

# 630 K STREET

SACRAMENTO, CA  
PRIME OFFICE SPACE  
±14,843 RSF 2ND FLOOR

**ETHAN CONRAD**  
PROPERTIES INC.

IN THE HEART OF



**DOCO**



FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC  
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# 630 K STREET

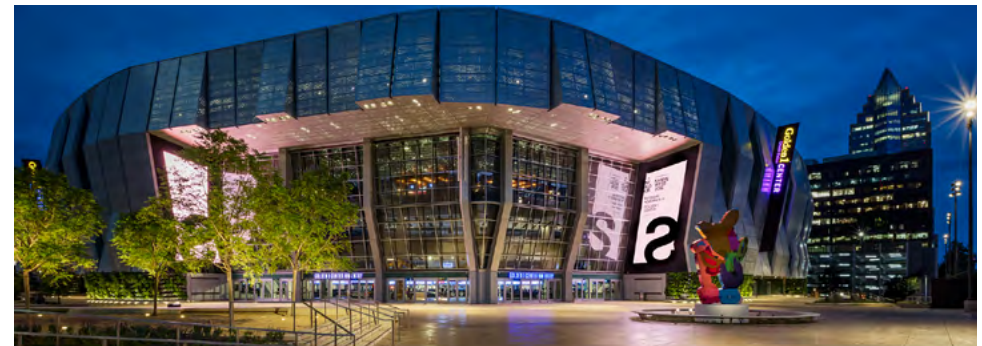
## PRIME OFFICE SPACE SACRAMENTO, CA

### FEATURES:

- Located within the entertainment epicenter of the Central Business District (DoCo & 700 K Block)
- Fully built-out 2nd office space overlooking DoCo and 7th/K Streets
- Open floorplan and several private offices with multiple conference rooms, breakrooms, and restrooms
- Professionally designed interior spaces and finishes
- Strong retail mix on-site and directly adjacent (Sauced BBQ & Spirits, Tippy Putt, Union Bank, Flatstick Pub, 24 Hour Fitness, Cinemark Century Theater)
- Many dining, retail and entertainment options in the immediate area
- Floor-to-ceiling glass overlooking DoCo and K Street
- ±13' floor-to-deck heights
- Excellent walking score of 96
- Public transportation nearby

### LEASE RATE:

14,843 RSF      \$39,334.00/Mo. (\$2.65 PSF, Full Service)



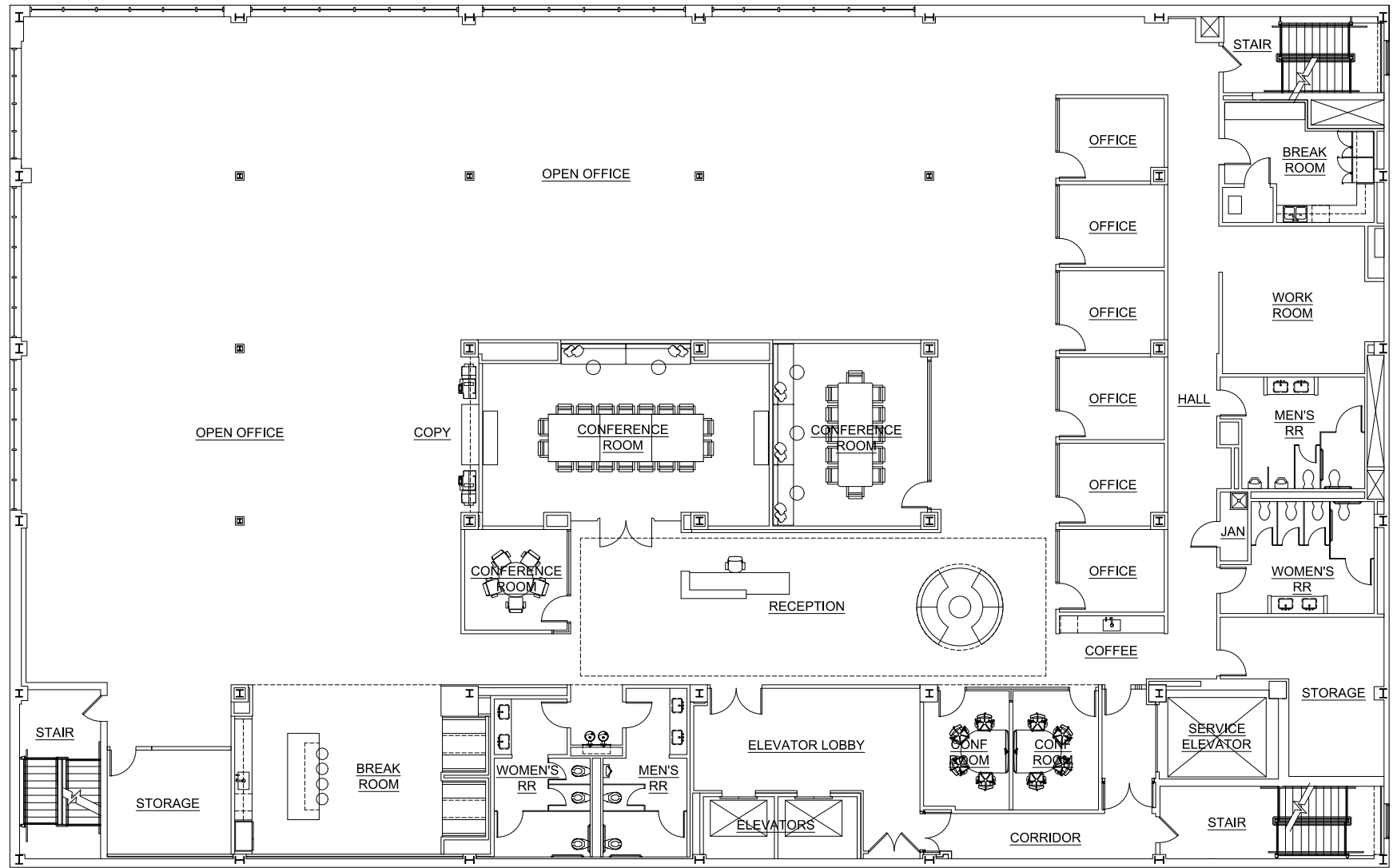
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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### 2ND FLOOR PLAN



±14,843 RSF

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### ENTERTAINMENT

1. Golden 1 Center
2. Cinemark Next Gen
3. Punch Bowl Social
4. Flatstick Pub
5. Crocker Art Museum
6. Sacramento Convention Center

### GYMS

13. 24 Hour Fitness
14. California Family Fitness
15. All City Riders, Climb Society

### HOTELS

7. Hyatt Centric
8. Kimpton Sawyer Hotel
9. The Exchange Hotel
10. Hyatt Regency
11. Sheraton Grand
12. Holiday Inn

### SHOPPING

16. Macy's, Getta Clue, Identity Boutique
17. Urban Outfitters

### RESTAURANTS

18. Yard House, Burger Lounge, Panda Express, Jimboy's Tacos, Poke Ichii
19. Echo & Rig Butcher & Steakhouse, Polanco
20. Sauced BBQ & Spirits, Häagen-Dazs, Fizz Champagne Bar, Estelle
21. Camden Spit & Larder, Old Soul Cafe, House

22. Il Fornaio
23. Foundation, My Sister's Cafe, Whired
24. Tiger, Koja Kitchen, Darling Aviary, Kodaiko Ramen & Bar, Solomon's Delicatessen, Bailarin Cellars, Ruhstaller Basement
25. Empress Tavern

**P** City Parking    **==** RT Light Rail

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2ND FLOOR

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RECEPTION AREA



PRIVATE OFFICES

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# 630 K STREET

2ND FLOOR

PRIME OFFICE SPACE  
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CONFERENCE ROOM



OPEN OFFICE

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BREAKROOM



LOUNGE

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