

770 L STREET

SACRAMENTO, CA

CLASS-A OFFICE BUILDING
2,398 RSF - 16,110 RSF

ETHAN CONRAD
PROPERTIES INC.



ONE BLOCK FROM
DOCO



FOR MORE INFORMATION CONTACT:

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

NOW BEING REMODELED

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PROPERTY DETAILS:

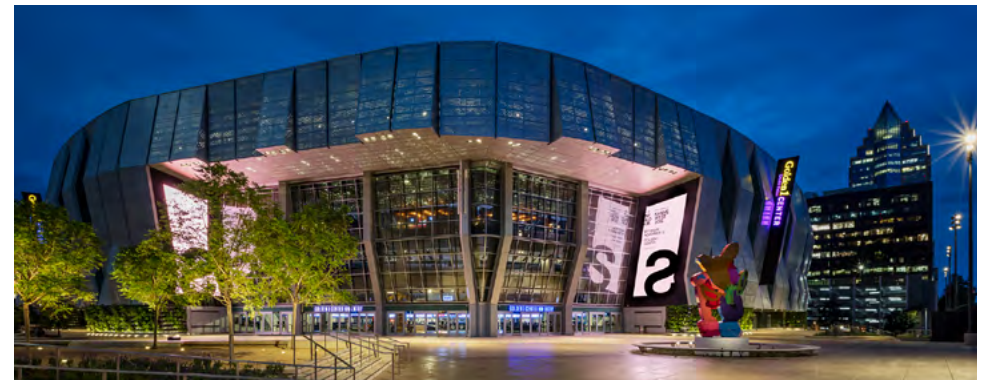
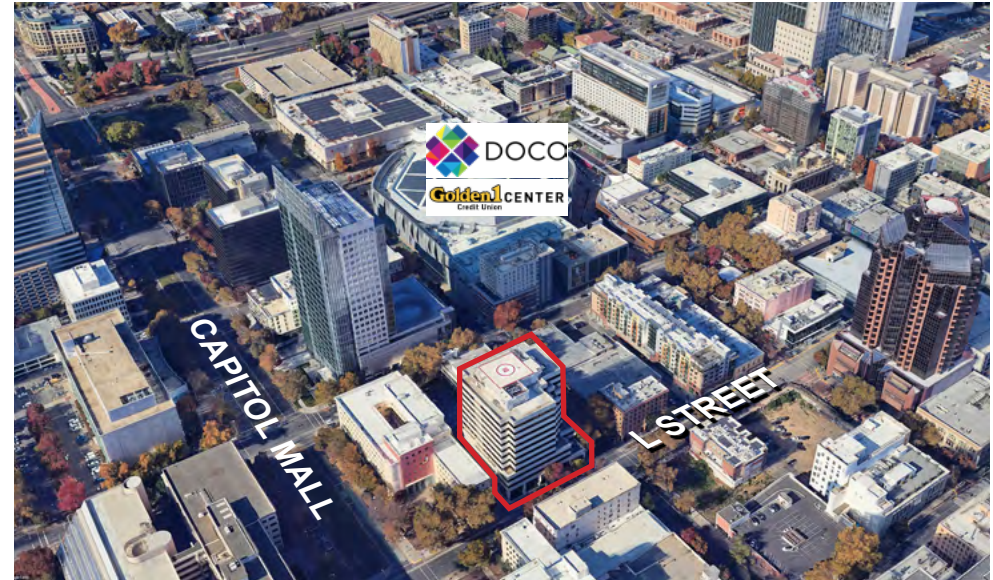
Situated just one block from DoCo (Downtown Commons), 700 K Block, and Golden 1 Center, this 14-story Class-A office building is ideally located in the heart of Downtown Sacramento. Offering amazing views of Capitol Mall/State Capitol and Golden 1 Center.

Over 6.1 million visitors per year to DoCo, making it, by far the most visited retail location in the Greater Sacramento Area.

FEATURES:

- 14-story, ±169,078 RSF Class-A office building
- Four levels of parking, valet parking available at a parking ratio of 2:1,000 SF
- LEED EB Gold Certified: energy efficient, including window tinting and heat/motion lighting sensors
- Extensive glass throughout, creating abundant, natural lighting
- Many dining, retail and entertainment options in the immediate area
- Excellent walking score of 96
- Public transportation nearby

DOWNTOWN CLASS-A OFFICE SUITES SACRAMENTO, CA



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LEASE RATES:

SUITES	RSF	RENT	LEASE RATE
Suite 120:	2,398 RSF	\$ 7,074.00	\$2.95 PSF, FSG
Suite 950:	16,110 RSF	\$47,525.00	\$2.95 PSF, FSG
Suite 1050:	8,928 RSF	\$27,588.00	\$3.09 PSF, FSG
Suite 1240:	6,783 RSF	\$21,638.00	\$3.19 PSF, FSG
Suite 1250:	5,197 RSF	\$16,578.00	\$3.19 PSF, FSG
Suite 1240/1250:	11,980 RSF	\$38,216.00	\$3.19 PSF, FSG
Suite 1480:	7,551 RSF	\$24,843.00	\$3.29 PSF, FSG



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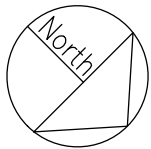
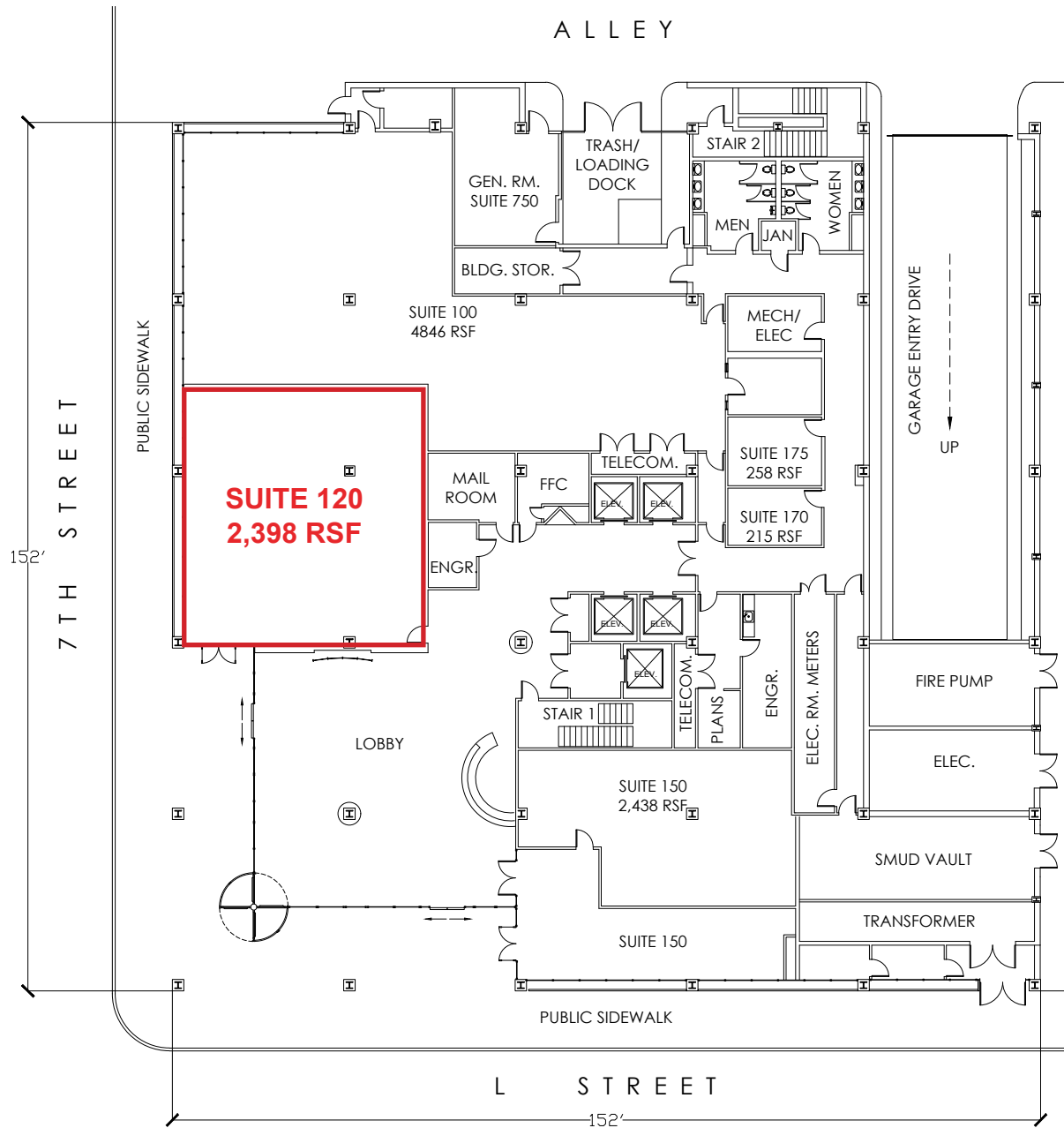
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1ST FLOOR PLAN

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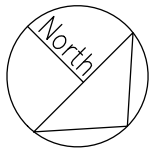
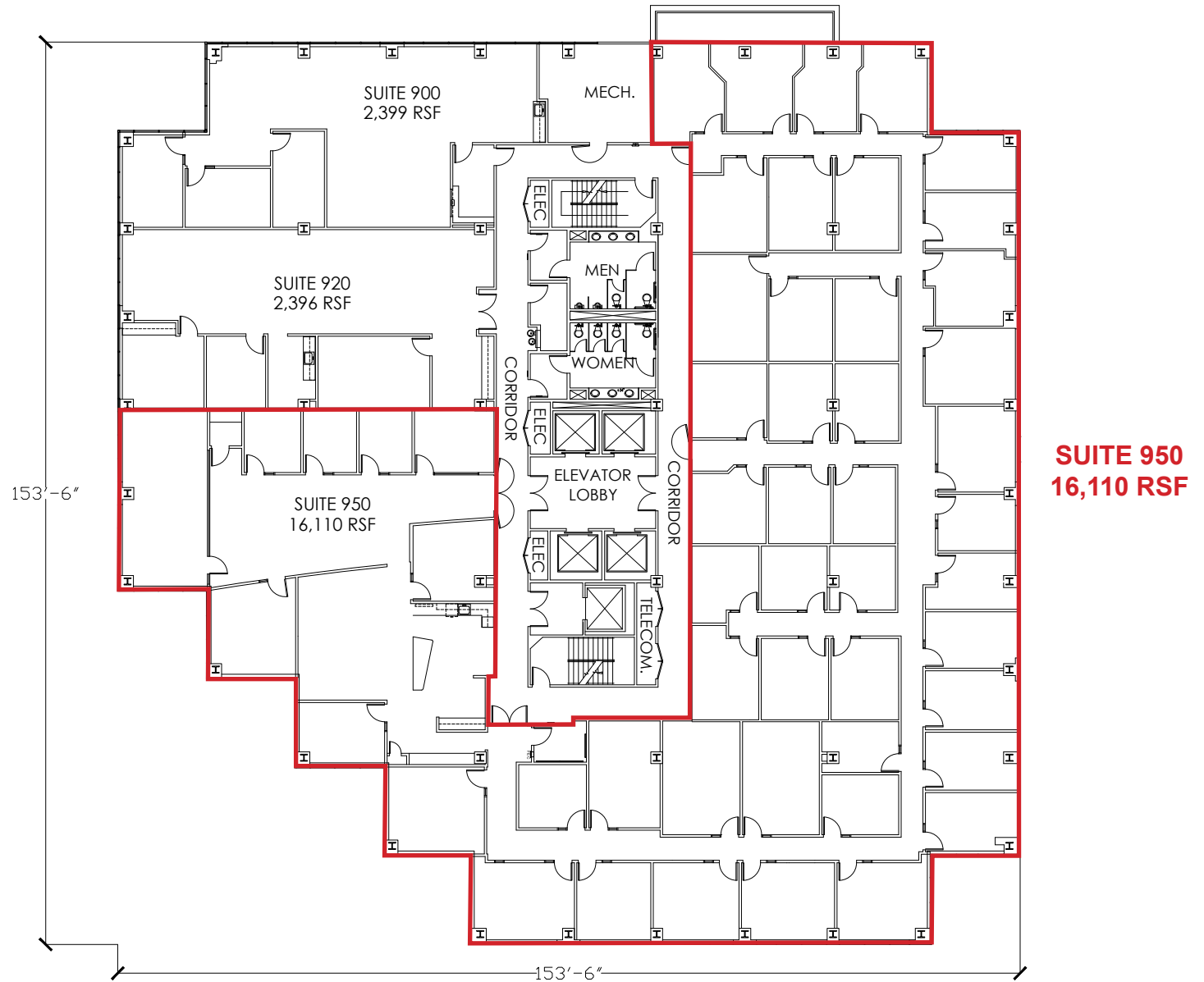


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9TH FLOOR PLAN

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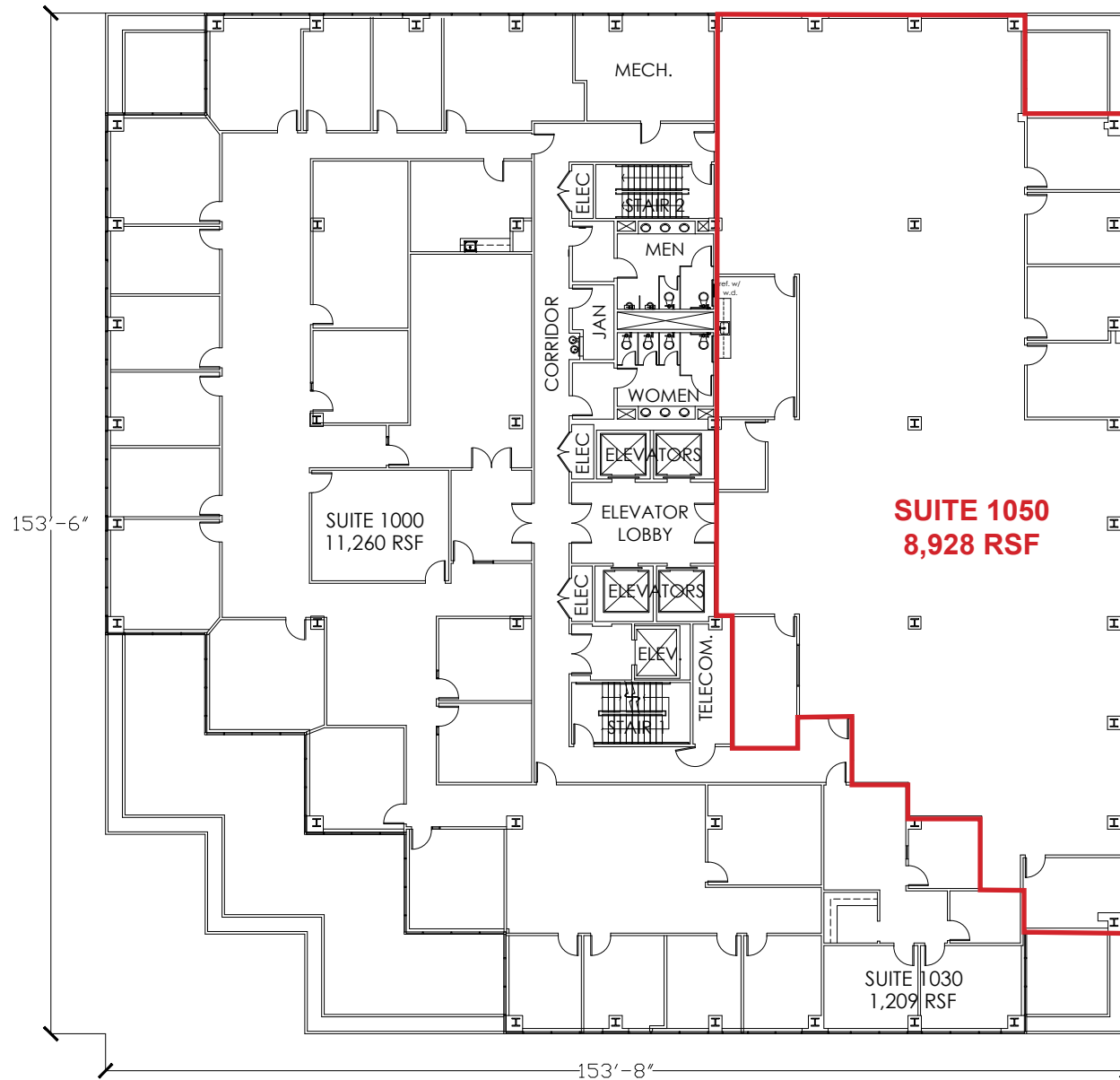


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10TH FLOOR PLAN

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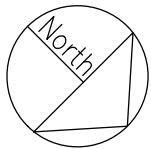
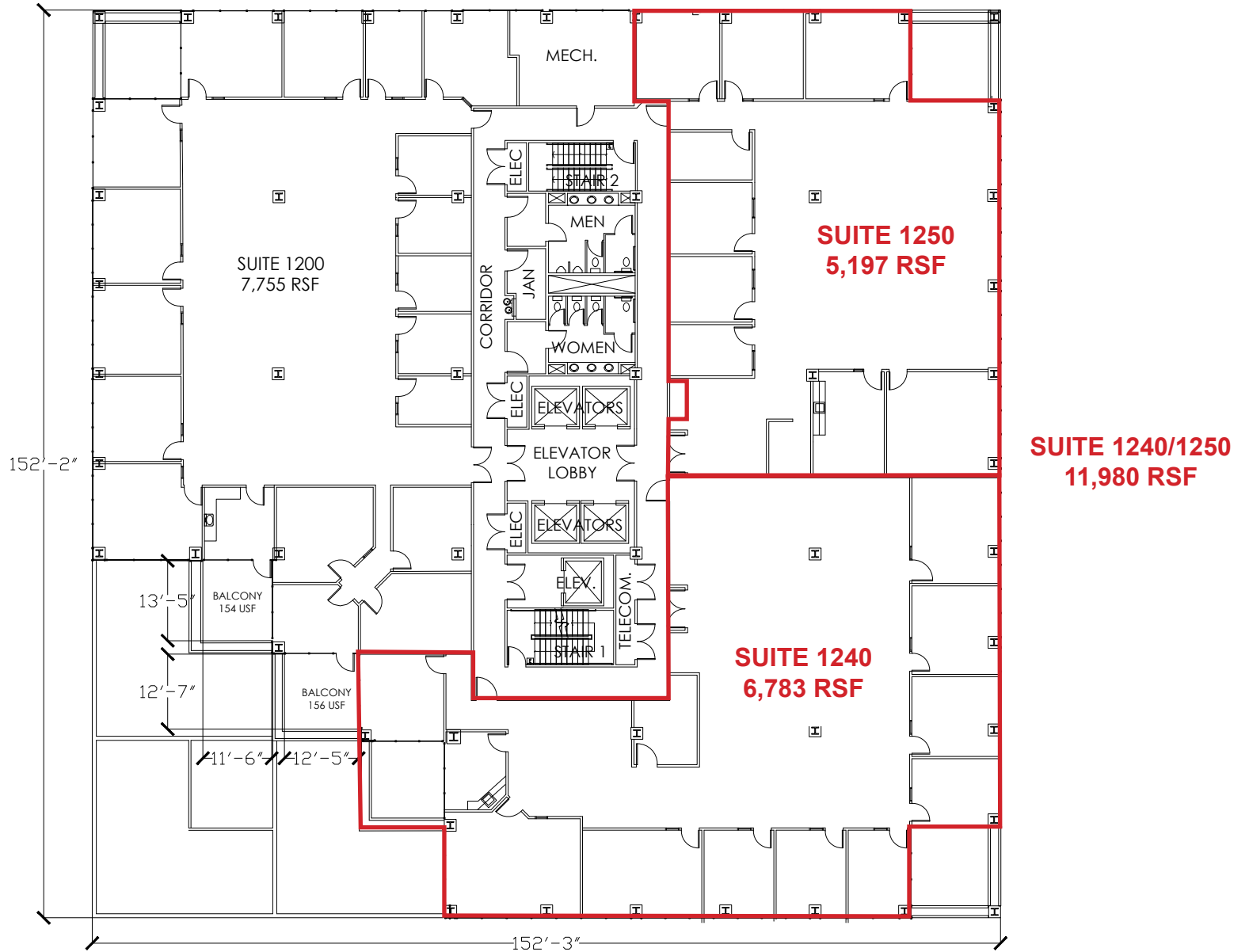


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12TH FLOOR PLAN

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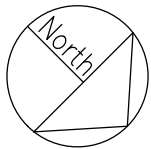
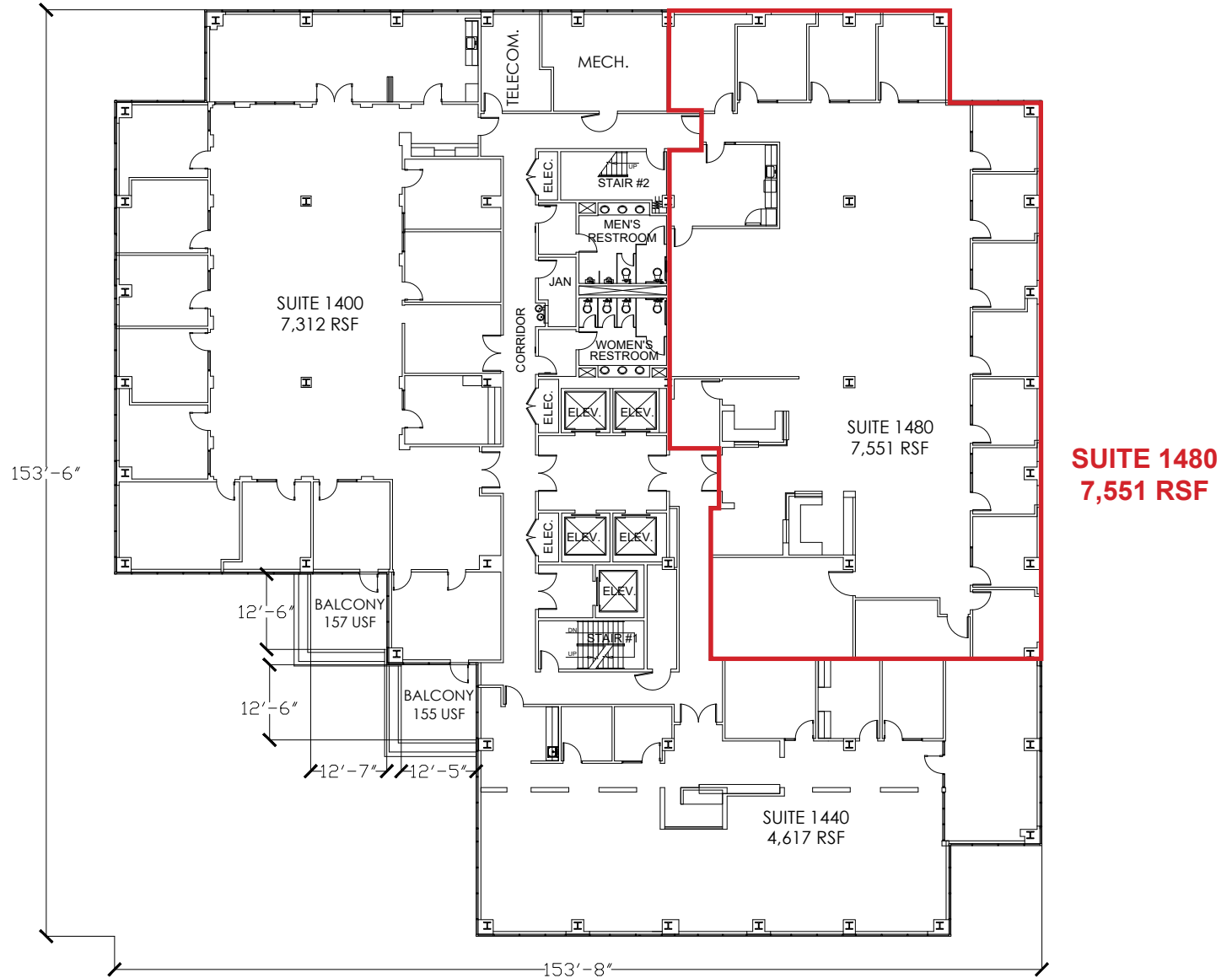


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ENTERTAINMENT

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. Rohini Sports & Fitness

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, Legend Has It
24. Tiger, Koja Kitchen, Darling Aviary, Kodaiko Ramen & Bar, Butcher & Barrel, MidiCi Neapolitan Pizza, Beach Hut Deli
25. Empress Tavern

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

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LOBBY



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