

1800 24TH

Street



Creative Office Space for Lease

±22,147 Square Feet | Sacramento, CA



Highlights



Building size is $\pm 22,147$ sf (first floor $\pm 15,968$ sf) with possible second floor/mezzanine of $\pm 6,179$ sf



32 secured parking stalls



Commercial zoning (C-2-SP)



Exposed wood-truss ceilings



Up to 20-foot ceiling heights



An abundance of natural light through newly installed window systems and skylights



Steps from 24th Street Light Rail stop



Within blocks of various public transit stations, jump bike hubs, light rail and major freeways



Within walking distance of multiple popular retail amenities including upscale grocery, boutiques & dining



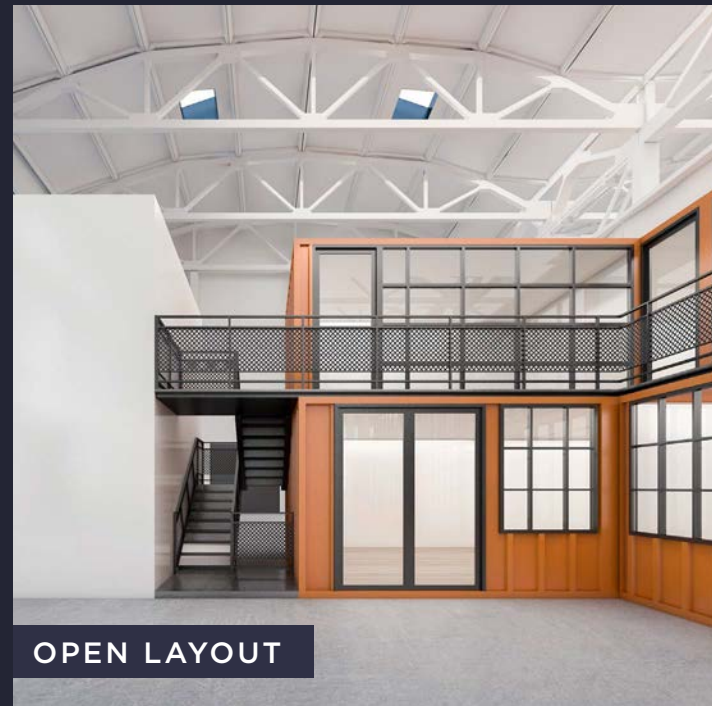
This site is the definition of work, live and play

The Vision



EXPOSED CEILINGS

1



OPEN LAYOUT

2



MODERN DESIGN

3

Location

Sacramento's emerging vibrant and distinctive arts district includes an abundance of new restaurants as well as residential units that are proposed or under construction—also variety of new regional and national retailers.

400+
RESTAURANTS IN THE
URBAN CORE

18,000
RESIDENTIAL UNITS
PROPOSED AND
UNDER CONSTRUCTION



Greater Sacramento

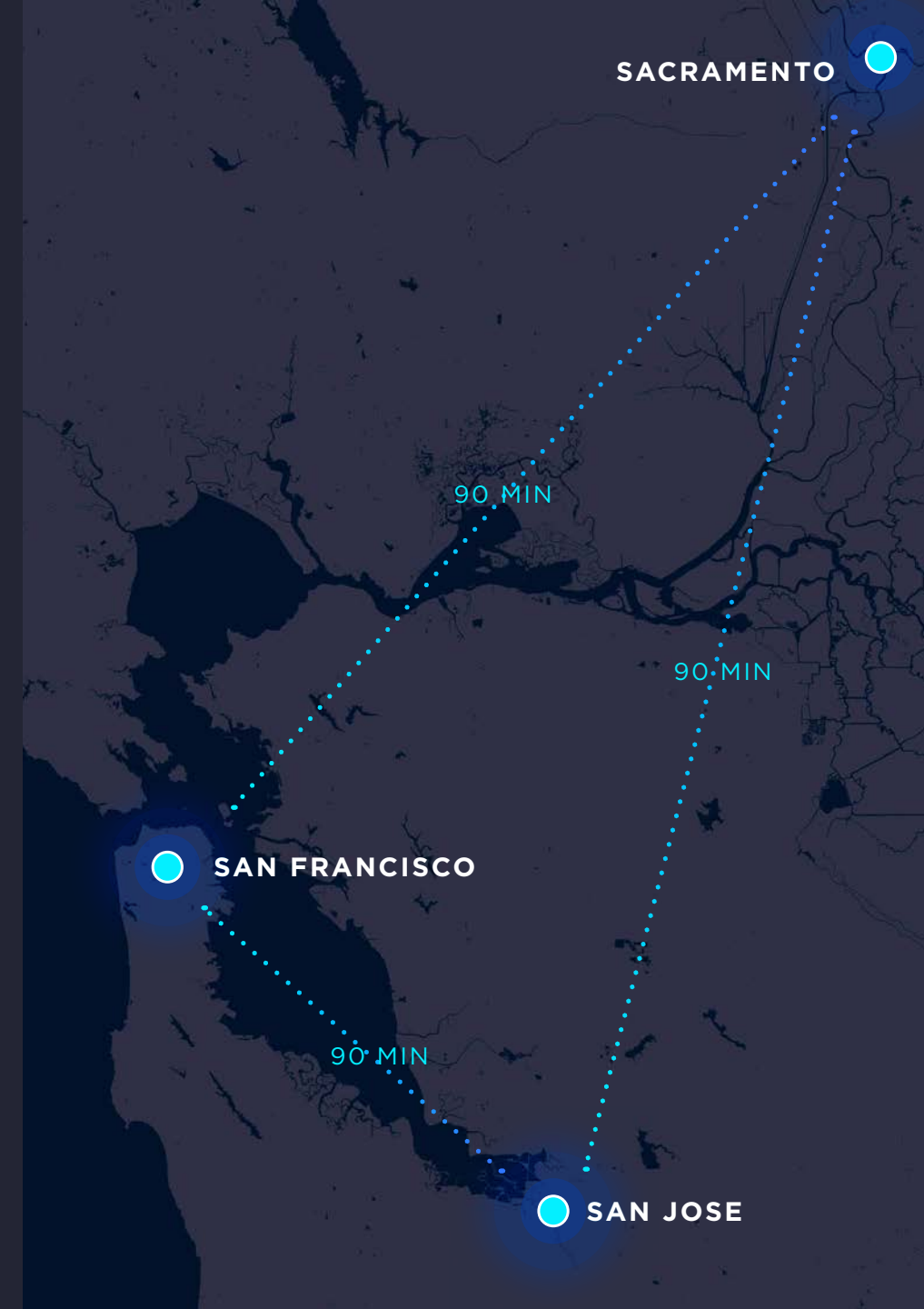
FAST FACTS

- 1** **#1** fastest growing large community in California
(California Department of Finance 2018)
- 2** **\$6 billion** in urban core development since 2016
(Downtown Sacramento Partnership 2019)
- 3** **#1** in women-founded businesses in the nation
(Center for American Entrepreneurship Analysis of Pitchbook Data, 2017)
- 4** **#6** in small tech markets in North America
(2019 CBRE Tech Talent Report)
- 5** **#3** city in the U.S. for most net millennial in migration
(Smart Asset 2018)
- 6** **9.5%** annual growth rate in population with tech degrees
(Commercial Café 2019)

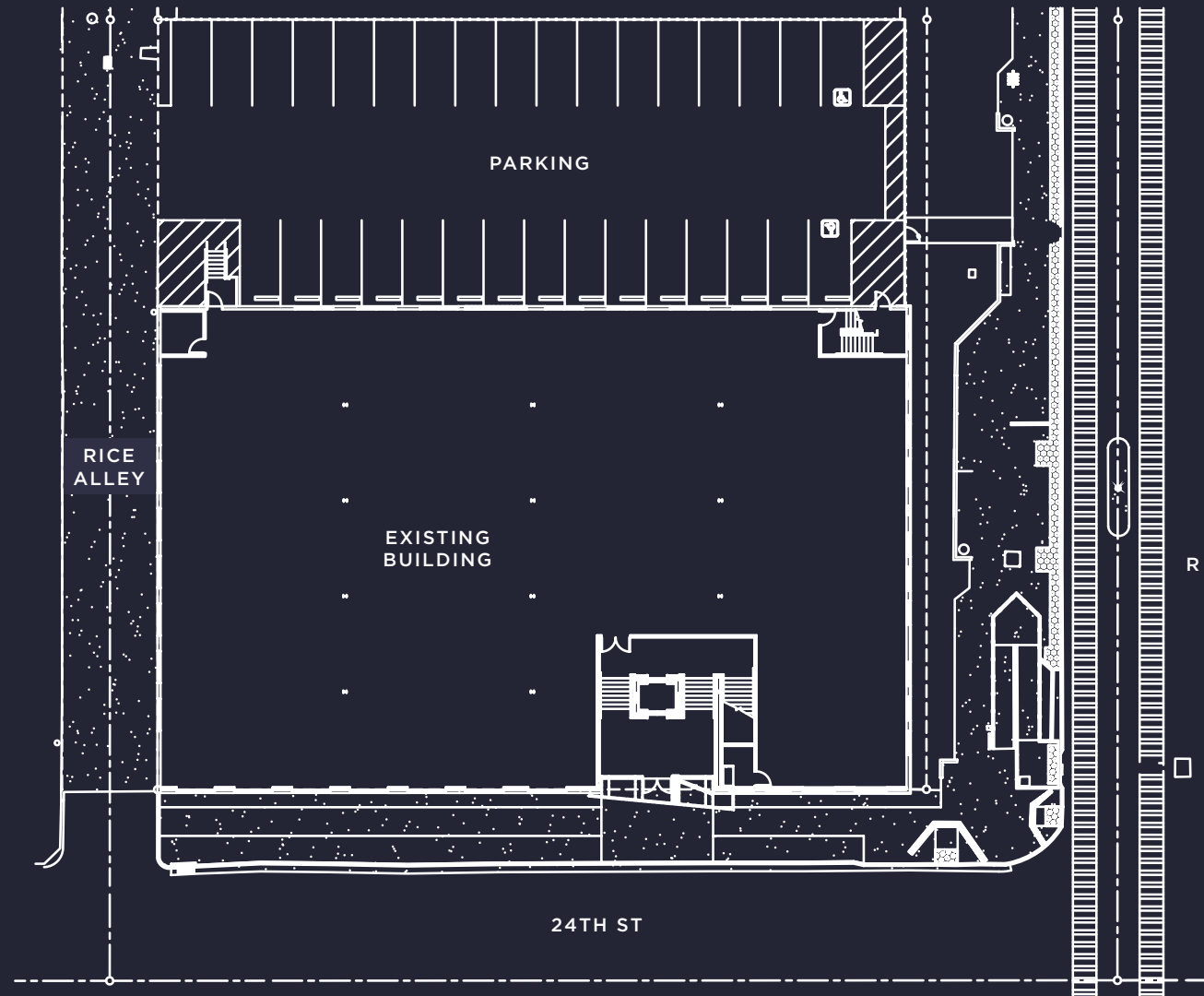
#1 MEGAREGION MIGRATION DESTINATION

29,091 people moved from the Bay Area to Greater Sacramento¹

That's more than Denver (3,156), Austin (3,017) and Seattle (7,683) combined



¹ Source: *US Census Bureau County to County Migration 2014-2019*



Site Plan

EASY TRANSIT & RARE ON-SITE PARKING

32 high-demand on-site parking spaces will be created as part of 1800 24th Street's redevelopment plan to maximize employee convenience.

Along with the immediate access to light rail, the addition of the on-site parking will create an ideal workplace environment that enhances a company's workforce commute. 1800 24th Street is also located within the bustling R Street Corridor offering some of Sacramento's best dining, cocktails and entertainment.

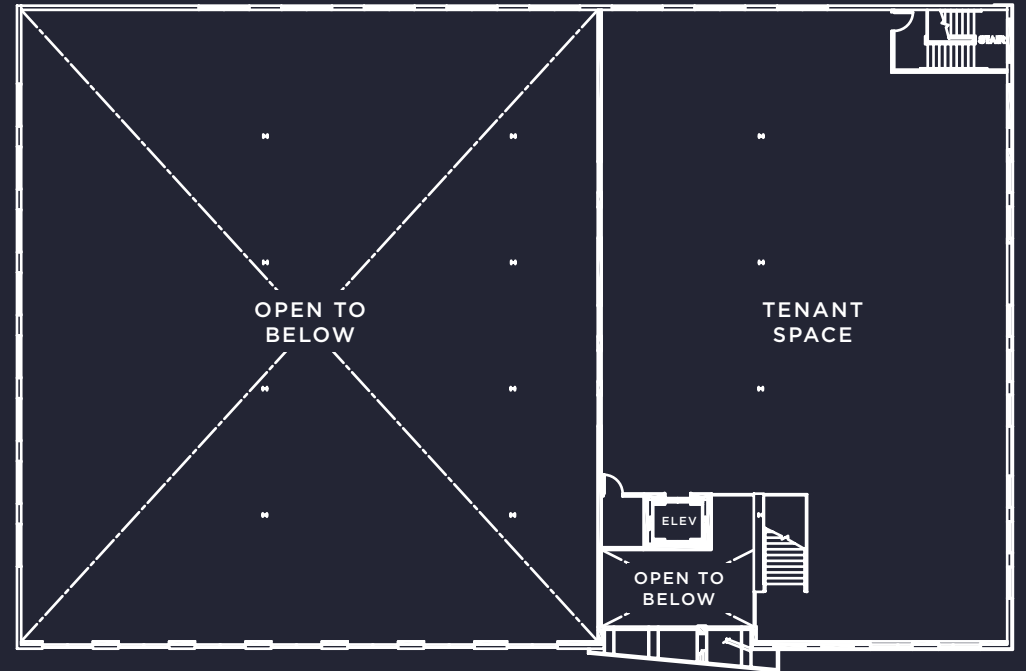
First Floor

15,968 SF



Second Floor

6,179 SF (HYPOTHETICAL)



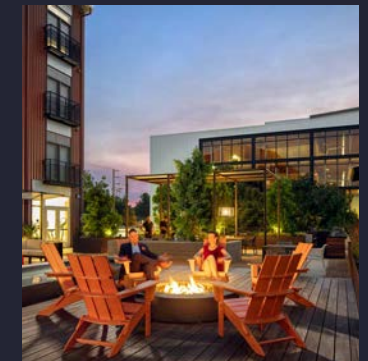
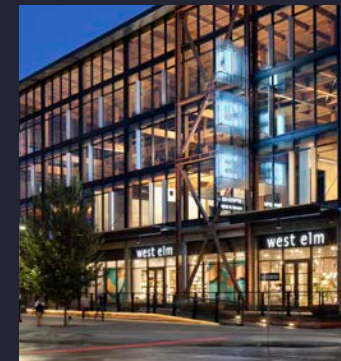
R Street Corridor



The Historic R Street Corridor has transformed rustic brick warehouses into the industrial-chic mixed-use district now home to some of the best dining, cocktails, entertainment, art and design that Sacramento has to offer.

Take a look at where R Street began and learn what makes this district a celebration of Sacramento's past while looking to the future. 1800 24th Street is your opportunity to take part in the R Street renaissance.

[VIEW R ST WEBSITE](#)





1800 24TH
Street

[View Site Specific COVID-19 Prevention Plan](#)

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