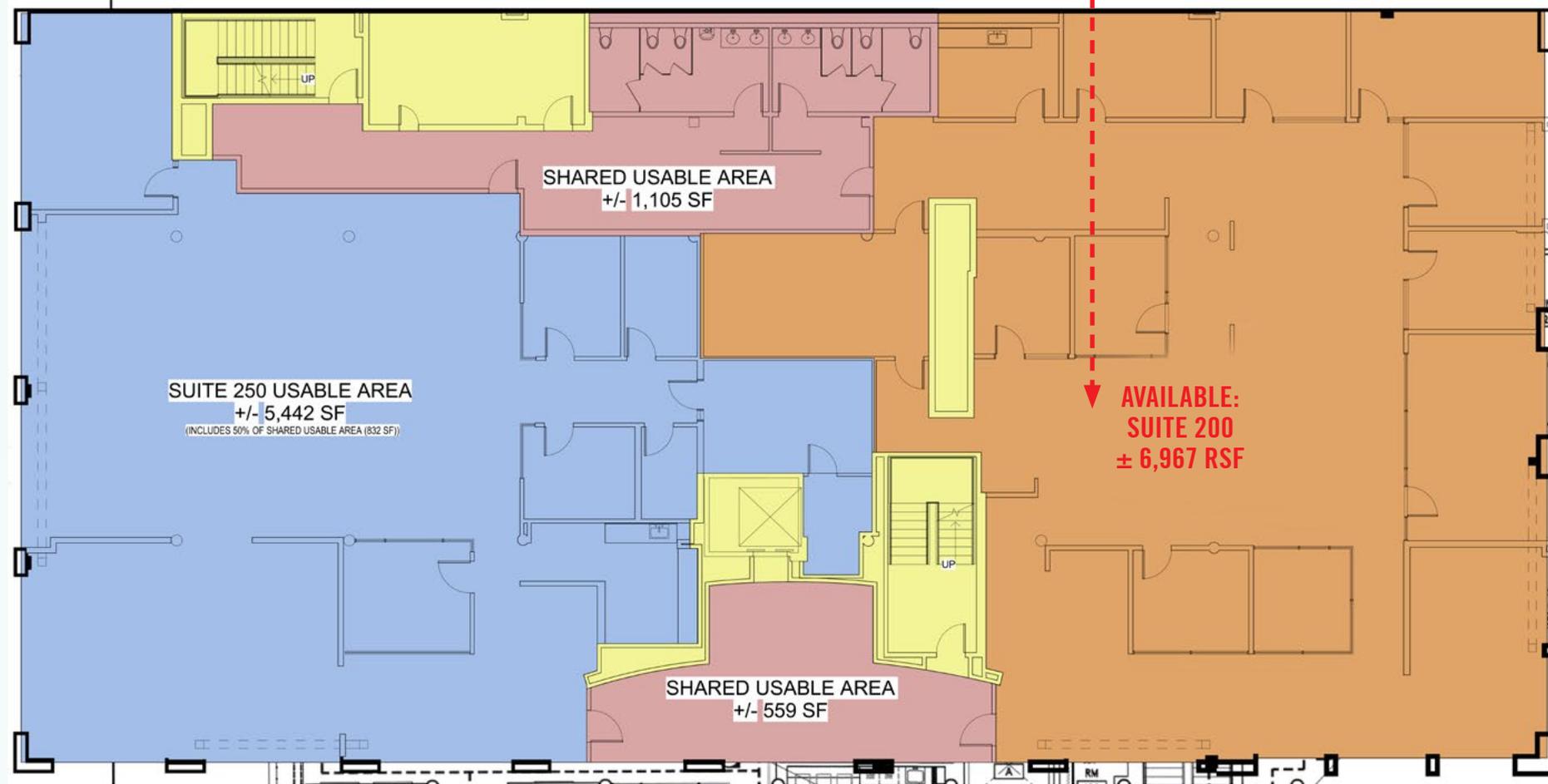
VIEWS OF MEMORIAL AUDITORIUM





FLOOR PLAN

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



3 THE LOCATION
1530 J STREET

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.



3 THE LOCATION
1530 J STREET



Temple Coffee
Magpie Cafe
Naked Lounge
Karma Brew
Frog & Slim
Maydoon
Thai Canteen
Starbucks

Pazza Notte
Aioli Bodega
Old Soul
Crepeville
Saigon Alley
The Rind
Yogurtagogo
AfroEatz

State Capitol

Petra Greek
Cafeteria 15L
Mikuni
Chef Burma

Golden 1 Center
DOCO/The Sawyer
The Hardin

Bento Box
Vegan Deadly Sins
The Melting Pot
Goldfield
Target
Propagate
Convention Center

Memorial Auditorium

Mulvaney's
Chipotle
Waterboy
Jack's Urban Eats
Alaro
Sunny Side

Zocalo
58 Degrees
Fieldwork Brewing
Sibling - Pushkin's
Paesanos

The Porch
Sawasdee Thai
Spaghetti Factory

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

Morning Fork
A&P Liquors
World Famous
HOTBOYS

Midtown Farmers'
Market / 2nd
Saturday / THIS
Midtown Concerts

Tropics Ale House
Subway
Pachamama Coffee

Tapa the World

3 THE LOCATION
1530 J STREET

PLANT YOUR ROOTS IN THE THEATER DISTRICT

Placer AI | Visit Sacramento | Comstock's

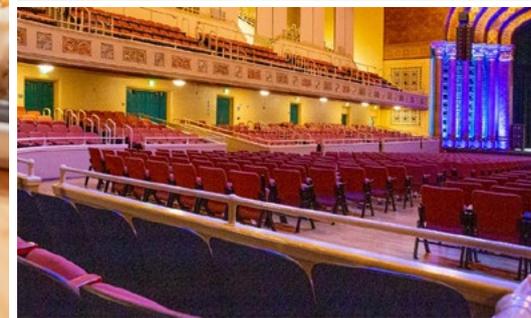
-  142,547 EMPLOYEES (2 MILES)
-  9 BLOCKS
-  9 BARS AND RESTAURANTS
-  ~335 EVENTS PER YEAR

The Theater District in Sacramento is a cultural anchor, drawing thousands of visitors and employees with its world-class opera, ballet, and Broadway tours at the SAFE Credit Union Performing Arts Center and Convention Center. For a retail and office building, 1530 J Street

offers a front-row seat to this year-round activity, putting your business at the center of the city's entertainment scene.

Surrounded by popular restaurants like Mikuni Sushi, Cafeteria 15L, and Chef Burma, the area is already known as a go-to destination for pre-show

dinners post-event drinks, and office happy hours. Your new office space at one of the busiest intersections in Midtown would benefit from the proximity to countless restaurants, cafes, bars, and entertainment options.





3 THE LOCATION
1530 J STREET



WALK - BIKE - DRIVE - PARK

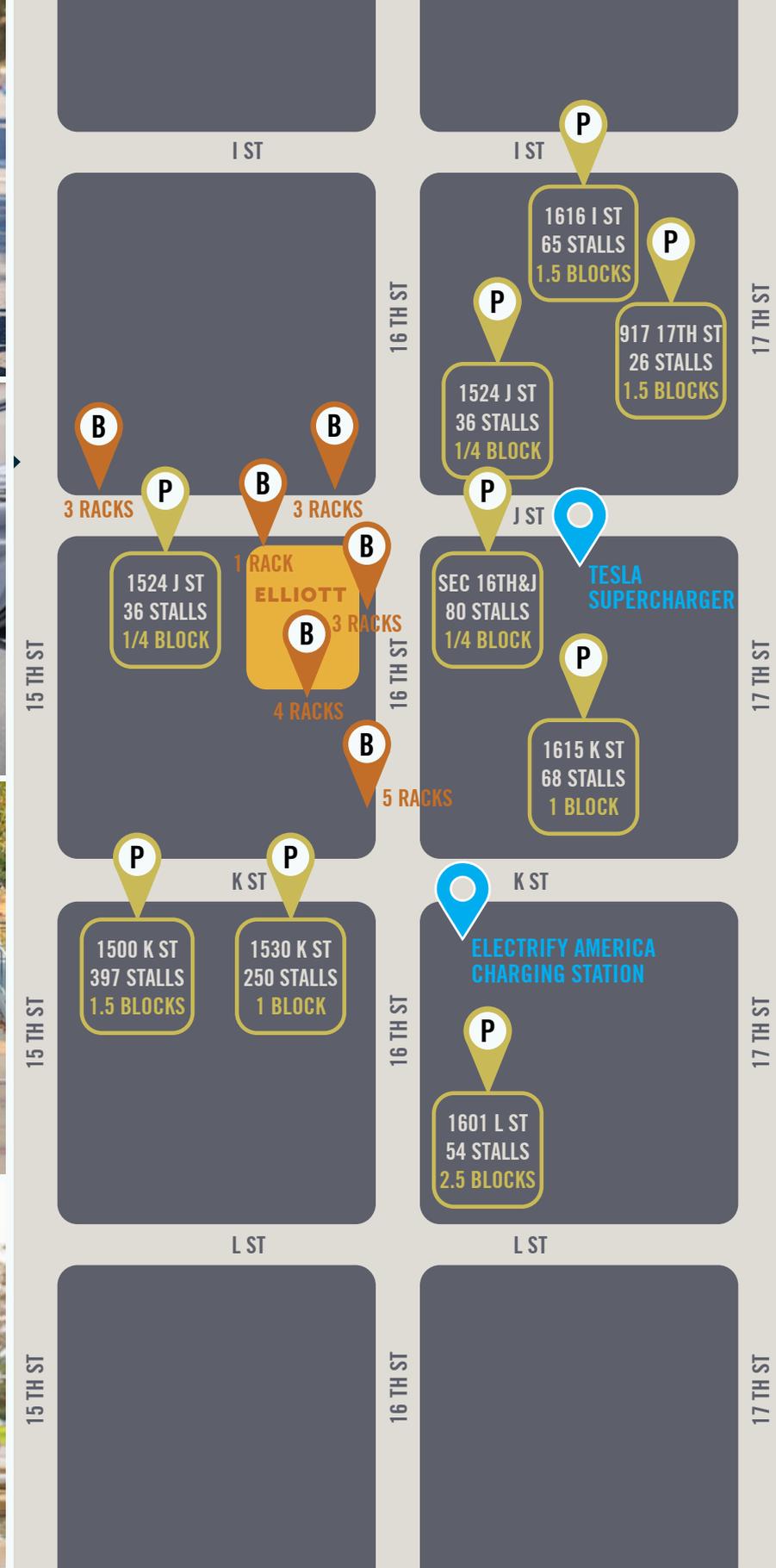
walkscore.com

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

Address	Parking Stalls
1524 J Street	36 Stalls
1500 K Street	397 Stalls
1530 K Street	250 Stalls
16th & J Street	80 Stalls
1601 L Street	54 Stalls
1616 I Street	65 Stalls
1615 K Street	68 Stalls
917 17th Street	26 Stalls
Total	976 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 nearly 1,000 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.



SACRAMENTO HAS AN ABUNDANCE OF HOTELS

HYATT REGENCY

Upscale hotel with 505 rooms across from the State Capitol. Dining options include a steakhouse, a Starbucks and a cocktail bar. There's also a heated outdoor pool, a whirlpool tub and a spa, plus a gym, a business center and 28,000 SF of event space.

SHERATON GRAND HOTEL

Located at 1230 J Street, offers 503 modern rooms and suites with top-of-the-line amenities. Adjacent to the Convention Center and near the State Capitol, it features 23,000 SF of conference and event space with natural lighting, audio-visual services, and a Sheraton Club Lounge. Ideal for both executive and leisure travelers.

RESIDENCE INN BY MARRIOTT

The renovated, modern, tech-savvy extended stay hotel in Downtown, features 235 rooms and an energized lobby. Located in vibrant Midtown, it's across from the Safe Credit Union Convention Center and State Capitol Park, and within walking distance to the Community Center Theater, dining, and shopping options.

THE CITIZEN HOTEL

The Citizen Hotel is a luxury, boutique hotel in the heart of the city, blending the formality and magnificence of Sacramento's history with today's

modern expectations. The Citizen Hotel welcomes weddings.

EMBASSY SUITES

Located on the Sacramento River across from historic Old Sacramento, the Embassy Suites is the only "all suite" full service hotel on the river. The hotel also features meeting facilities, restaurant, pool, spa, fitness and business center.

HYATT CENTRIC NEW

The newly completed 165 room Hyatt Centric is nestled beside Golden 1 Center and DOCO. Guests are whisked away into the glamour of yesteryear while enjoying modern creature comforts.

KIMPTON SAWYER HOTEL NEW

Located in Downtown Commons (DOC0), Kimpton Sawyer Hotel offers 250 guestrooms inspired by Northern California's natural beauty.

EXCHANGE SACRAMENTO NEW

The California Fruit Building's transformation into a boutique hotel is complete. This newly renovated 62,000 square foot historic 10-story hotel is in the heart of Downtown Sacramento.

AC HOTEL BY MARRIOTT NEW

New hotel home to 179-rooms and

ground-floor retail. The hotel is situated within walking distance of the Golden 1 Center.

CONVENTION CENTER HOTEL PROPOSED

A new 28-story hotel is planning to occupy the corner of 15th and K Street, adjacent from the SAFE Credit Union Convention Center. It will rival nearby Sheraton Grand as the tallest hotel in the city.

10K PROPOSED

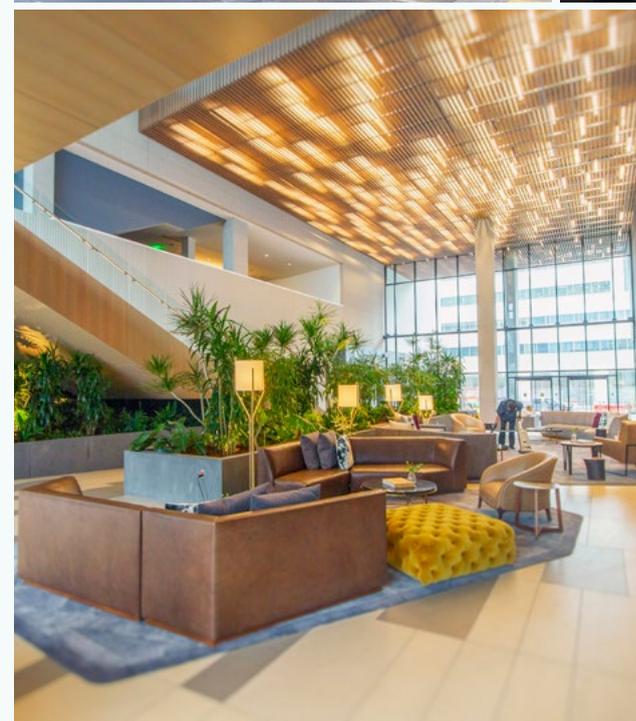
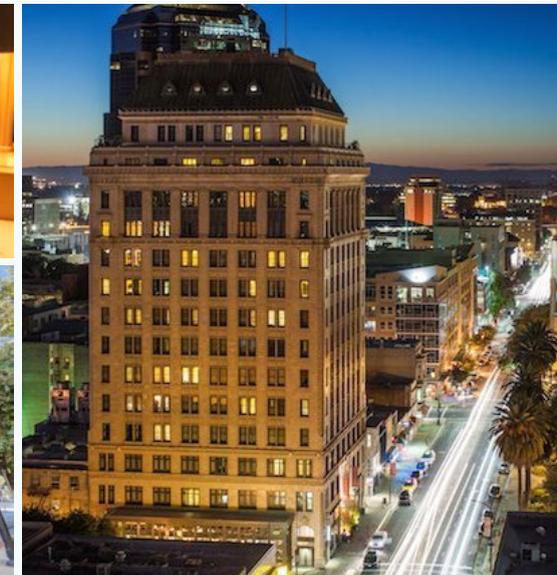
Mohanna Development Co. plans a 15-story building with 186 small residential units and a 205-room hotel. The project includes 7,400 SF of ground-floor retail space.

CANOPY BY HILTON PROPOSED

The proposed development is a 14-story Canopy by Hilton hotel, covering 243,431 SF and will feature 275 hotel rooms along with 50 apartments above the hotel accommodations. The hotel's amenities will include a ground floor restaurant and bar and a rooftop lounge.

141 PROPOSED

Unconventional Airbnb-style hotel where guests arrange accommodation via direct contact with room owners or the Airbnb service. The project will include 19 rooms.





3 THE LOCATION
1530 J STREET

SURROUNDED BY NEW HOUSING

16TH AND J MIXED USE



A 200-unit, seven-story project with retail is planned on J Street between 16th and 17th, replacing existing buildings.

ESPERANZA



132 attainable units—86 studios, 46 1BR lofts—coming to 12th & E by summer 2026.

THE MANSION



5-story, 186-unit mixed-use at 16th & H, on former Mansion Inn site. Completed 2022.

ENVOY



Mixed-use development with 153 units over 10,250 SF of retail space.

MAKER @ 15S



Mixed-use project near R Street: 137 units and 9,175 SF retail, completed in 2023.

THE FREDERIC



162-unit mixed-use with 7,000 SF retail, completed 2022.

E@16 - THE ELEANOR



95 units at E & 16th with lobby, dog spa, gym, and roof deck.

STUDIO 30



Studio30 features 30 modern units for 80–120% AMI, with kitchens, laundry, smart tech, and 20 bike stalls. Project complete.

THE GRACE



41-unit, 3-story building with 1,700 SF restaurant and 600 SF patio under construction.



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