

2707 K STREET SACRAMENTO

OFFICE SPACE AVAILABLE FOR LEASE



TURTON
COMMERCIAL REAL ESTATE



MIDTOWN OFFICE BUILDING

TURTON COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT 2707 K STREET - AN EXCELLENT LEASE OPPORTUNITY IN THE SUTTER DISTRICT

This two-story mid-century modern 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 desirable in today's market. Large heritage trees beautifully accentuate the masonry, producing a tranquil park-like setting to conduct business.

The building is situated along K Street across the street from Sutter's Fort in the heart of Midtown's Sutter District. The Sutter District has emerged as one of the submarket's hottest micro-markets, and has an excellent daytime population and easy access to surrounding submarkets. The District is also home to the Sutter General Hospital and its recent expansion project, and the planned B Street Theatre project. This high identity location is within walking distance of popular eateries, including: The Red Rabbit, Blimpie, Starbucks, Tres Hermanas, Centro Cocina Mexicana, Cafe Bernardo, Golden Bear, Rick's Dessert Diner and Biba. Nearby professional amenities, include: Office Max, Fed Ex Kinkos, Floppy's Digital Prints, Wells Fargo, Citibank, U.S Bank, Woodard-Ficetti Dry Cleaners and Pucci's Leader Pharmacy

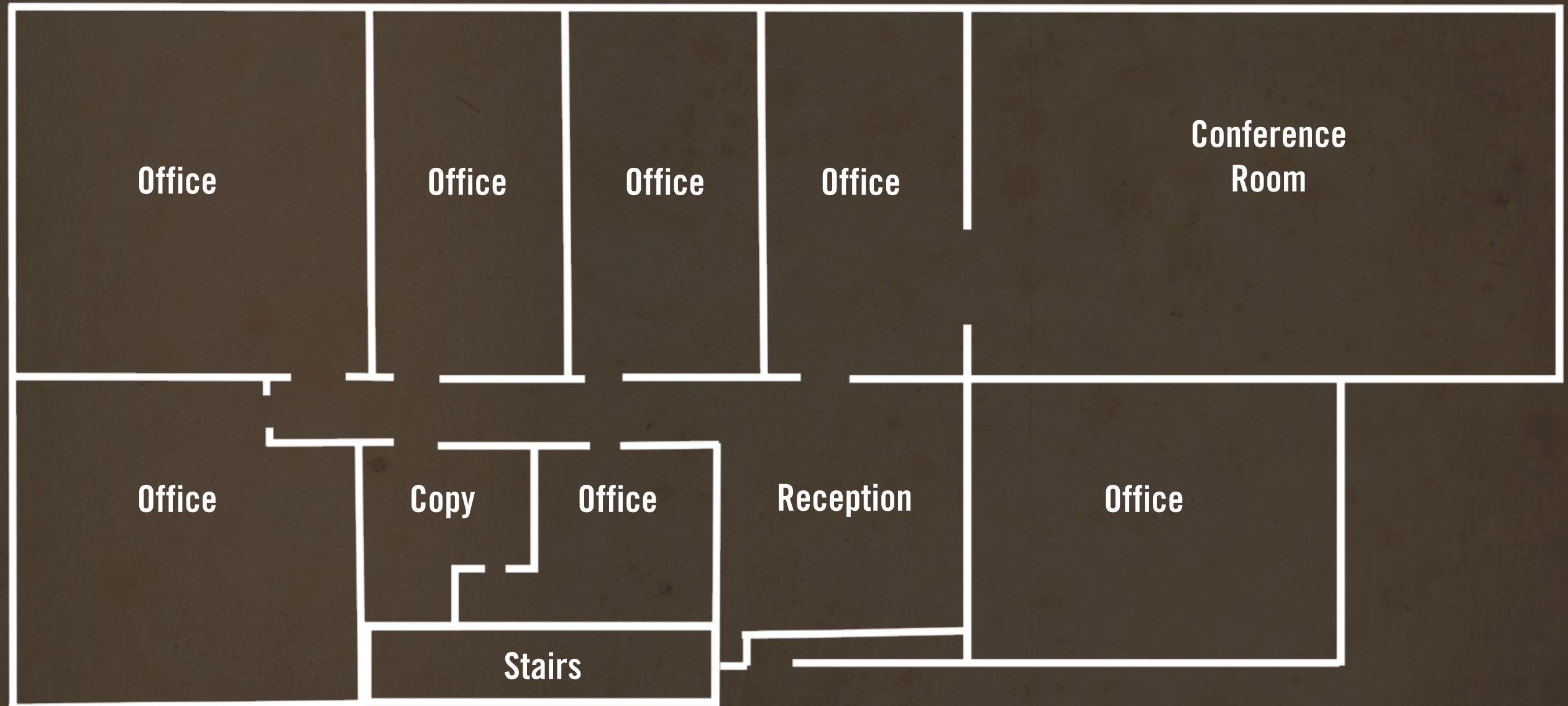
Midtown Sacramento is the perfect fusion of multi-generational locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the burgeoning and fruitful submarket. Many people consider Midtown to be the most centralized area in the City of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento. Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living.



FLOOR PLANS

The efficient floor plan allows for flexibility to design work areas according to individual needs and provides for chance meetings. The suite includes private offices or conference rooms/hub areas - promoting collaboration, creativity, and productivity in the modern office. The space also provides an opportunity to define your company's culture. Give your employees, clients and visitors a space they look forward coming to.

± 1,475 SF AVAILABLE
LEASE RATE: \$1.80/SF
FULL SERVICE





FOR LEASE
Office Space
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