

**FOR  
LEASE**

**2901 K STREET,  
SACRAMENTO, CA**

**"Turn-Key"  
Suites Available**

300+ covered parking stalls in parking garage for building. Free On-Site Parking is Negotiable!

**ON SITE  
PARKING!**

**3D Tour  
Click Here** 



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**ROME**  
REAL ESTATE GROUP

# SUTTER SQUARE GALLERIA BUILDING DETAILS & INFORMATION

- Move-In Ready Suites with updated Tenant Improvements
- Building Signage: Prominent signage opportunity with visibility on I-80 ( $\pm 175,346$  ADT)
- Iconic urban Sacramento building
- Located in desirable Midtown Sacramento near Sutter General Hospital, Sutter's Fort, and a number of prominent local restaurants and retailers - walk to them all!
- Parking Garage in building: 315 spaces (3.66 per 1,000 SF)



- Two Elevators on each side of the building
- Four-Story Atrium on one side of the building with abundant natural light
- Functional Floor Plans with glass walls and doors fronting each suite to maximize natural light
- Retailers in the Building: Orange Theory Fitness and Pizza Twist

# SUTTER SQUARE GALLERIA

SACRAMENTO, CA · AVAILABLE FOR LEASE

SUITE #	SQ.FT.	RENT	SUITE HIGHLIGHTS
100	±2,656	\$2.00 PSF, NNN	Former SAFE Credit Union Suite. Ground Floor at the hard corner of K Street and 29th Street.
110-120	±2,617	\$2.00 PSF, NNN	Fully Furnished Office. Ground Floor near the entrance of K Street and 29th Street.
2907	±1,200	\$2.00 PSF, NNN	Former H&R Block Suite. Ground Floor at the hard corner of K Street and 29th Street.
200	±3,134	\$2.00 PSF, FSG	Open floor plan with private restrooms and large glass line.
201-202	±1,837	\$1.83 PSF, FSG	"Turn-Key" office suite, with open floor plan, with two private offices in the back. Abundant natural light.
203	±984	\$1.83 PSF, FSG	"Turn-Key" office suite, open floor plan. Abundant natural light.
300-301	±1,521	\$1.83 PSF, FSG	"Turn-Key" office suite, with open floor plan, with two private offices in the back. Abundant natural light.
306	±1,100	\$1.83 PSF, FSG	"Turn-Key" office suite, with open floor plan, with two private offices in the back. Abundant natural light.
390	±3,760	\$2.15 PSF, FSG	"Turn-Key" office suite, with reception, 2 conference rooms, break room, 7 private offices, former Title company. Abundant natural light.

# FLOOR PLAN-1ST FLOOR

## Suites Available on 1st Floor:

**SUITE 100**  
2,656 RSF  
\$2.00 PSF, NNN

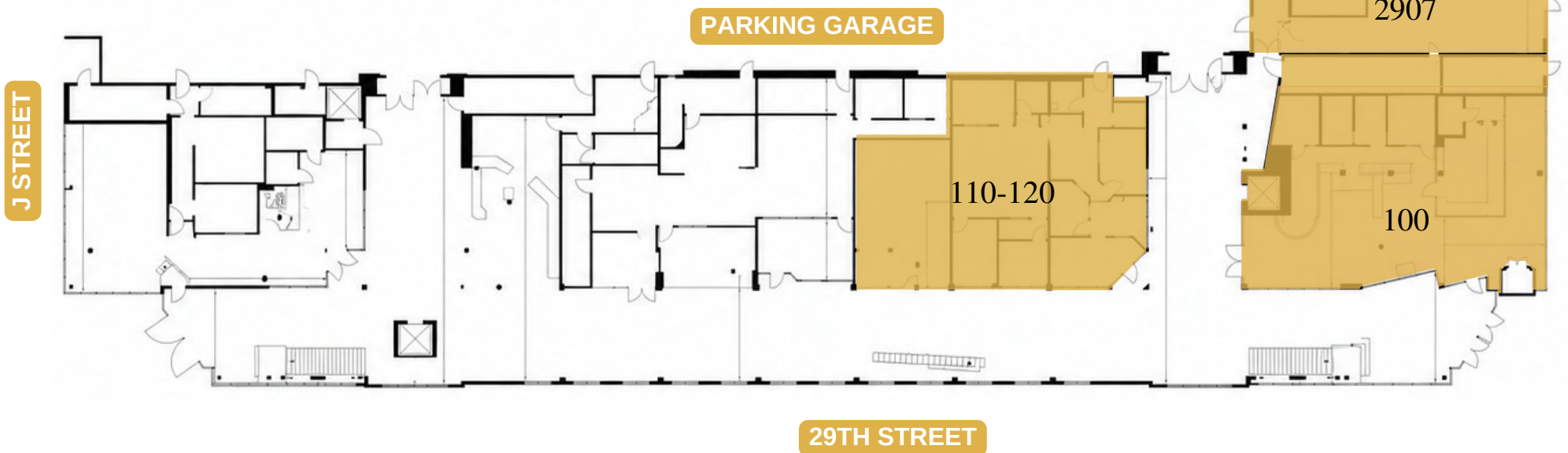
[3D TOUR  
CLICK HERE](#)

**SUITE 2907**  
1,200 RSF  
\$2.00 PSF, NNN

 = AVAILABLE

**SUITE 110-120**  
2,617 RSF  
\$2.00 PSF, NNN

[3D TOUR  
CLICK HERE](#)



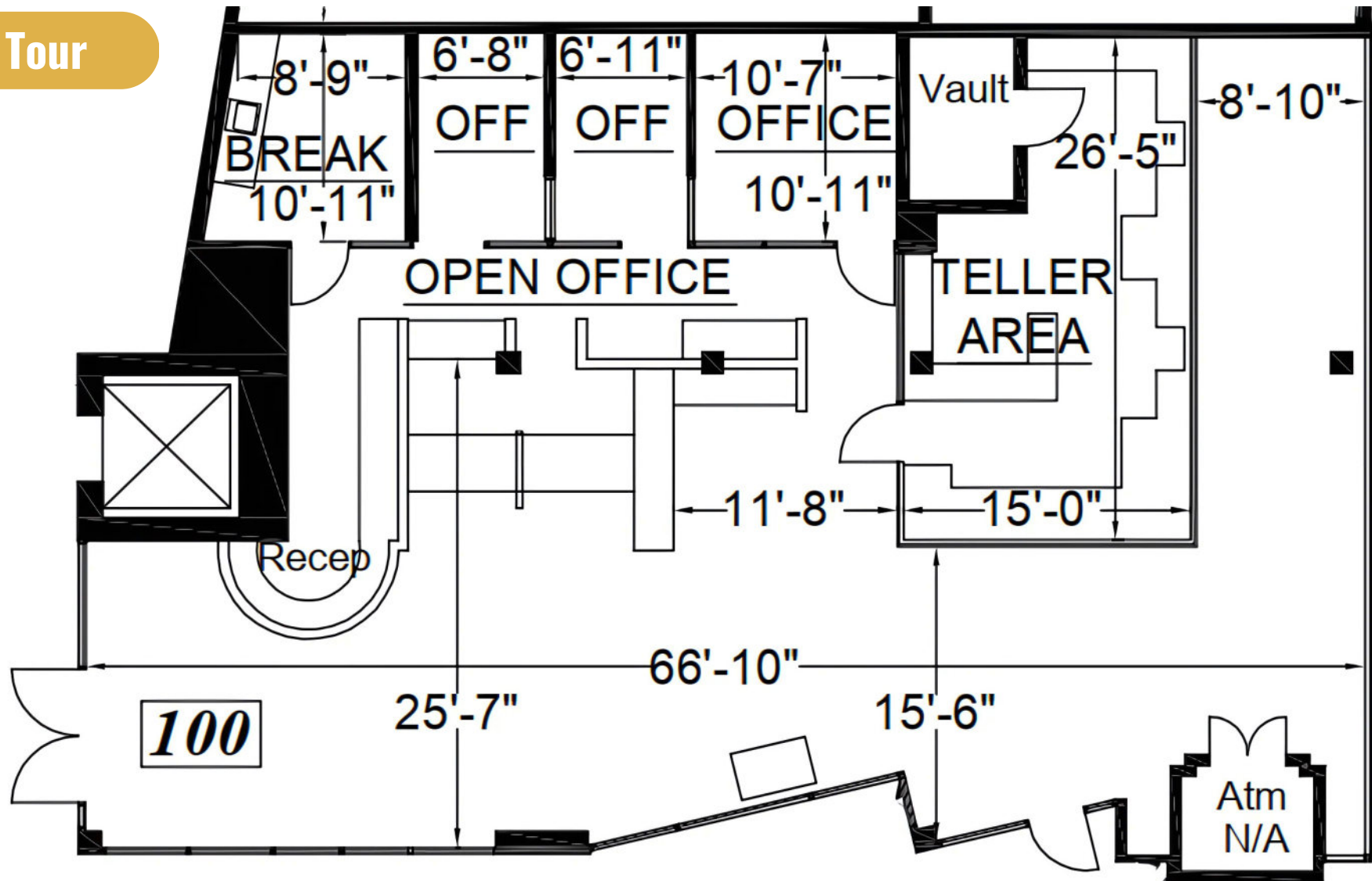
# FLOOR PLAN-SUITE 100

**Suite 100**

**2,656 RSF**

**\$2.00 PSF, NNN**

**3D Tour**



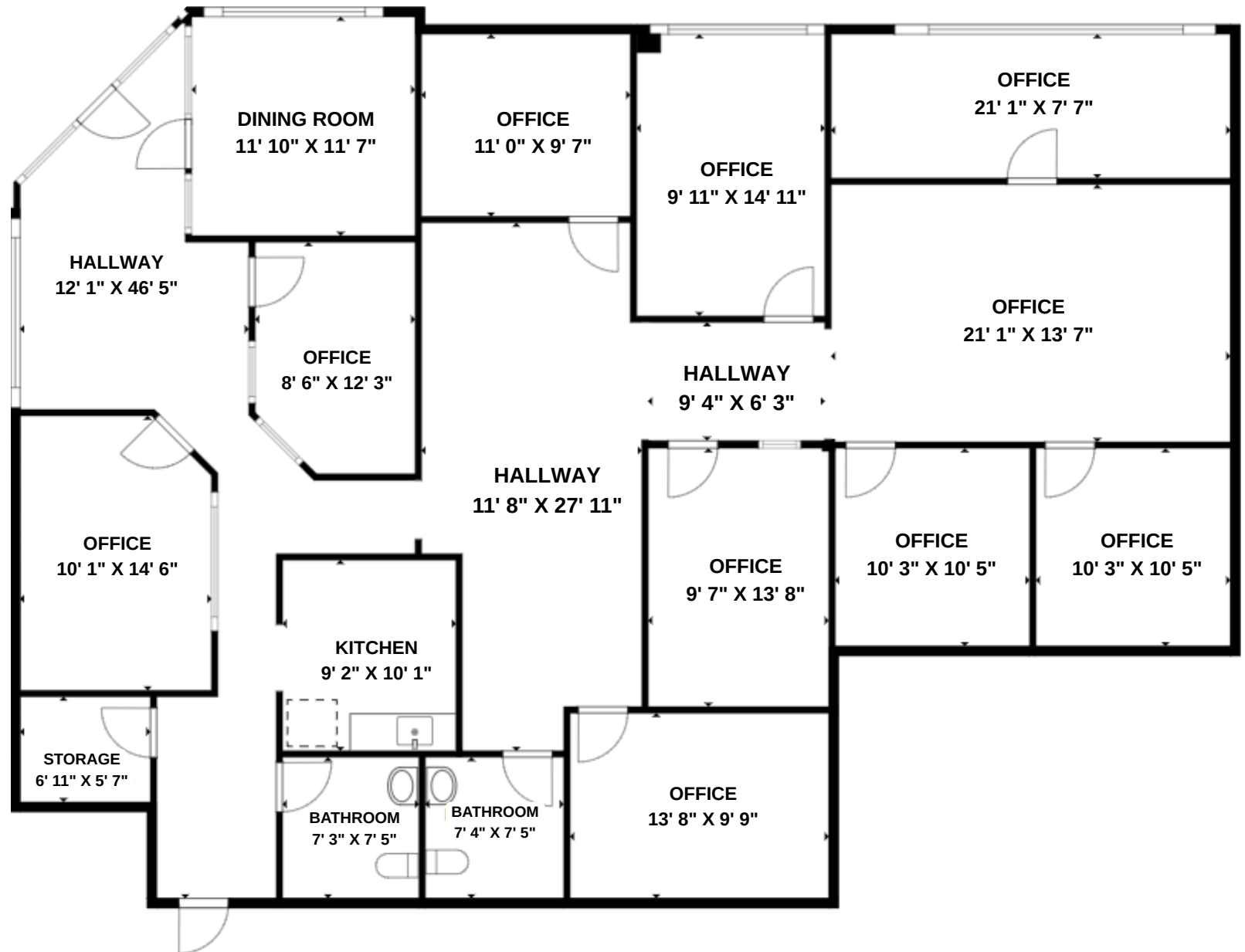
# FLOOR PLAN-SUITE 110-120

**Suite 110-120**

**2,617 RSF**

**\$2.00 PSF, NNN**

**3D Tour**

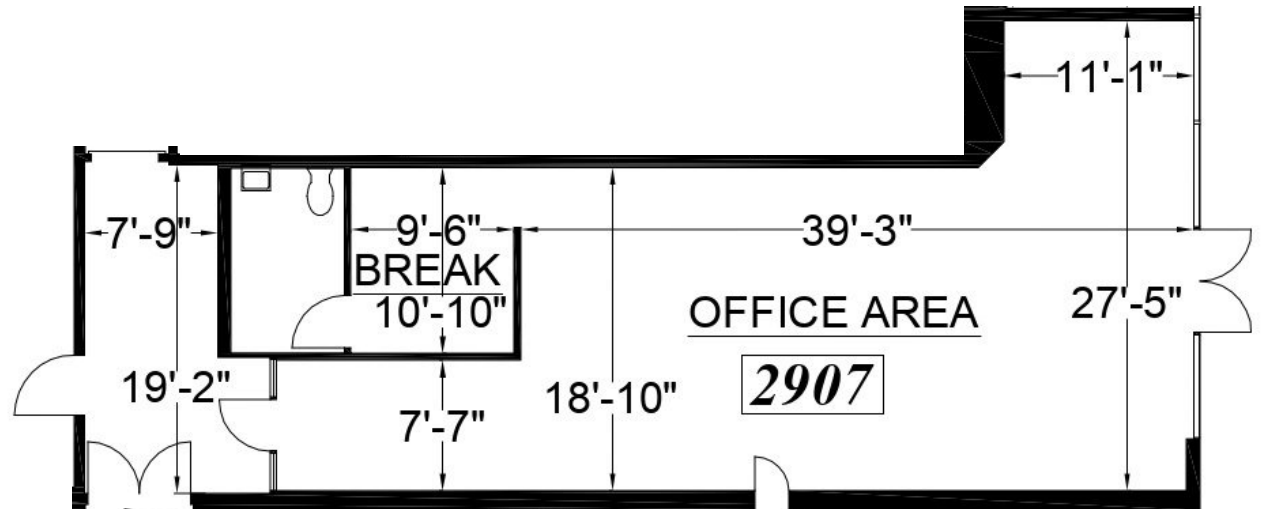


# FLOOR PLAN-SUITE 2907

**Suite 2907**

**1,200 RSF**

**\$2.00 PSF, NNN**



# FLOOR PLAN-2ND FLOOR

## Suites Available on 2nd Floor:

SUITE 200  
3,134 RSF  
\$2.00 PSF, FSG

3D TOUR  
CLICK HERE

SUITE 201-202  
1,837 RSF  
\$1.83 PSF, FSG

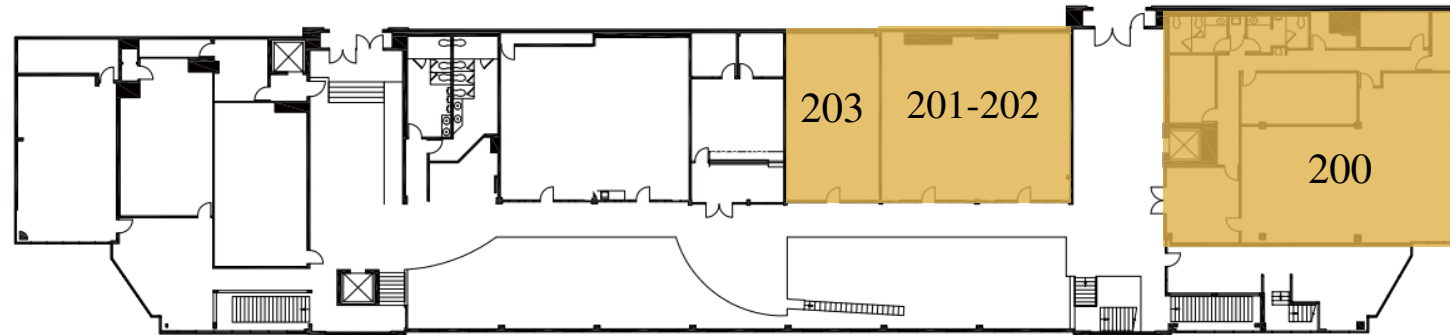
3D TOUR  
CLICK HERE

SUITE 203  
984 RSF  
\$1.83 PSF, FSG

3D TOUR  
CLICK HERE

 = AVAILABLE

*Move-in-Ready Suites!*



## *New Tenant Improvements*



## *Beautiful Common Areas*



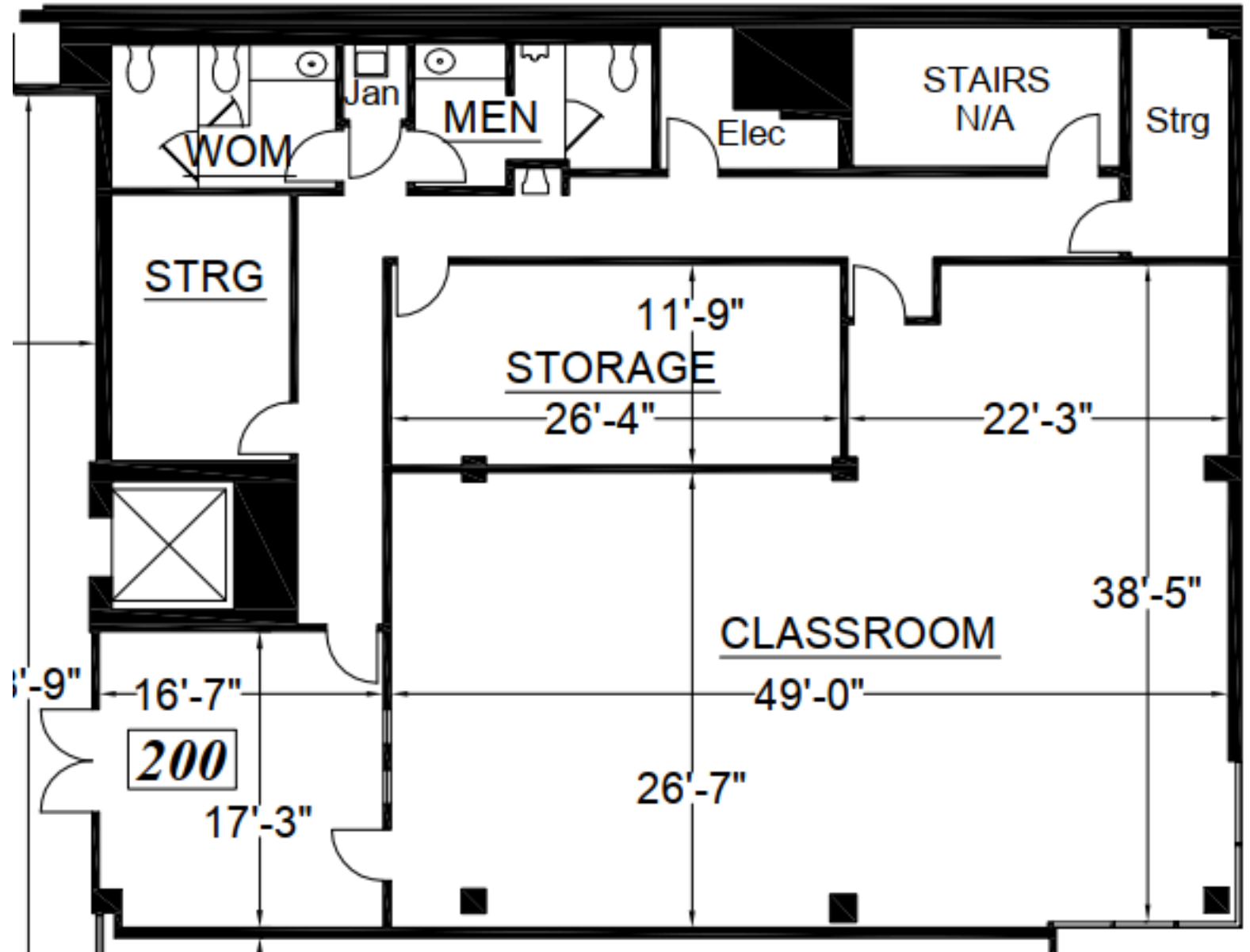
# FLOOR PLAN-SUITE 200

**Suite 200**

**3,134 RSF**

**\$2.00 PSF, FSG**

**3D Tour**



# FLOOR PLAN-3RD FLOOR

## Suites Available on 3rd Floor:

**SUITE 300-301**  
1,521 RSF  
\$1.83 PSF, FSG

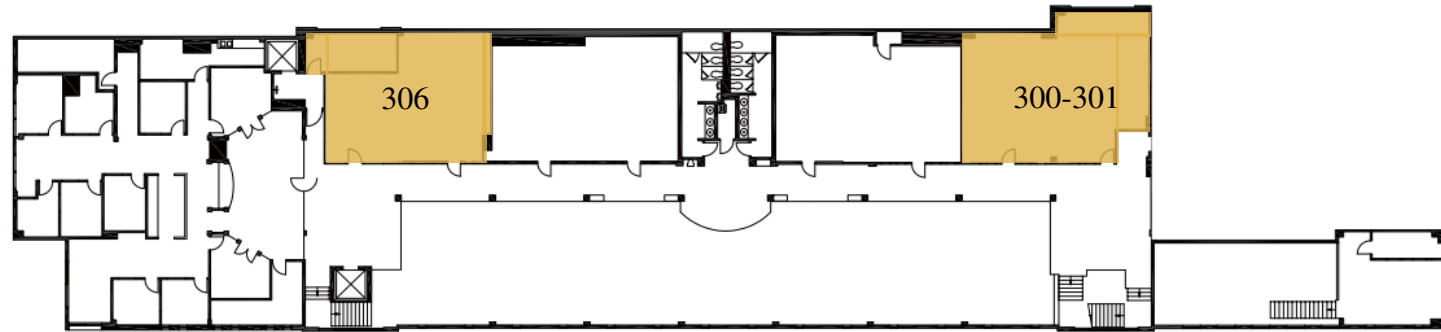


**SUITE 306**  
1,100 RSF  
\$1.83 PSF, FSG

*Move-in-Ready Suites!*

 = AVAILABLE

Max Contiguous: 2,909 RSF



*New Tenant Improvements*

*Beautiful Common Areas*



# FLOOR PLAN-SUITE 390

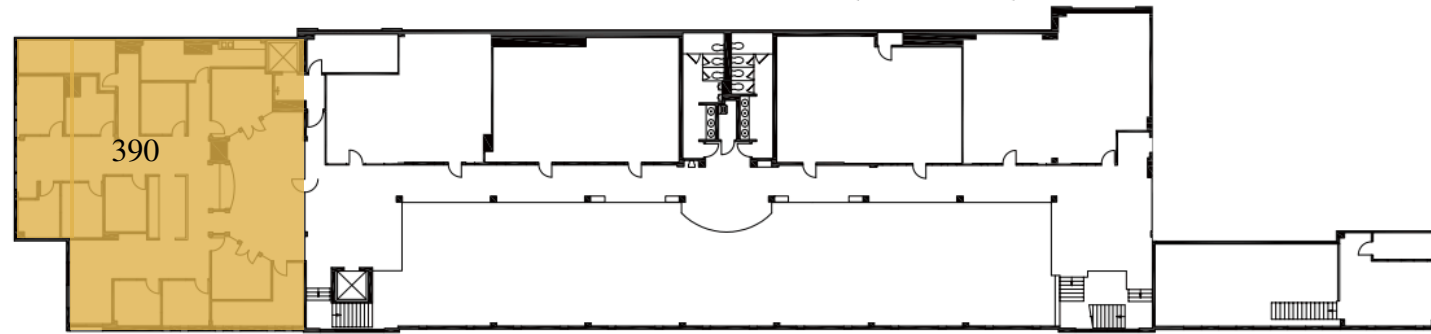
Suite 390 3,760 RSF \$2.15 PSF, FSG

 = AVAILABLE

Max Contiguous: 2,909 RSF

[3D Tour](#)

*Very Desirable  
"Turn-Key" suite*





# EXTERIOR PHOTOS



# PROPERTY IN THE CITY'S URBAN MEDICAL CORRIDOR



PROPERTY  
LOCATION

 **Sutter Health**

  
**Dignity Health**  
Mercy General Hospital

**UC DAVIS** | **MEDICAL**  
**HEALTH** | **CENTER**





# DEMOGRAPHIC SUMMARY REPORT

2901 K STREET, SACRAMENTO, CA 95816



## POPULATION 2023 ESTIMATE

1-MILE RADIUS 26,455  
3-MILE RADIUS 144,779  
5-MILE RADIUS 422,399

## POPULATION 2028 PROJECTION

1-MILE RADIUS 27,301  
3-MILE RADIUS 149,396  
5-MILE RADIUS 433,384



## HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS \$104,457.00  
3-MILE RADIUS \$95,095.00  
5-MILE RADIUS \$84,444.00

## HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS \$77,316.00  
3-MILE RADIUS \$69,304.00  
5-MILE RADIUS \$60,490.00



## POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	20,427	96,578	265,497
BLACK	1,705	16,510	50,444
HISPANIC ORIGIN	5,005	38,756	140,703
AM.INDIAN & ALASKAN	428	3,248	9,951
ASIAN	2,065	17,080	61,187
HAWAIIAN/PACIFIC ISLAND	122	1,129	5,360
OTHER	1,708	10,235	29,958

# CONTACT US!

## FOR MORE INFORMATION ABOUT 2901 K STREET



*Chase Burke*

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