

EBNER

120 K STREET - SACRAMENTO

CREATIVE OFFICE SPACE FOR LEASE



TURTON
COMMERCIAL REAL ESTATE



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Joe's Crab Shack
Candy Heaven
Laughs Unlimited
Blueprint Coffee
Ecojoyous
Hello Sunshine

Bali Kitchen
Emma's Tamales
Railroad Fish &
Chips
Steamers

SACRAMENTO RIVER

Firehouse
Restaurant
Terra Forte Coffee
O'Mally's Irish Pub
Frankie's Pizza

Round Table Pizza
Vampire Penguin
Underground Mini
Golf
Sock City

Cali Way
V's Paradise
Brannan Manor
Boss 5 Star Lounge
The Copper Forged
Honey and the
Trapcat

La Terraza
Fanny Ann's Saloon
Rocky Mountain
Chocolate
Slice of Old
Sacramento

2ND ST

K ST



THE PROPERTY

5,312-10,624
RENTABLE SF

\$2.25
PER SF FSG

10
GARAGED PARKING STALLS

100+
NEARBY RETAILERS

TWO FLOORS OF OLD SACRAMENTO'S MOST PREMIER CREATIVE OFFICE SPACE

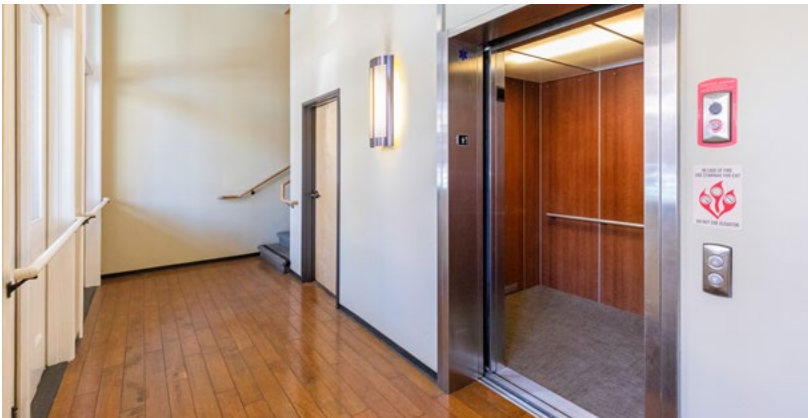
The Ebner Building at 120 K Street offers a rare opportunity to lease creative office space in the heart of Old Sacramento's Waterfront District. Originally constructed in 1856 as the historic Ebner Hotel and thoughtfully redeveloped in 2010, the Property blends historic character with modern office functionality. Featuring ground-floor retail and upper-level office space, the building showcases exposed concrete, soaring ceilings, arched windows, and extensive glass that create a bright, open, and inspiring work environment. The second floor office is thoughtfully configured for a balance of privacy and collaboration, featuring 11 private offices, a reception area, conference room,

substantially sized break room ideal for team collaboration or overflow meetings, open workspace, and two restrooms with shower facilities. The third floor offers a more open and dynamic floorplan, anchored by an exceptional window line and abundant natural light. This level includes multiple conference and breakout rooms, 9 private offices, a kitchen, and expansive open workspace designed to accommodate collaborative and flexible work environments. Combined, the 2nd and 3rd floors deliver an efficient and highly functional office environment with 20 private offices, generous open workspace, multiple collaborative gathering areas, two break rooms, and a total of four restrooms

plus one shower—making the space well suited for headquarters, creative users, professional services firms, or growing teams. Each floor includes five dedicated garage parking stalls with direct elevator access to all floors, providing a total of 10 reserved spaces. In addition, there are three parking facilities located within two blocks of the Property, offering convenient options for monthly parking and employee access. Located in one of Sacramento's most walkable and amenity-rich districts, tenants enjoy immediate access to the waterfront, River Cats and Athletic's ballpark, riverfront trails, restaurants, retail, and direct connectivity to Downtown Sacramento via the DOCO tunnel.



2ND FLOOR





Section One: The Property

EBNER



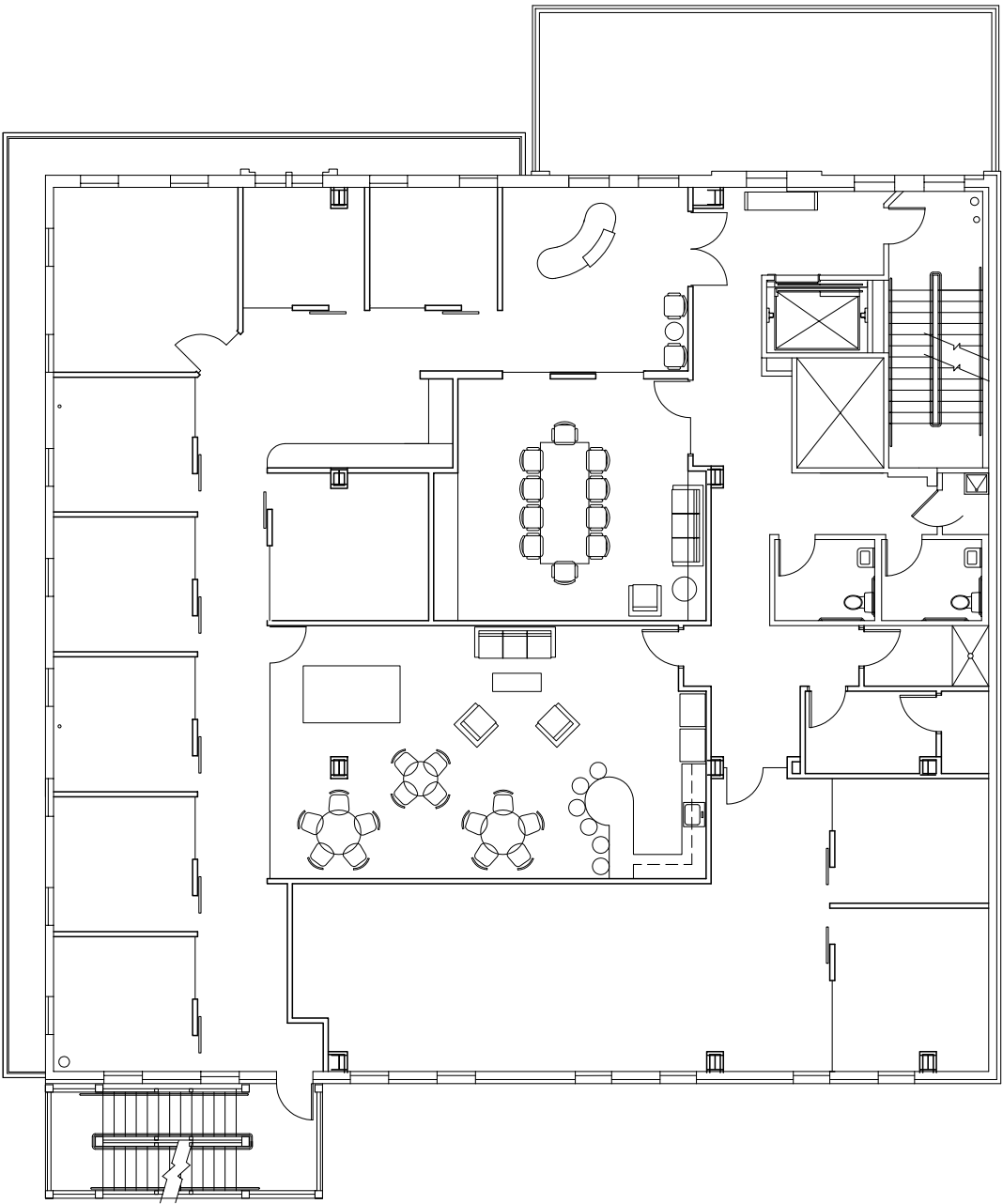
PROPERTY DETAILS

Address:	120 K Street, Sacramento, CA 95814
Available:	5,312-10,624 Rentable SF
Floors:	2nd and 3rd
Lease Rate:	\$2.25/SF Full Service Gross
Condition:	Turn-Key High End Creative Space
Elevator:	Yes
Exterior Signage:	Available
On-Site Parking:	Yes (10 total garage stalls) 5 dedicated stalls for 2nd floor 5 dedicated stalls for 3rd floor
Parking Price:	\$150/Month/Stall
Occupancy:	Available Immediately

FLOOR PLANS

2ND FLOOR
± 5,312 SF
\$2.25/SF/FSG

FEATURES:
11 PRIVATE OFFICES
RECEPTION AREA
CONFERENCE ROOM
BREAK ROOM
OPEN WORKSPACE



3RD FLOOR

± 5,312 SF

\$2.25/SF/FSG

FEATURES:

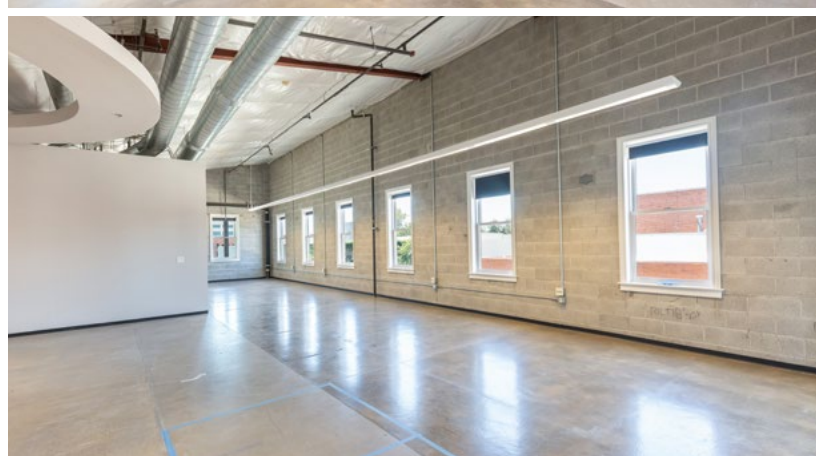
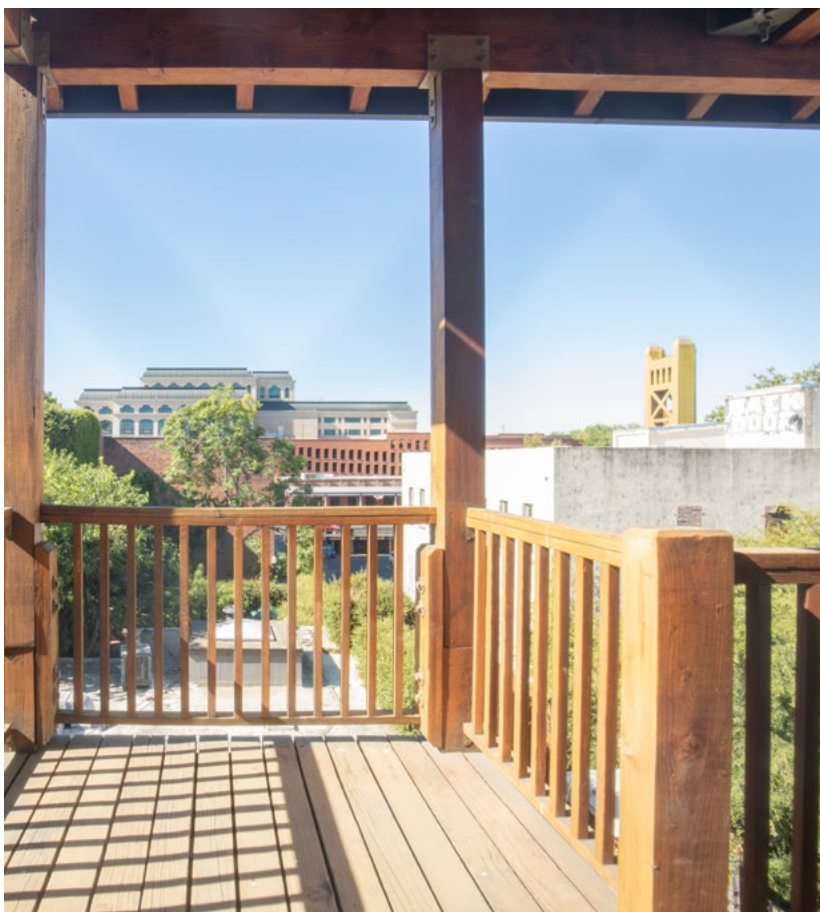
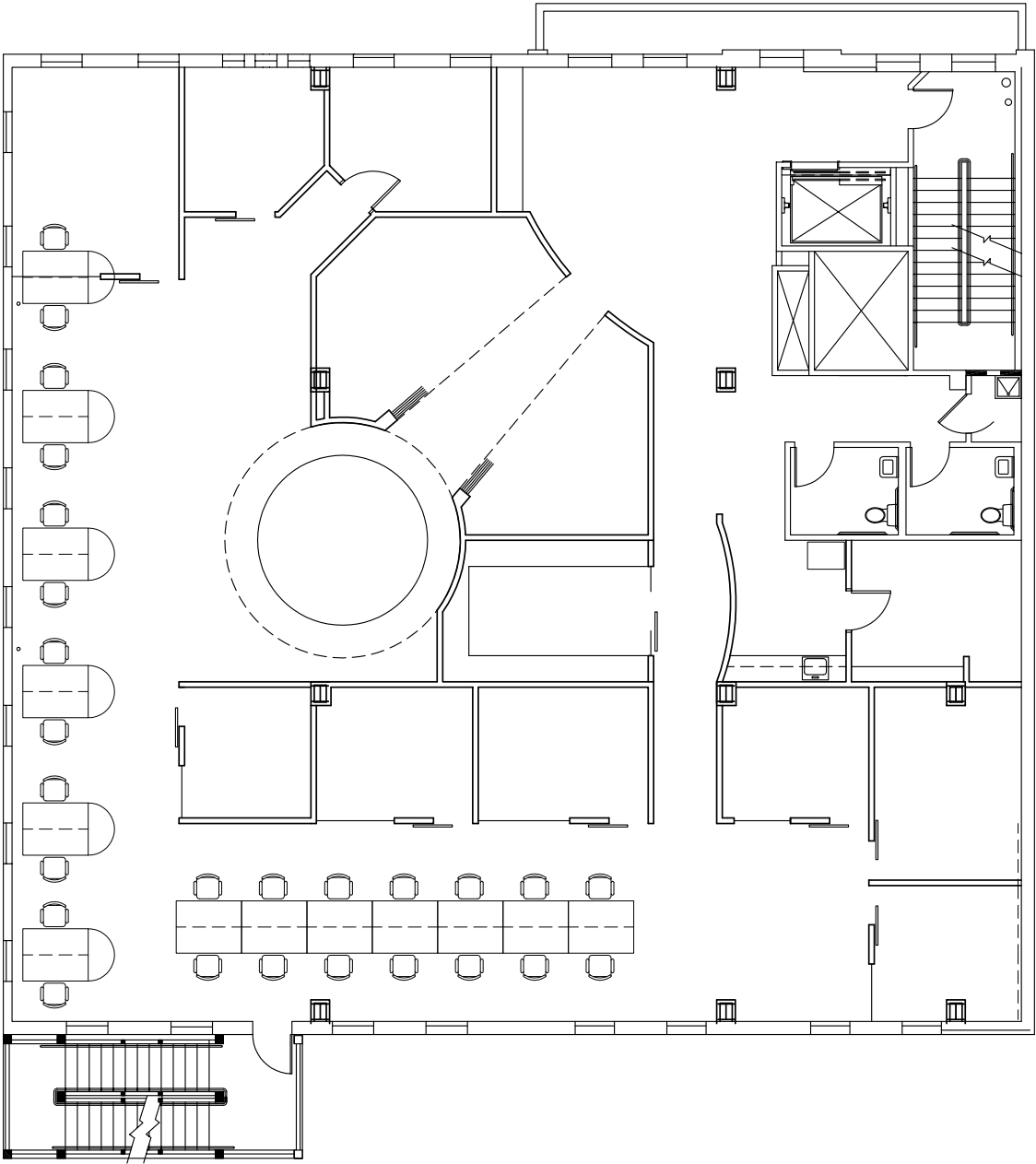
9 PRIVATE OFFICES

OPEN WORKSPACE

BREAK ROOM

MULTIPLE CONFERENCE ROOMS

KITCHEN





BUILDING LOCATION

4.3

MILLION ANNUAL VISITORS

100+

RETAILERS

OLDEST

SHOPPING & ENTERTAINMENT DISTRICT IN SAC

DOWNTOWN'S OLD SACRAMENTO WATERFRONT

The recently rebranded Old Sacramento Waterfront is home to one of the most unique and vibrant atmospheres in Sacramento. As a National and State historical landmark, the area consists of 53 historical buildings that house some of Sacramento's best retailers, finest restaurants, and passionate businesses. Retailers and restaurants enjoy an estimated annual foot traffic of 2 million people and close proximity to DoCo and West Sacramento,

while office tenants appreciate the rich history and architecture that each historical building has to offer. On any given day, one can expect to enjoy live music, fun & quirky retail shops, a plethora of food choices, access to the riverfront pedestrian trail, escape room adventures, a ride on the ferris wheel, and much more. With easy access to Interstate 5, and subsequent connection to interstate 80 and highway 50, Old Sacramento is one

of the most accessible submarkets in the entire city. 2nd Street in Old Sacramento sits two blocks west of the lively Downtown Commons ("DoCo"), and direct access can be found thanks to the renovated K Street tunnel with upgraded lighting, artwork, and security measures. Within a five minute walk of any attraction in Old Sacramento is the Golden 1 Center, DoCo amenities, The Tower Bridge, and Sutter Health Park.





NEARBY DEVELOPMENT PROJECTS



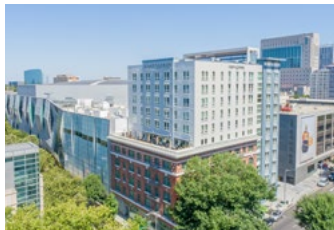
The Frederic (Completed)
Eight-story project with 162 apartment units and 7,000 square feet of retail, plus parking.



Sacramento Commons (Completed)
436 apartments in two mid-rise structures in a four-square block residential area.



301 Capitol Mall (Proposed)
Shingle Springs Band of Miwok Indians introducing a proposal for the site first half of 2025.



Hyatt Centric (Completed)
Conversion of former Hotel Marshall and construction of new 11-story building to create 173-room hotel and first-floor retail space.



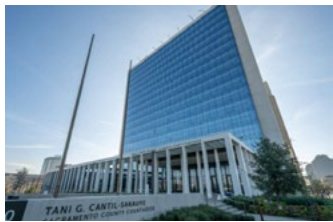
Railyards (Underway / Proposed)
One of the nation's largest infill projects. Entitled for 6M sf of commercial space, 10,000 housing units and 1,100 hotel keys.



The Diggs (Proposed)
10,000 SF of commercial space, 25,000 of mini storage, 5,000 of creative office space and 132 apartment lofts.



Envoy (Completed)
153 new multi-family apartments, 102 parking stalls and 10,250 SF of retail space in a new 7-story building



Sac County Courthouse (Completed)
Seventeen-story building to replace existing Sacramento County Courthouse a few blocks to the east.



DGS Office Building (Underway)
20 stories and ± 838,000 SF will include office, assembly, parking, retail, and commercial food service space.

