

200 Q STREET
Sacramento, CA 95811

**RETAIL SPACE
FOR LEASE**

±2,500 SF



NEWMARK

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PROPERTY SUMMARY

OFFERING SUMMARY

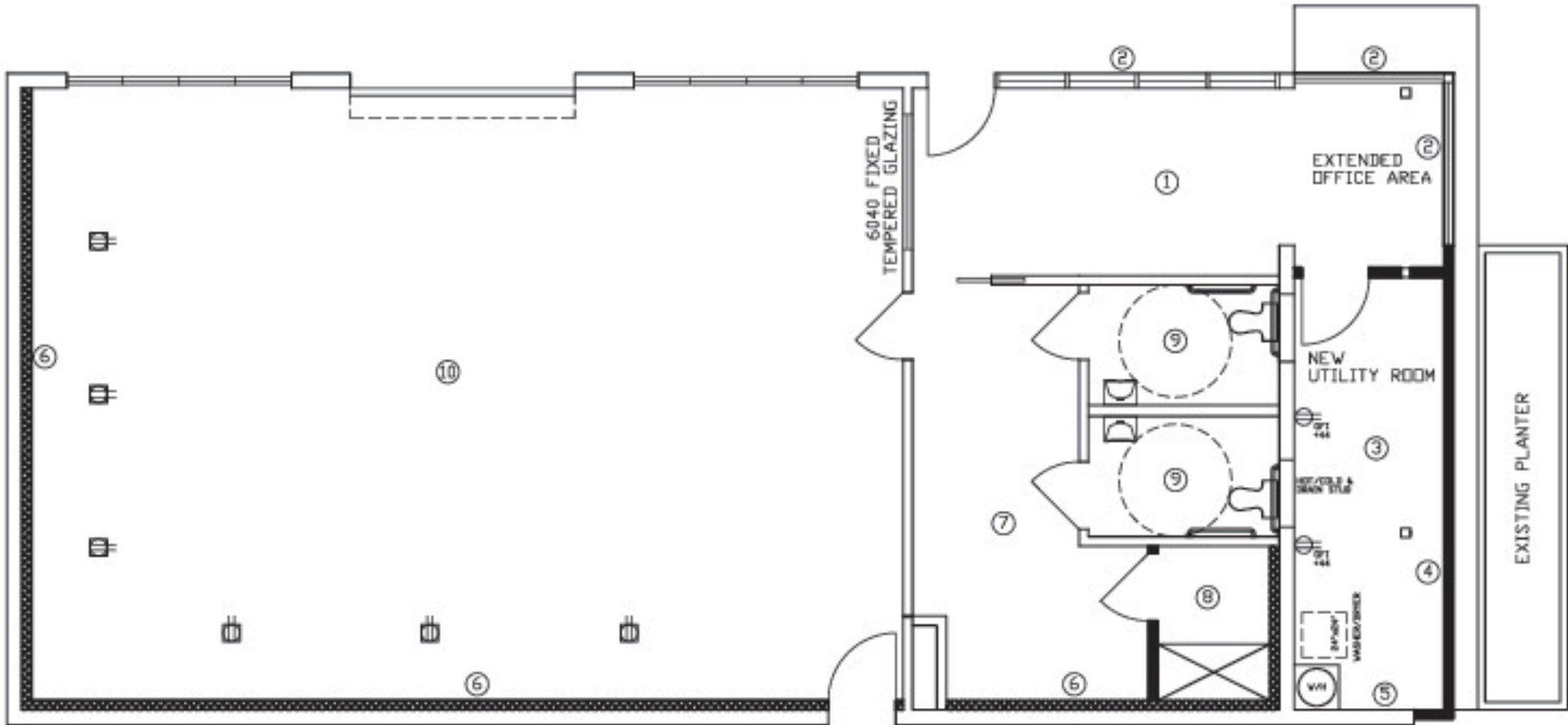
Lease Rate:	\$2.50/SF (NNN)
Available SF:	2,500 SF

PROPERTY HIGHLIGHTS

- Freestanding Building with fenced Yard Space.
- Conveniently located on Q Street which is one of the main thoroughfares through downtown and midtown Sacramento.
- Abundant Parking.
- 3 grade-level roll up doors.
- Easy Access to the I-5 and HWY 50 Freeways.
- Ideal space for many different uses.
- Average daily traffic at I-5 and Q Street is 178,245 cars per day.



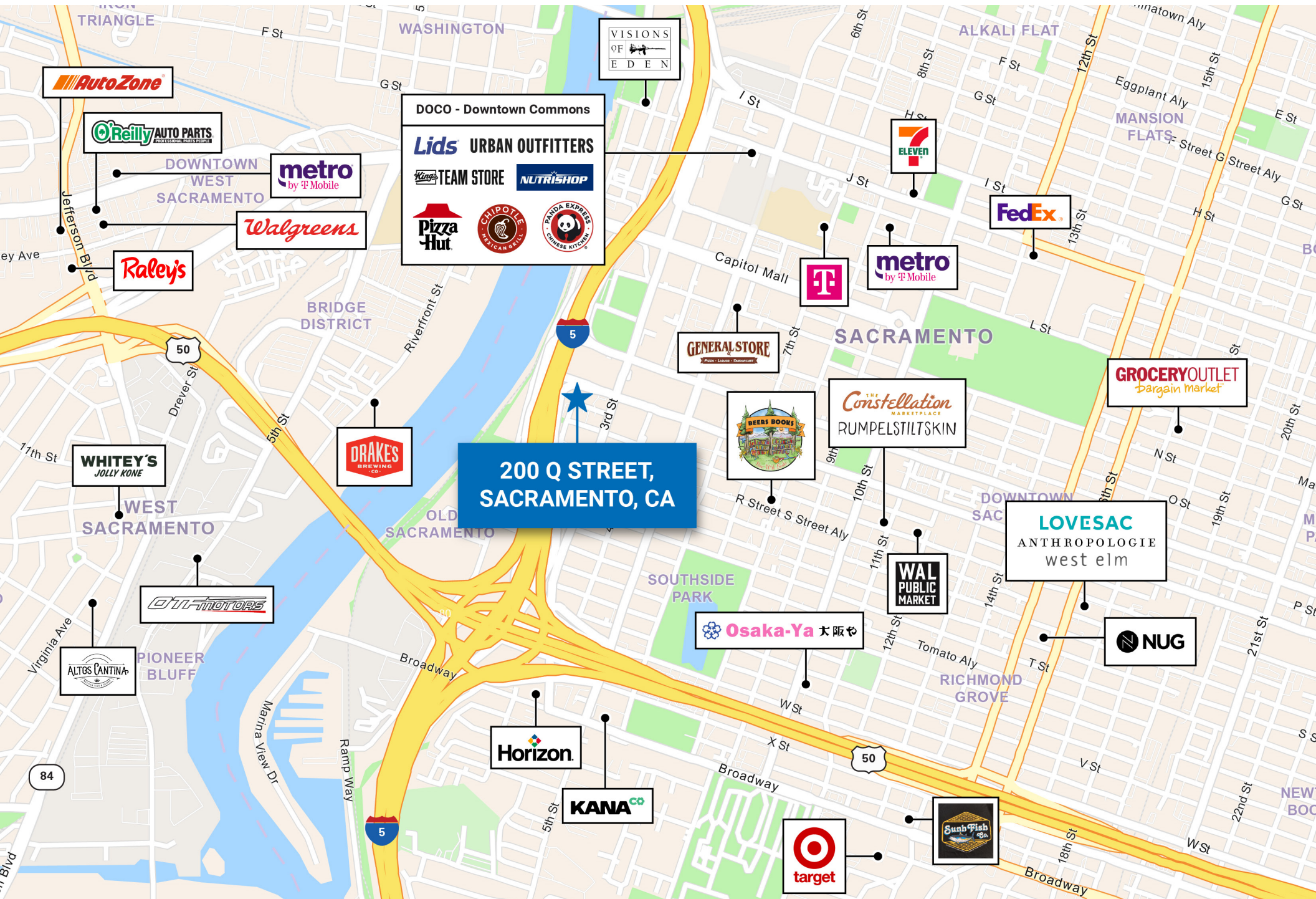
FLOOR PLAN - 200 Q STREET, SACRAMENTO, CA 95811



1. 9'-0" T-BAR CEILING W/ INSULATION ABOVE T-BAR.
2. NEW DUAL PANE GLASS FROM FLOOR TO 7'-0" HIGH.
3. EXISTING HARD LID AT 12'-0".
4. NEW 2X6 METAL STUD WALL W/ GYP.BD. ON THE INSIDE AND STUCCO ON THE OUTSIDE.
5. EXISTING CMU BLOCK WALL.
6. NEW 2X4 METAL STUD WALL OVER EXISTING METAL WALL.
7. NEW 9'-0" T-BAR CEILING W/ INSULATION ABOVE T-BAR.
8. NEW 8'-0" HARD LID.
9. EXISTING HARD LID.
10. UNCONDITIONED SPACE.

\$2.50/SF/NNN

LOCATION, LOCATION, LOCATION



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