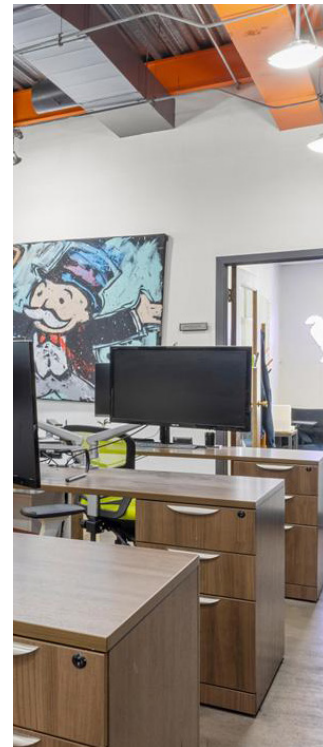




OFFICE SUITE FOR LEASE

917 7TH STREET, SACRAMENTO CA

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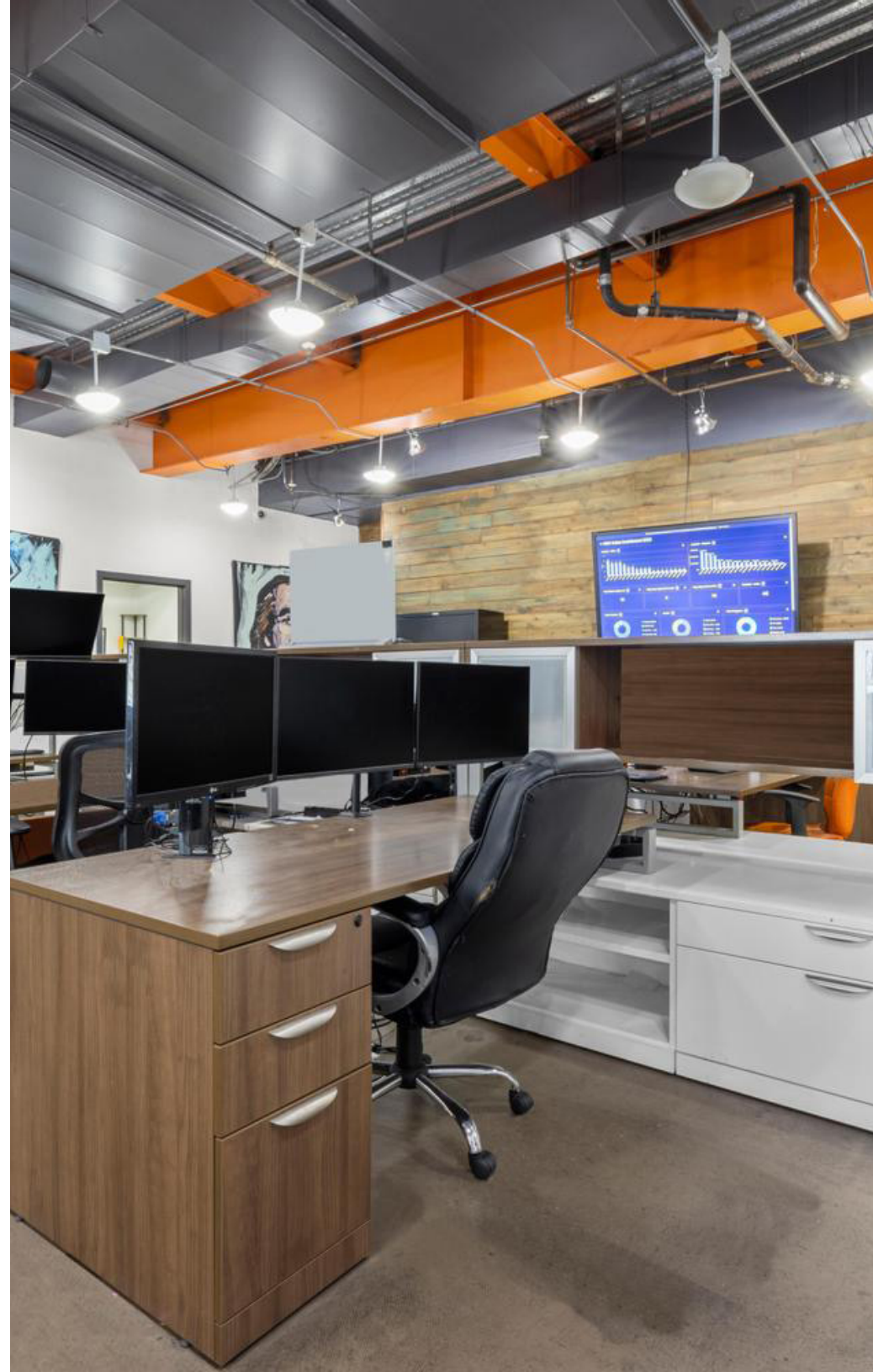
BUILDING HIGHLIGHTS:

- Multi-story office building consisting of approximate 15,000 SF
- Up to \pm 10,000 SF available for occupancy on two floors
- \pm 5,000 SF on the first floor and/or \pm 5,200 SF on second floor. Both made up of multiple private offices, open office, conference room, break room, and a protected private entry. Space has an updated urban/creative office feel
- Property sits adjacent to J Street corridor which is abundant with restaurants, entertainment, and some of Sacramento's most iconic businesses
- Located two blocks from the Downtown Commons development (DOCO) and the Golden 1 Center
- Located directly next to new 8-story AC Marriott hotel, which is currently under construction
- Conveniently located walking distance from five membership parking garages for easy everyday parking
- Updated flooring throughout including stamped concrete and laminate wood floors
- Ideal location in Sacramento's hottest entertainment and lifestyle

SPACE HIGHLIGHTS:

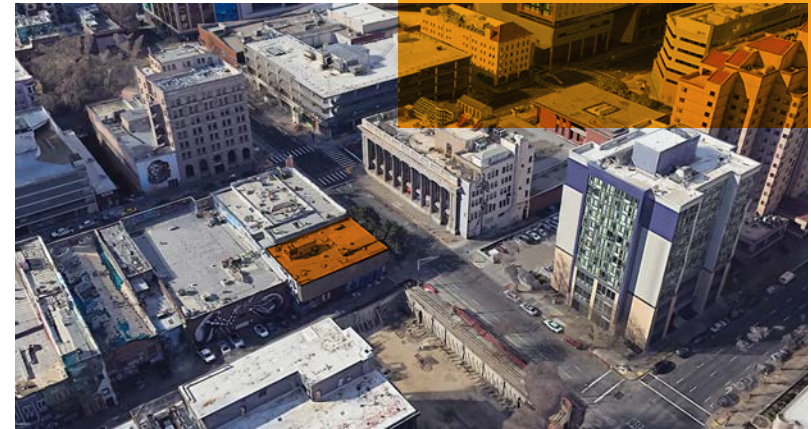
- Newly renovated with modern aesthetics
- Exposed ceiling and ducting
- Updated lighting - good natural window light and skylights
- Private offices, large work space, conference room, break room, ground floor lobby/seating area

**LEASE RATE:
\$1.90 PSF Full Service**



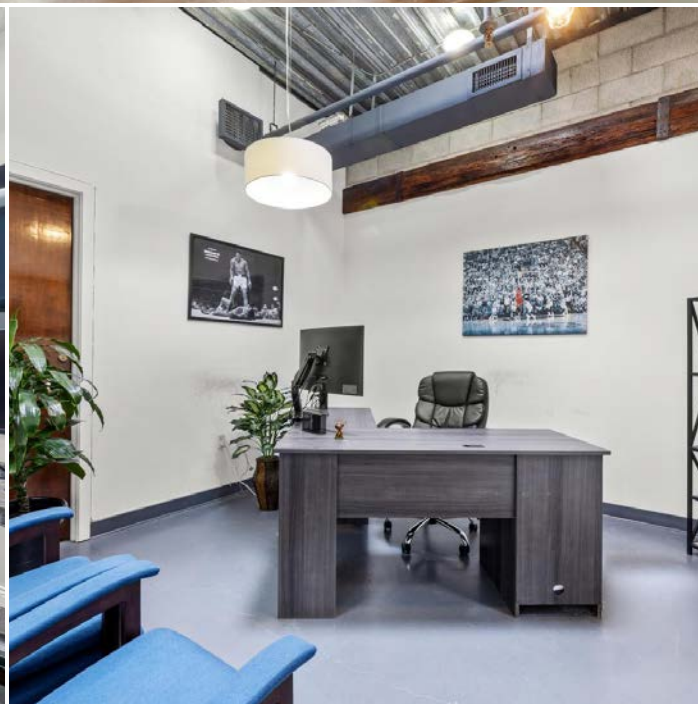


917 7TH STREET



917 7th Street is located in the heart of Downtown Sacramento's entertainment and lifestyle mecca. The building is located directly across the street from The Bank, a refurbished bank building that now hosts a lively food hall, tap room, and lounge, and within steps of the Kimpton Sawyer Hotel, the Westfield Shopping Complex, the Golden 1 Center, home of the NBA Sacramento Kings basketball team, and the entire DOCO experience! DOCO is an entertainment district in Sacramento's dynamic Downtown. DOCO is the heart of the city and the hub of community activity featuring 200 events year-round. Additionally, the district is ideally located just steps away from the State Capitol and Old Town Waterfront.

917 7th Street is designed with a very modern, urban concept. The finishes are consistent with Downtown loft-style including, open seating concept with several stylish private offices, exposed ceilings, stained concrete flooring, and a glass encased conference room. The building is surrounded by five walking distance parking garages and is located just one-half block from the 7th & I public transportation stop.



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