

**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	\$2.00 PSF, FSG	"Turn-Key" office suite, with open floor plan, with two private offices in the back. Abundant natural light.
203	±984	\$2.00 PSF, FSG	"Turn-Key" office suite, open floor plan. Abundant natural light.
300–301	±1,521	\$2.00 PSF, FSG	"Turn-Key" office suite, with open floor plan, with two private offices in the back. Abundant natural light.
304	±1,374	\$2.00 PSF, FSG	"Turn-Key" office suite, with open floor plan, with two private offices in the back. Abundant natural light.
306	±1,100	\$2.00 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

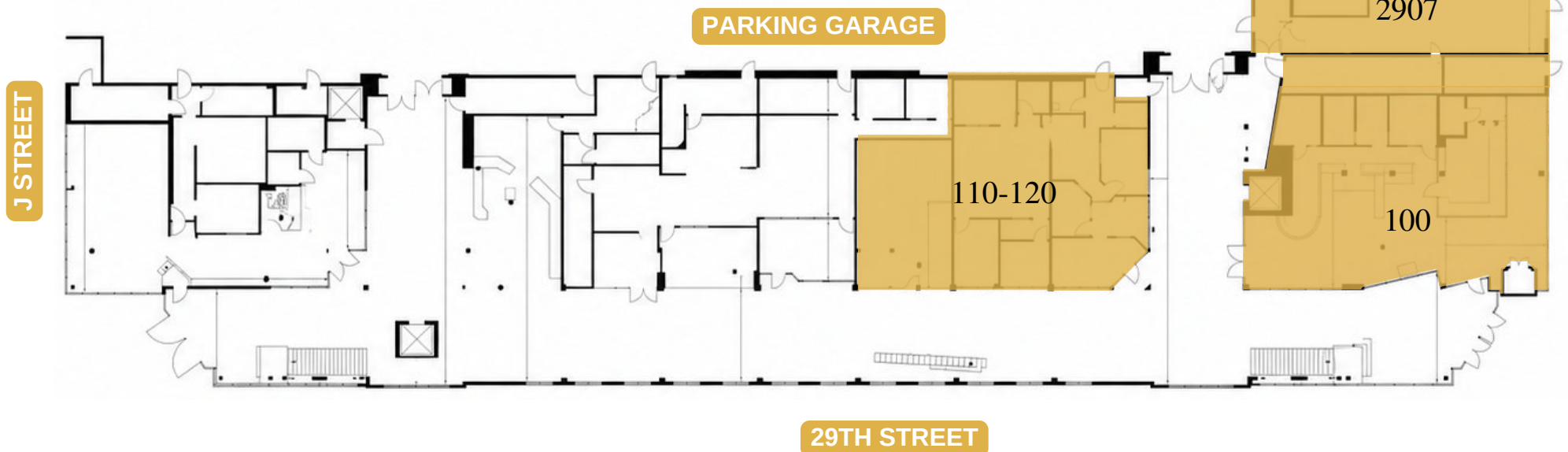
3D TOUR
CLICK HERE

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

 = AVAILABLE

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

3D TOUR
CLICK HERE



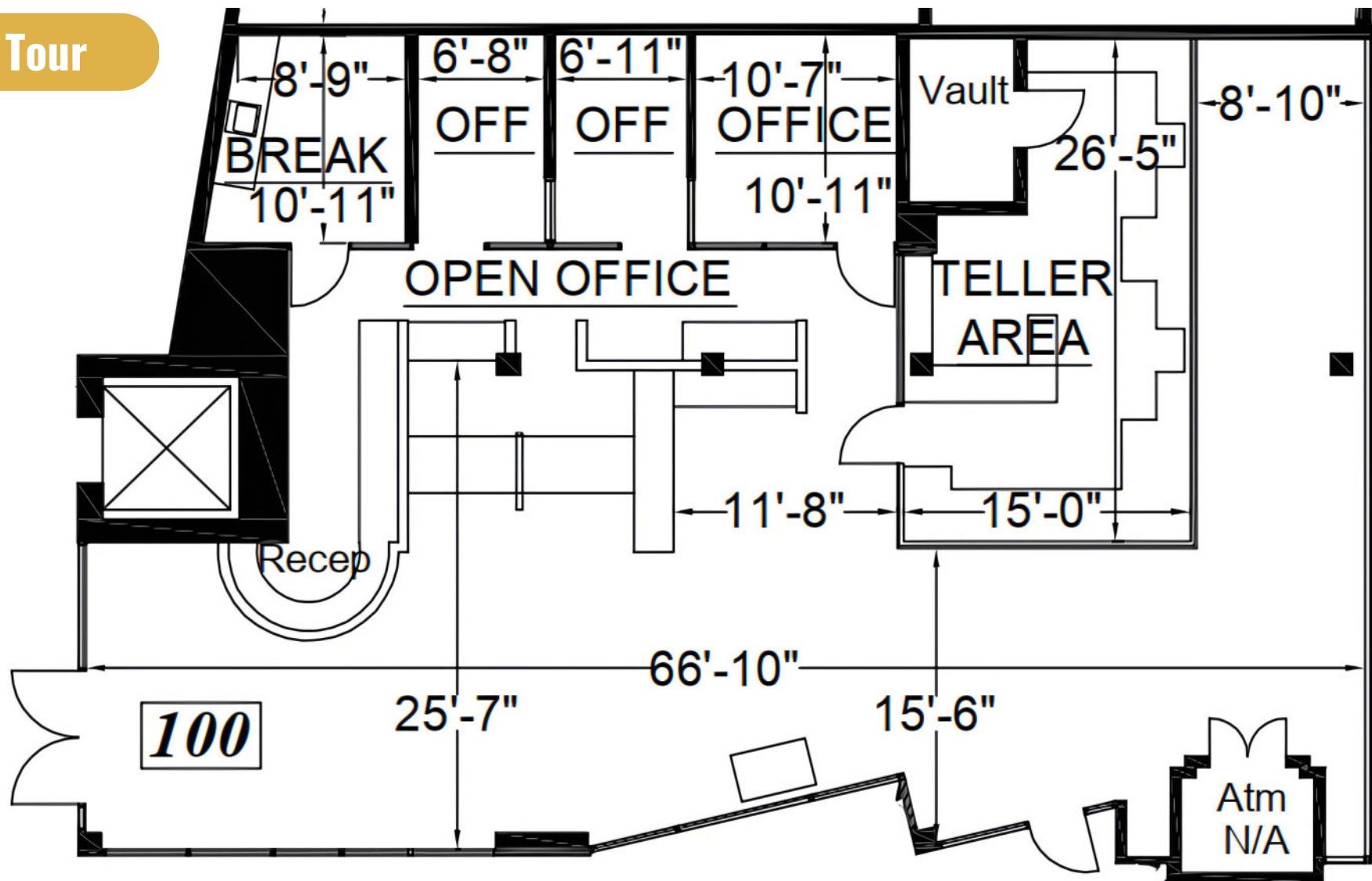
FLOOR PLAN-SUITE 100

Suite 100

2,656 RSF

\$2.00 PSF, NNN

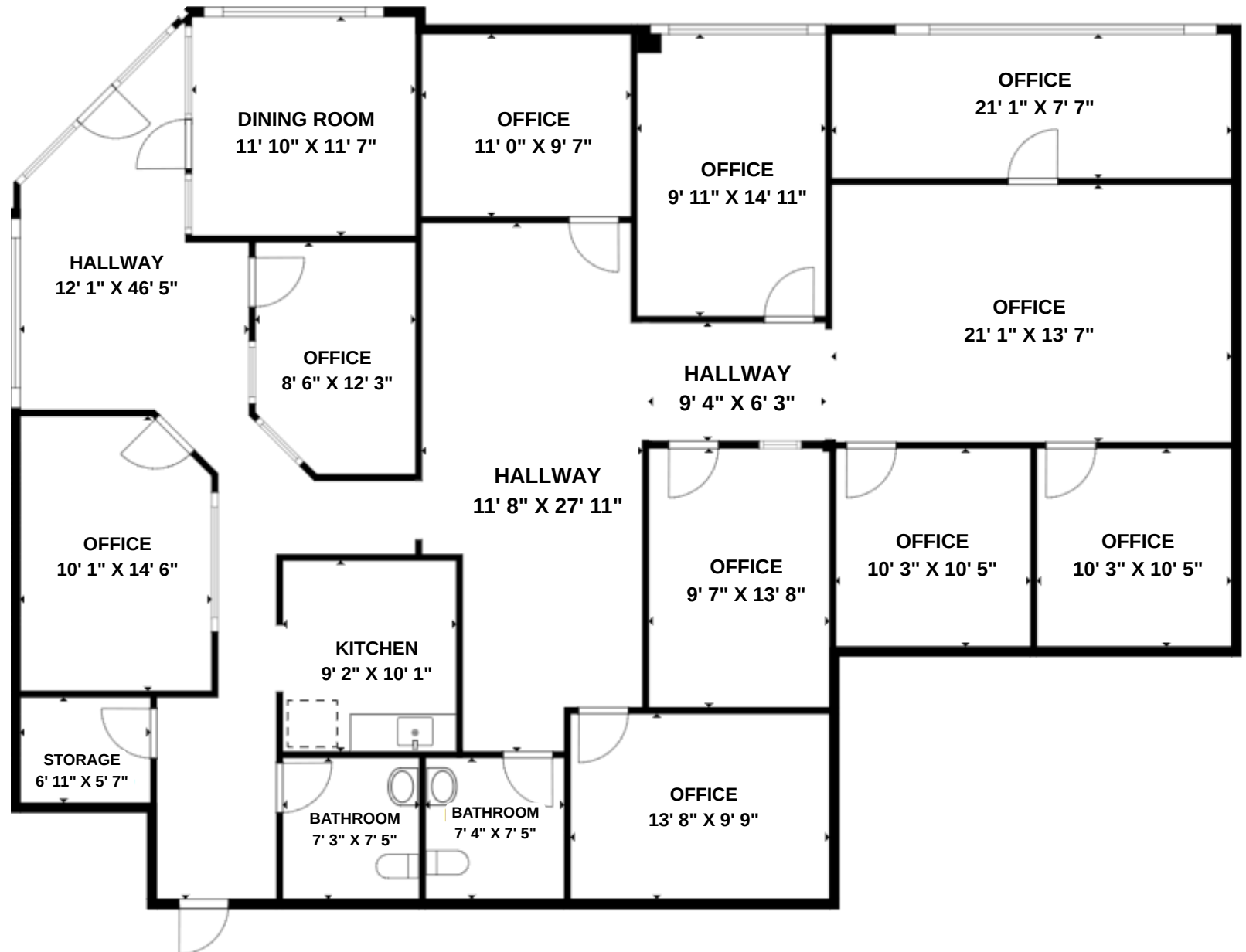
3D Tour



FLOOR PLAN-SUITE 110-120

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

3D Tour

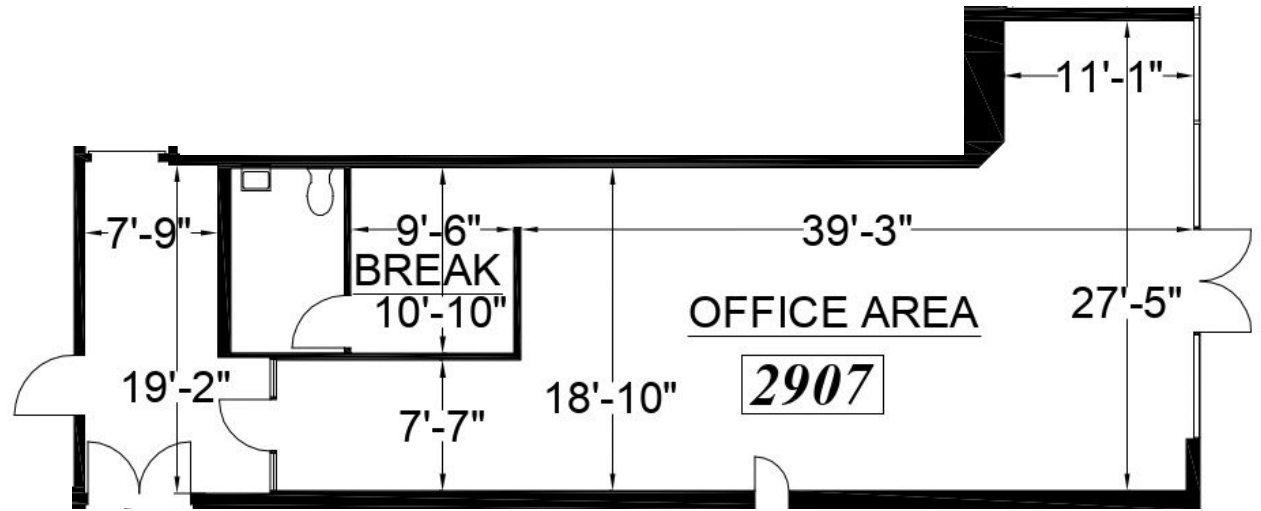


FLOOR PLAN-SUITE 2907

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
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SUITE 201-202
1,837 RSF
\$2.00 PSF, FSG

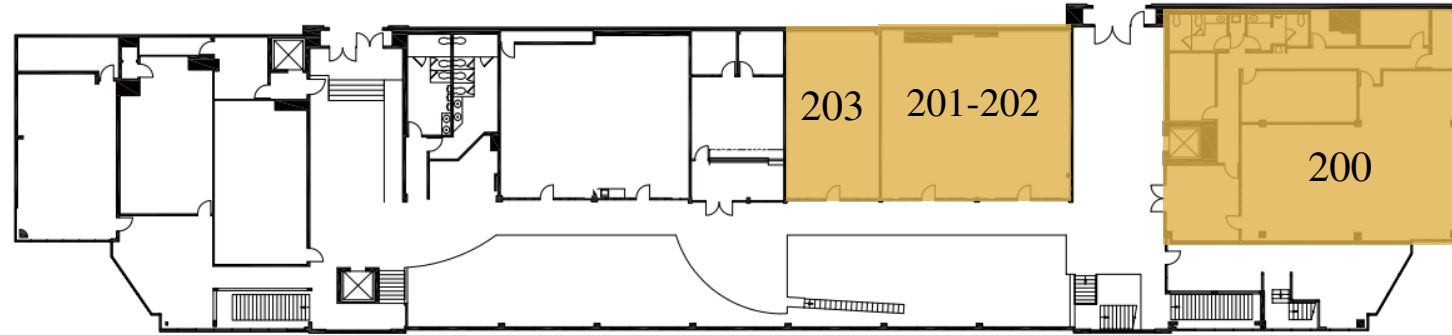
3D TOUR
CLICK HERE

SUITE 203
984 RSF
\$2.00 PSF, FSG

3D TOUR
CLICK HERE

 = AVAILABLE

*Move-in-Ready
Suites!*



New Tenant Improvements



Beautiful Common Areas



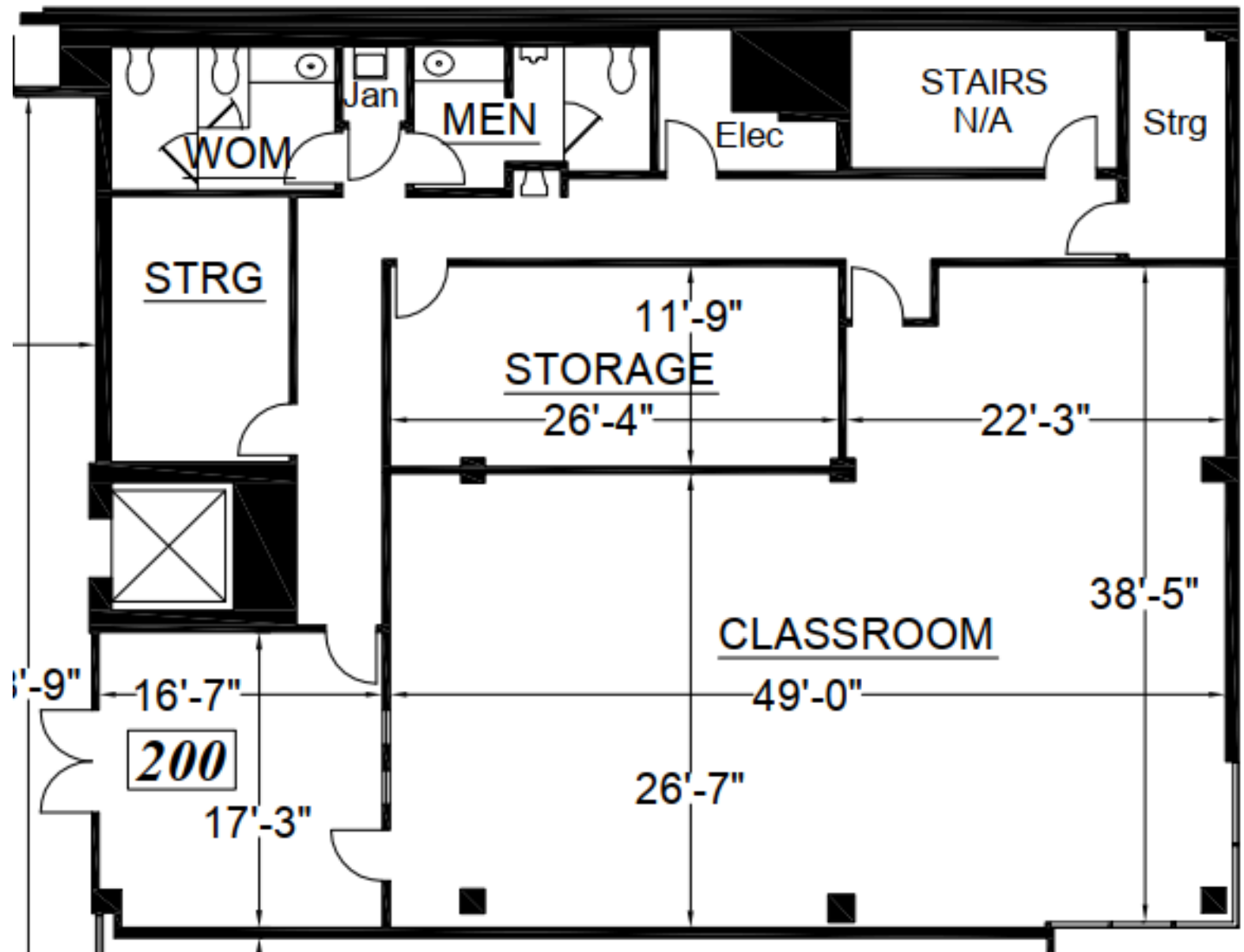
FLOOR PLAN-SUITE 200

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
\$2.00 PSF, FSG

3D TOUR
CLICK HERE

SUITE 304
1,374 RSF
\$2.00 PSF, FSG

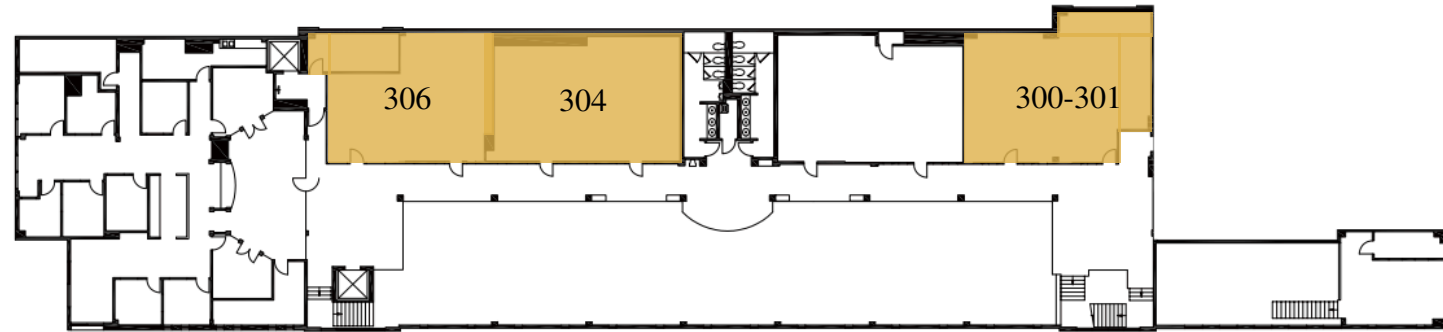
SUITE 306
1,100 RSF
\$2.00 PSF, FSG

3D TOUR
CLICK HERE

Move-in-Ready Suites!

 = AVAILABLE

Max Contiguous: 2,909 RSF



New Tenant Improvements



Beautiful Common Areas



FLOOR PLAN-SUITE 390

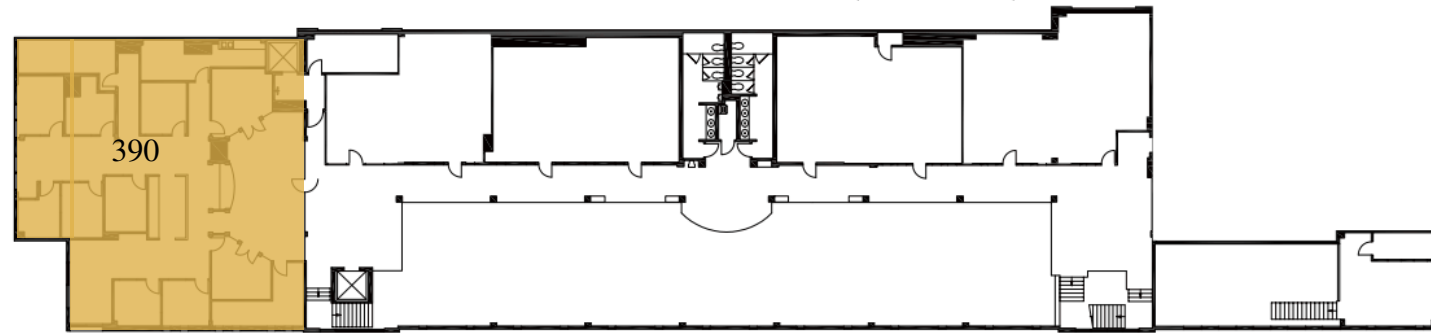
Suite 390 3,760 RSF \$2.15 PSF, FSG

 = AVAILABLE

Max Contiguous: 2,909 RSF

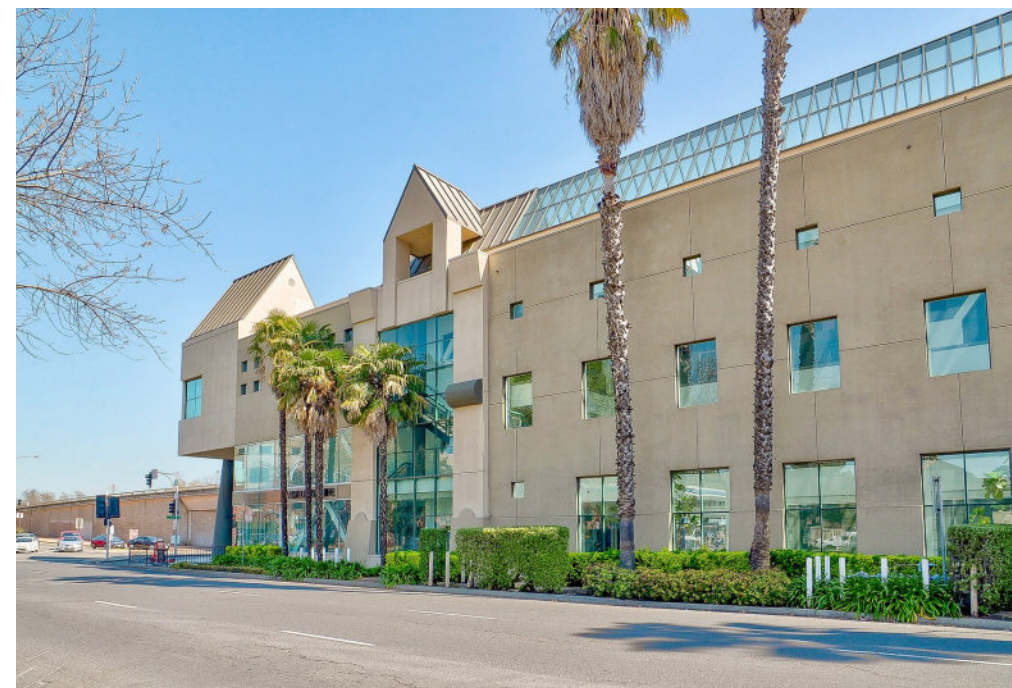
[3D Tour](#)

*Very Desirable
"Turn-Key" suite*





EXTERIOR PHOTOS



PROPERTY IN THE CITY'S URBAN MEDICAL CORRIDOR



PROPERTY
LOCATION



IMMEDIATE VICINITY AERIAL



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	122	1,129	5,360
ISLAND			
OTHER	1,708	10,235	29,958

CONTACT US!

FOR MORE INFORMATION ABOUT
2901 K STREET



Chase Burke

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