

An architectural rendering of a three-story brick building with large, multi-paned windows. The building is illuminated from within, showing office interiors. A sign on the corner reads 'DIGGS'. In the foreground, there is a landscaped area with raised planters containing various green plants. A few stylized human figures are walking on the sidewalk. A street lamp is visible on the right. The sky is a soft purple and pink.

FOR LEASE

Creative Office Space

(THE) DIGGS

1800 3rd Street, Downtown Sacramento

NEWMARK

Developed by:



Heller Pacific

DAVID BRANDENBURGER

916-569-2310

david.brandenburger@nmrk.com

CA RE Lic# 01408572



CalSTRS

The Ziggurat

Old Sacramento

Sutter Health Park



Embassy Suites

Capitol Mall

13-Minute Walk

Crocker Art Museum

CalPERS
Headquarters

(THE) DIGGS

NEWMARK

<https://www.thedigssacramento.com/>

THE DIGGS | 1800 3rd STREET | SACRAMENTO

(THE) DIGGS

1800 3rd STREET
SACRAMENTO



THE TENANT EXPERIENCE

The redevelopment of The Diggs offers creative office users the opportunity to have it all. Tenants will thrive in this historic building, which features modern amenities and contemporary improvements that anchor the high-energy culture of one of Sacramento's most successful districts. Occupants enjoy a seamless transition from a productive workday to the city's premier social scene.

LOCATION, LOCATION

Located at the southwest corner of 3rd and R Streets in Sacramento, originally named The Thomson Diggs Building (1800 3rd Street) is a historic ±197,000-square-foot, four-story industrial landmark. Originally constructed in 1911 with a distinctive cast-in-place concrete and brick facade, the building is a cornerstone of the revitalized R Street Corridor.

UNBEATABLE ACCESS

Tenants at The Diggs are positioned at the intersection of productivity and leisure, with a 99 Bike Score and just a short walk or bike ride away from the city's top restaurants, bars, and music venues.

STRATEGIC PROXIMITY

Situated directly across from the \$1 billion CalPERS headquarters, the building sits at the heart of a significant economic and social anchor in the city.

INDUSTRIAL HERITAGE

Renowned for its "bones" and industrial soul, it features open ceilings, concrete floors, high end finishes and an abundant glass line with authentic turn-of-the-century architecture.

NEWMARK

<https://www.thediggssacramento.com/>

Developed by:



Heller Pacific

1800 3RD STREET, SACRAMENTO

(THE) DIGGS

1800 3rd STREET
SACRAMENTO

CREATIVE SPACE NOW IN PROGRESS



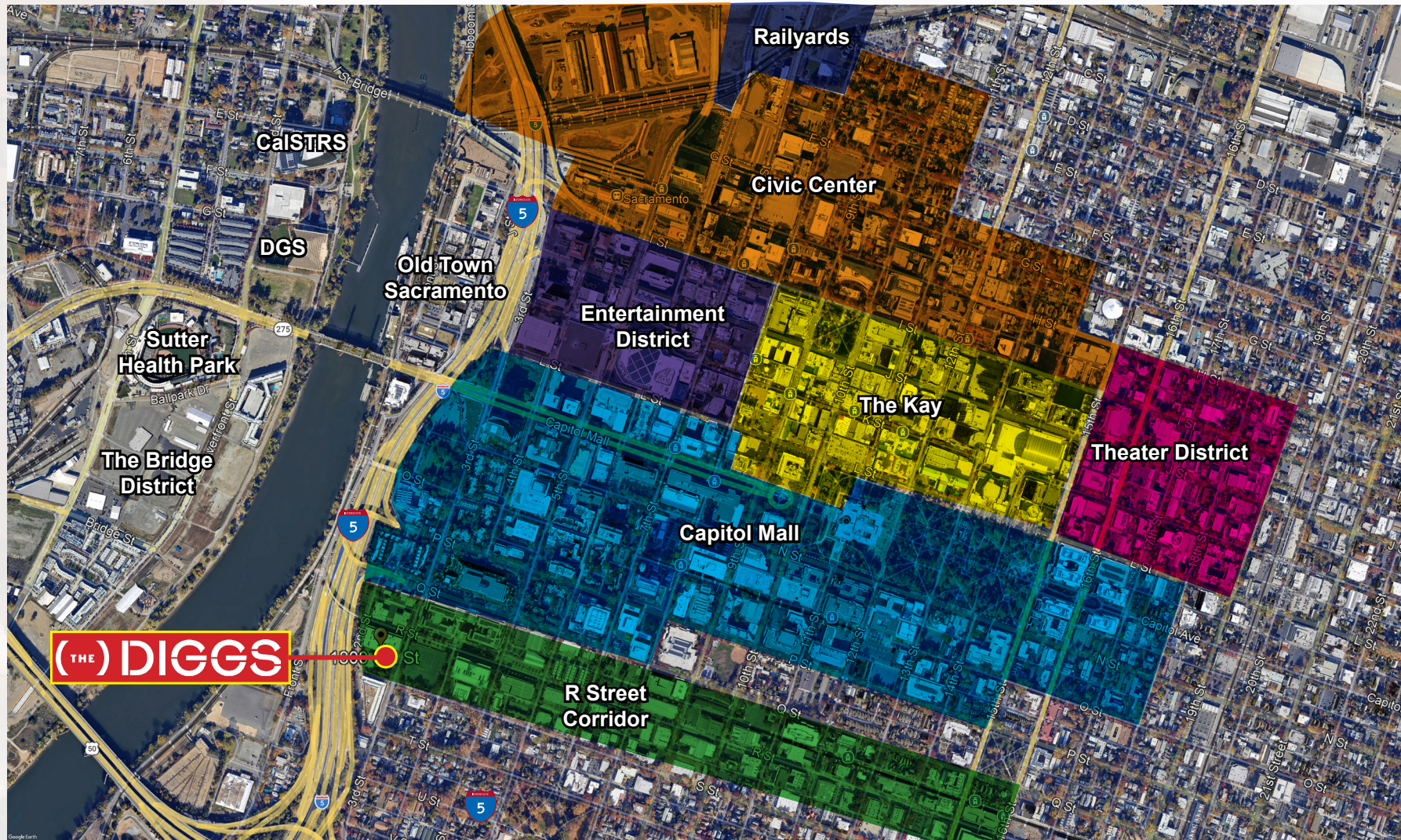
BUILDING FEATURES

- **On-Site Dining:** Café and custom-themed Hi-Fi bar opening soon.
- **Wellness & Lifestyle:** Modern gym and dedicated dog washing station.
- **Creative Spaces:** Shared maker space for collaborative projects.
- **Commuter Perks:** Secured bike room and extra tenant storage.
- **On-Site Parking:** 2/1000 dedicated spaces in the adjacent lot during business hours.
- **Extra Parking:** Ample street parking and additional nearby lots.
- **Highway Access:** Immediate, seamless connection to I-5 and Hwy 50.
- **First-Floor Access:** Secure entry directly into ground-floor office spaces.
- **24/7 Peace of Mind:** Integrated camera monitoring and after-hours security patrols.
- **Support:** Dedicated on-site personnel.



(THE) DIGGS

1800 3rd STREET
SACRAMENTO



NEWMARK

<https://www.thediggssacramento.com/>

Developed by:



Heller Pacific

1800 3RD STREET, SACRAMENTO

AMENITIES

All of these amenities will be available to tenants:

- Urban Gym Space / Yoga Studio
- Bike Storage and Repair Space
- Dog Washing Station
- Large Outdoor Patio Areas with Adirondack Chairs
- 25,000 sq. ft. of Mini Storage
- Secure Storage Onsite for an Additional Charge
- Common area bathrooms and showers
- Bridge and bike to West Sac and river directly behind Diggs
- Massage Room
- Amazon lockers
- The Garage. A studio or artist and makers to create



CONCEPTUAL

NEWMARK

<https://www.thediggssacramento.com/>

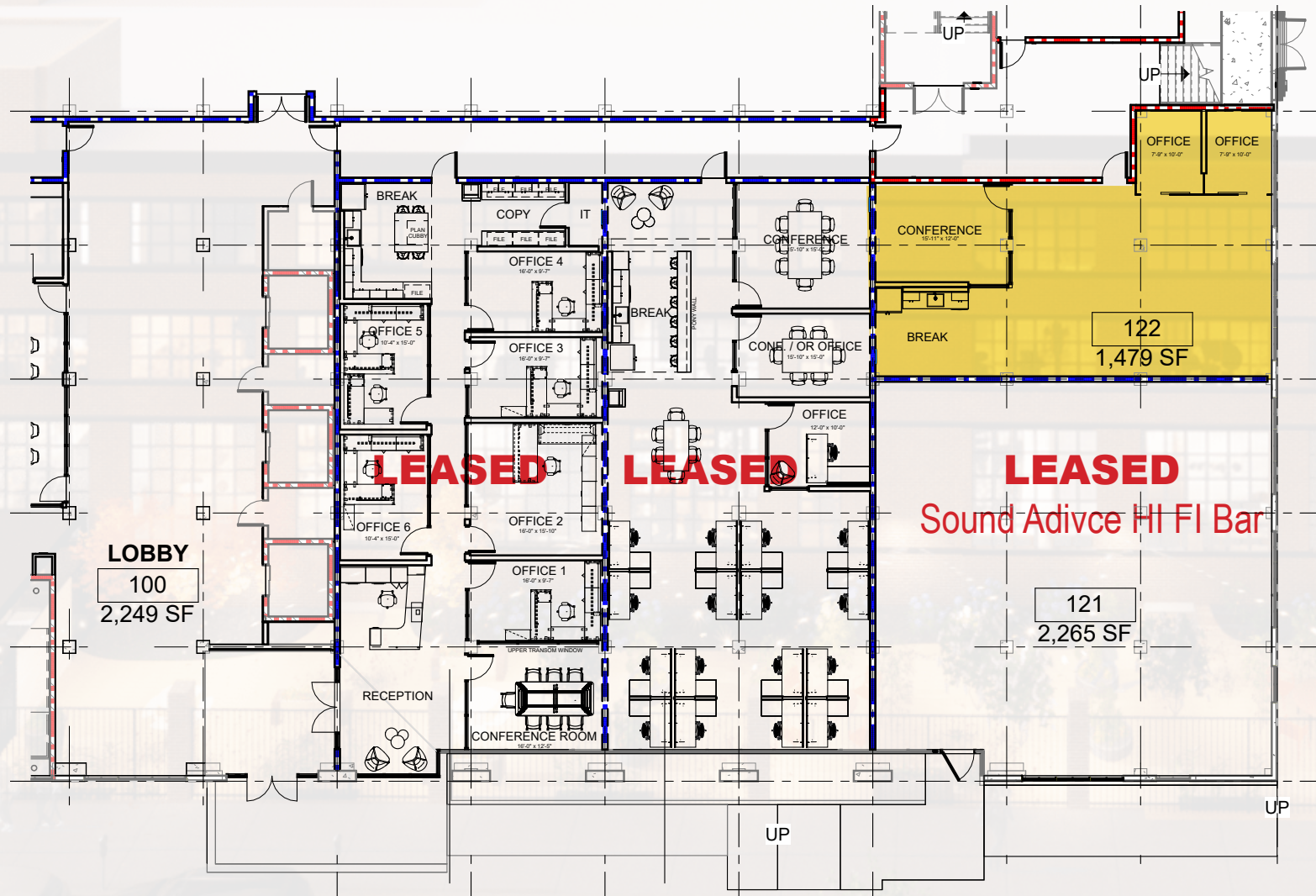
Developed by:



Heller Pacific

1800 3RD STREET, SACRAMENTO

FLOOR PLAN - ONLY ONE SUITE LEFT



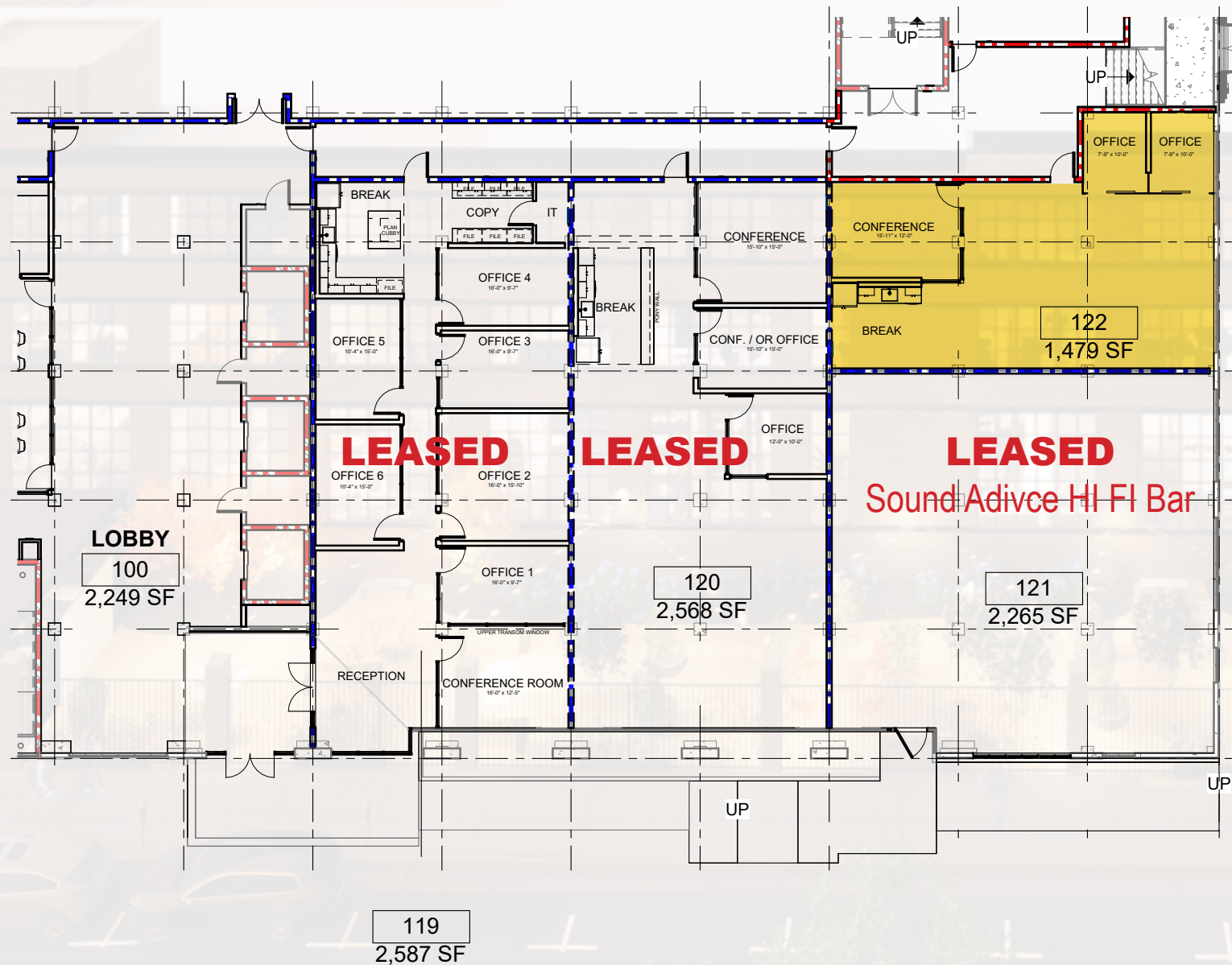
LEASED

LEASED
Sound Advice HI FI Bar

121
2,265 SF

122
1,479 SF

FLOOR PLAN - NO FURNITURE - ONLY ONE SUITE LEFT



EXCLUSIVE LISTING AGENT:

DAVID BRANDENBURGER

Managing Director

916-569-2310

david.brandenburger@nmrk.com

CA RE Lic# 01408572

(THE) DIGGS

1800 3rd Street, Downtown Sacramento

<https://www.thediggssacramento.com/>

Developed by:



Heller Pacific

NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 8/2026