

**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

2901 K STREET · MIDTOWN SACRAMENTO, CALIFORNIA

SUTTER SQUARE GALLERIA

Building Details & Information

BUILDING FEATURES

- **Move-in ready suites** — delivered with updated tenant improvements
- **Functional floor plans** — glass walls and doors front every suite to maximize natural light
- **Four-story atrium** — daylight through one full side of the building
- **Two elevators** — one bank on each side of the building
- **On-site retailers** — Orange Theory Fitness and Pizza Twist

LOCATION & ACCESS

- **Iconic urban address** — a recognized Midtown Sacramento landmark
- **Walk to everything** — Sutter General Hospital, Sutter's Fort, Midtown dining and retail
- **Prominent building signage** — visibility on I-80 at ±175,346 ADT
- **Structured parking** — 315-space garage inside the building



315

PARKING SPACES ON SITE

3.66

STALLS PER 1,000 SF

±175,346

ADT VISIBILITY ON I-80

4

STORY DAYLIT ATRIUM

AVAILABLE FOR LEASE

SUTTER SQUARE GALLERIA

SACRAMENTO, CA

9

SUITES AVAILABLE

±18,662

TOTAL SF AVAILABLE

984 – 3,760

SF RANGE

\$2.00 – \$2.15

PSF LEASE RATE

SUITE	SIZE	LEASE RATE	SUITE HIGHLIGHTS
100	±2,656 SF	\$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 SF	\$2.00 PSF, NNN	Fully Furnished Office. Ground Floor near the entrance of K Street and 29th Street.
2907	±1,200 SF	\$2.00 PSF, NNN	Former H&R Block Suite. Ground Floor at the hard corner of K Street and 29th Street.
200	±3,134 SF	\$2.00 PSF, FSG	Open floor plan with private restrooms and large glass line.
201–202	±1,837 SF	\$2.00 PSF, FSG	"Turn-Key" office suite, with open floor plan, with two private offices in the back. Abundant natural light.
203	±984 SF	\$2.00 PSF, FSG	"Turn-Key" office suite, open floor plan. Abundant natural light.
304	±1,374 SF	\$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 SF	\$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 SF	\$2.15 PSF, FSG	"Turn-Key" office suite, with reception, 2 conference rooms, break room, 7 private offices, former Title company. Abundant natural light.

FIRST FLOOR

3 SUITES AVAILABLE

6,473 RSF

AVAILABLE

SUITE

100

2,656 RSF

\$2.00 PSF · NNN

3D TOUR

SUITE

110-120

2,617 RSF

\$2.00 PSF · NNN

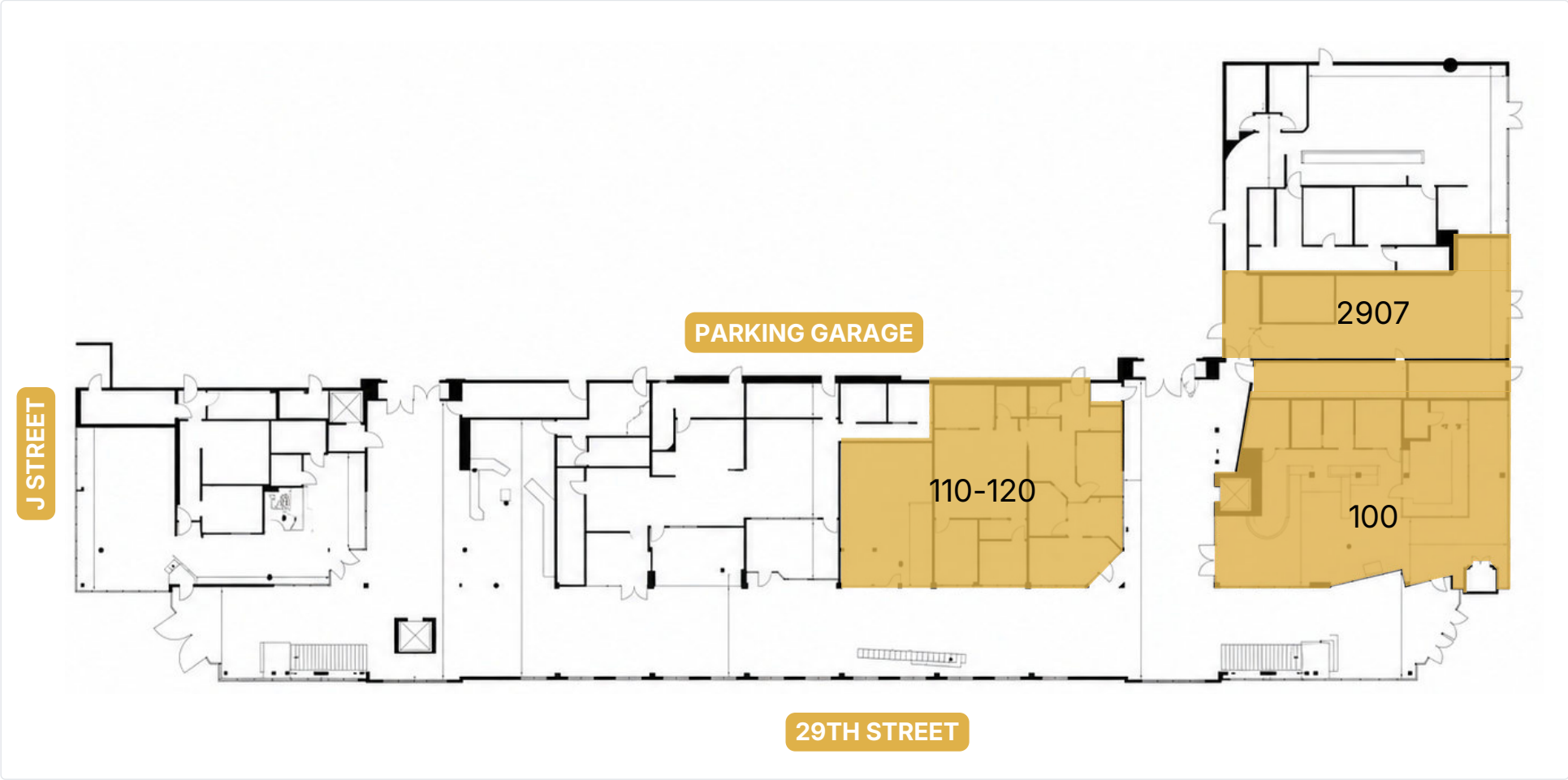
3D TOUR

SUITE

2907

1,200 RSF

\$2.00 PSF · NNN



All dimensions and areas are approximate. Information deemed reliable but not guaranteed.

SUITE 100

2,656 RSF

RENTABLE AREA

2,656 RSF

ASKING RATE

\$2.00 PSF

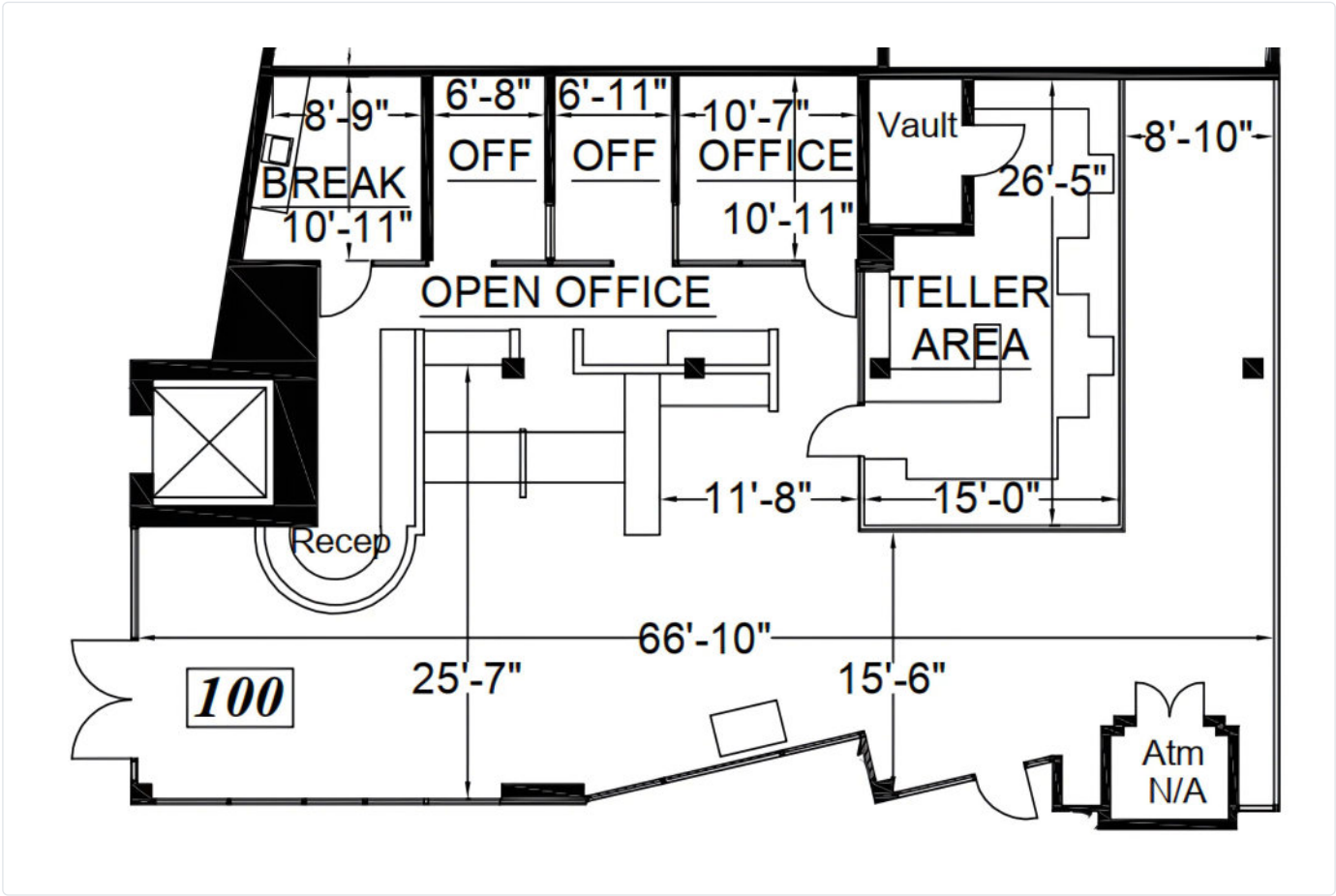
LEASE TYPE

NNN

FLOOR

1st

VIEW 3D TOUR



SUITE 110-120

2,617 RSF

RENTABLE AREA

2,617 RSF

ASKING RATE

\$2.00 PSF

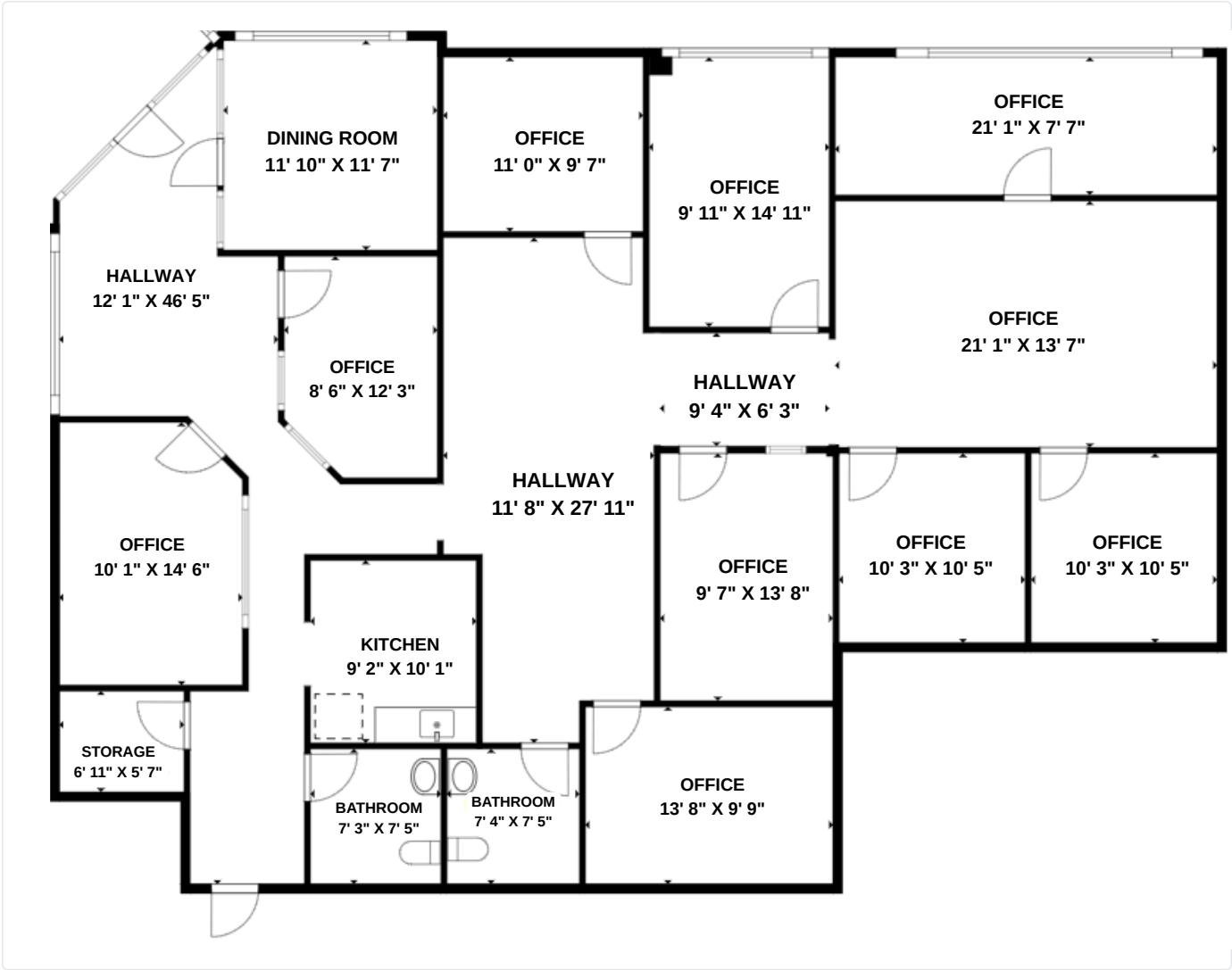
LEASE TYPE

NNN

FLOOR

1st

VIEW 3D TOUR



AVAILABLE SUITE — FIRST FLOOR

SUITE 2907

GROUND FLOOR

1,200 RSF

RENTABLE AREA

1,200 RSF

ASKING RATE

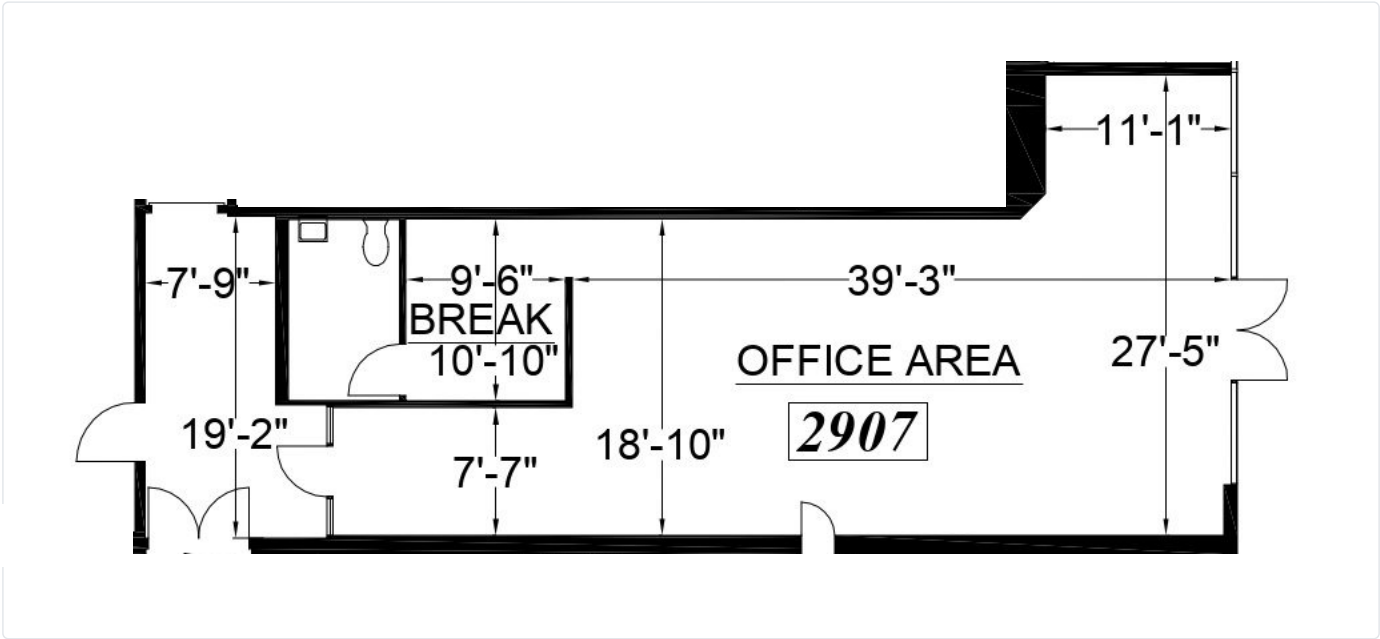
\$2.00 PSF

LEASE TYPE

NNN

FLOOR

1st



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SECOND FLOOR

3 SUITES AVAILABLE

5,955 RSF

AVAILABLE

MOVE-IN-READY SUITES

SUITE

200

3,134 RSF

\$2.00 PSF · FSG

3D TOUR

SUITE

201-202

1,837 RSF

\$2.00 PSF · FSG

3D TOUR

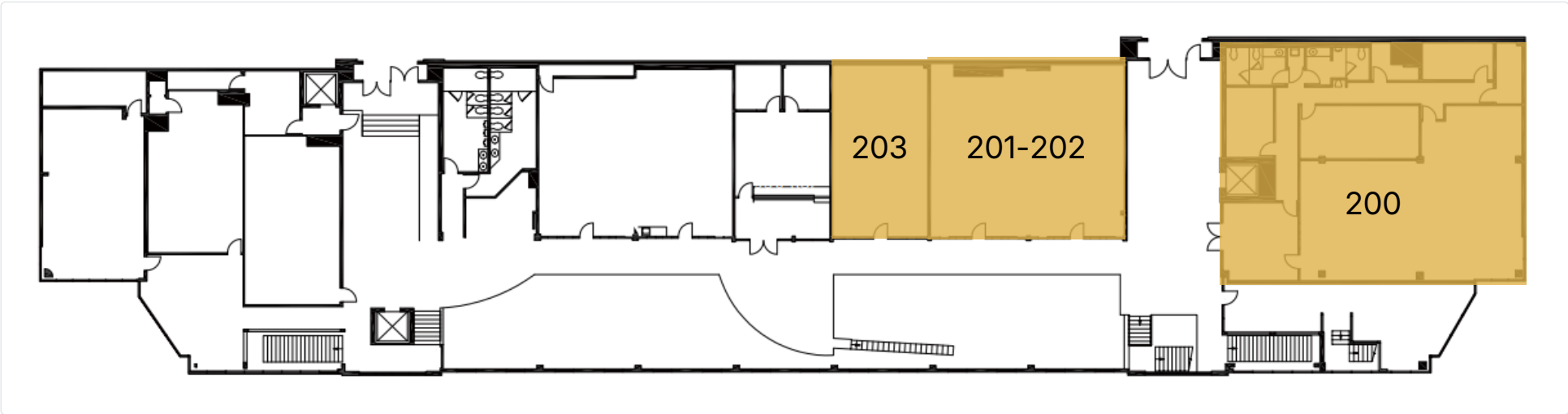
SUITE

203

984 RSF

\$2.00 PSF · FSG

3D TOUR



NEW TENANT IMPROVEMENTS



BEAUTIFUL COMMON AREAS



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SUITE 200

3,134 RSF

RENTABLE AREA

3,134 RSF

ASKING RATE

\$2.00 PSF

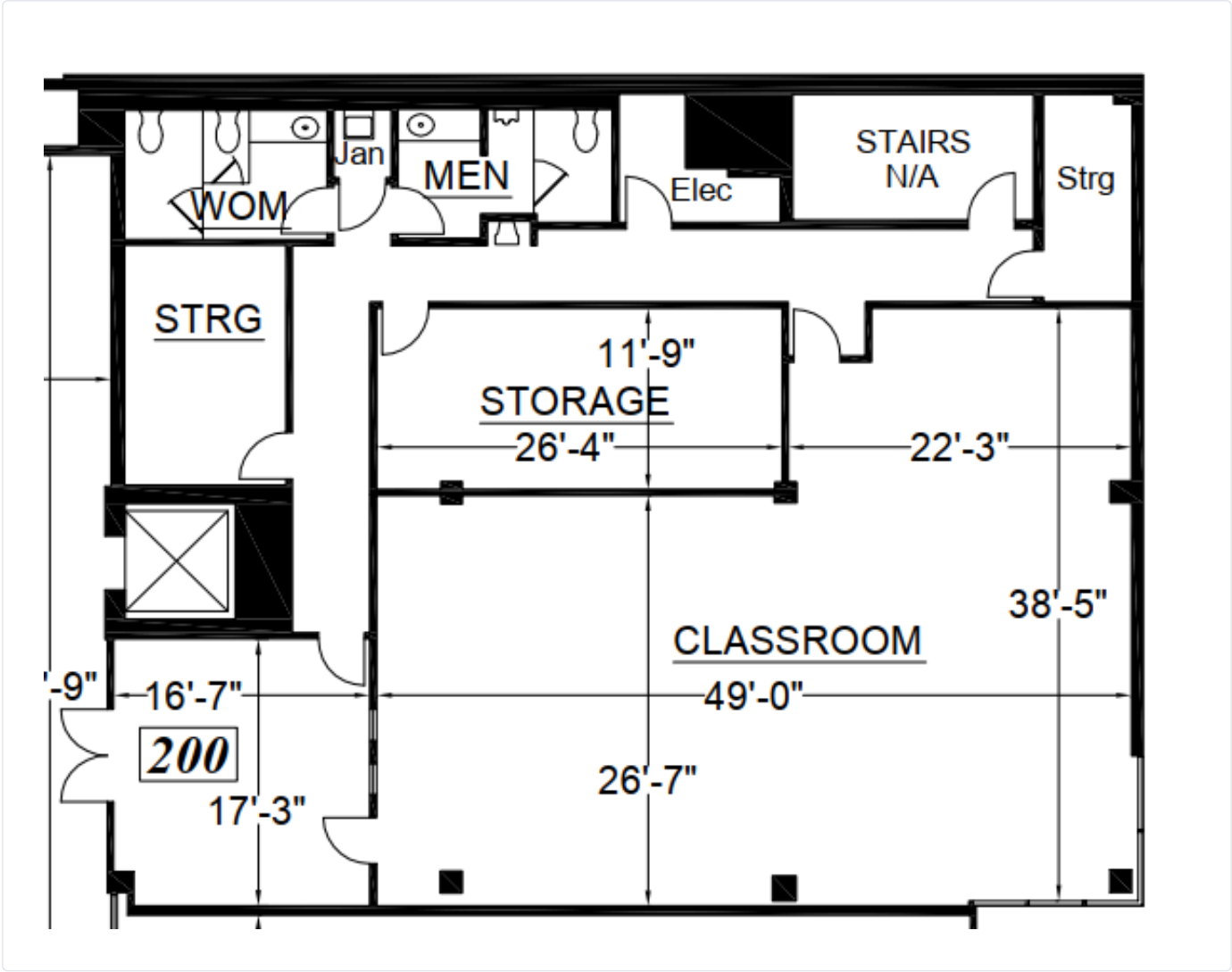
LEASE TYPE

FSG

FLOOR

2nd

VIEW 3D TOUR



THIRD FLOOR

2 SUITES AVAILABLE

2,474 RSF

AVAILABLE

MOVE-IN-READY SUITES

SUITE

304

1,374 RSF

\$2.00 PSF · FSG

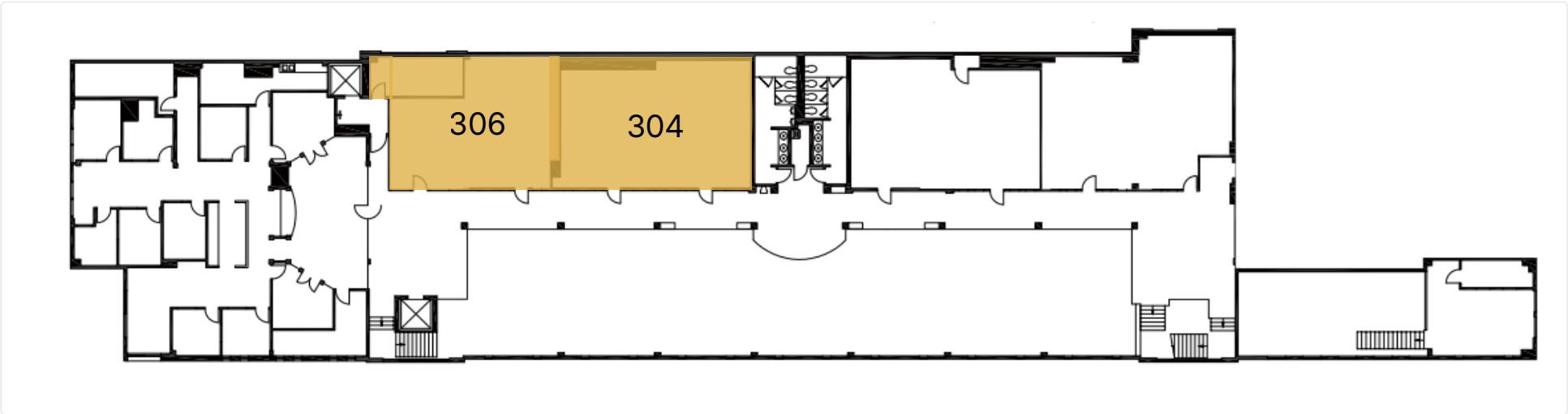
SUITE

306

1,100 RSF

\$2.00 PSF · FSG

3D TOUR



NEW TENANT IMPROVEMENTS



BEAUTIFUL COMMON AREAS



All dimensions and areas are approximate. Information deemed reliable but not guaranteed.

AVAILABLE SUITE — THIRD FLOOR

SUITE 390

TURN-KEY

3,760 RSF

3D TOUR

A very desirable turn-key suite — fully built out and ready for day-one occupancy.

RENTABLE AREA

3,760 RSF

ASKING RATE

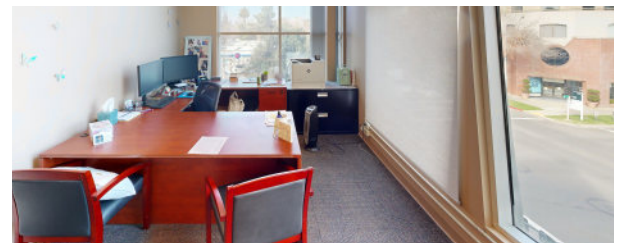
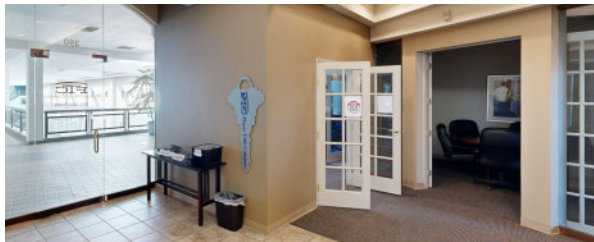
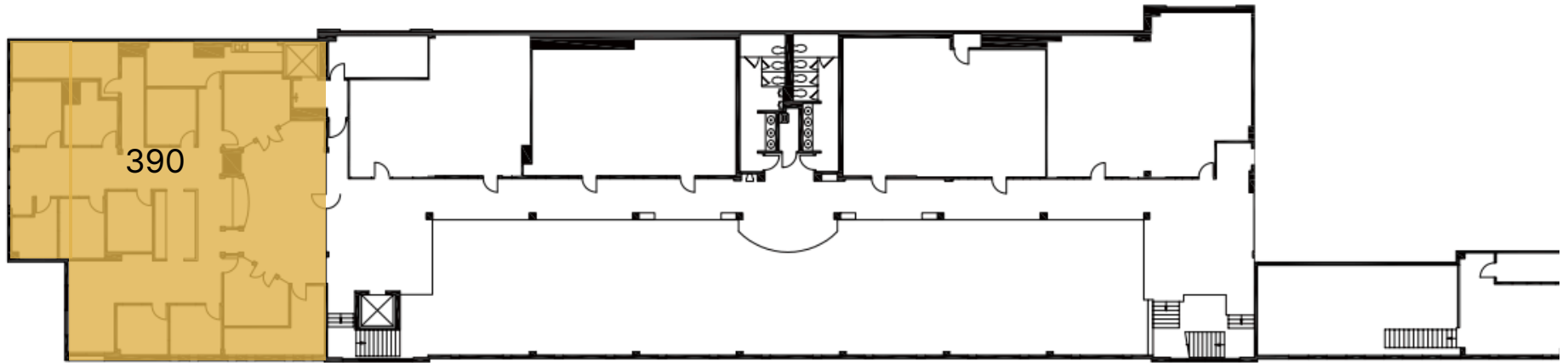
\$2.15 PSF

LEASE TYPE

FSG

FLOOR

3rd



All dimensions and areas are approximate. Information deemed reliable but not guaranteed.

SUITE 390 • 3,760 RSF



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	26,455
3 MILES	144,779
5 MILES	422,399

 POPULATION 2028 PROJECTION	
1 MILE	27,301
3 MILES	149,396
5 MILES	433,384

 HOUSEHOLD INCOME 2023 AVERAGE	
1 MILE	\$104,457
3 MILES	\$95,095
5 MILES	\$84,444

 HOUSEHOLD INCOME 2023 MEDIAN	
1 MILE	\$77,316
3 MILES	\$69,304
5 MILES	\$60,490

 2023 POPULATION 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 ISLANDER	122	1,129	5,360
OTHER	1,708	10,235	29,958

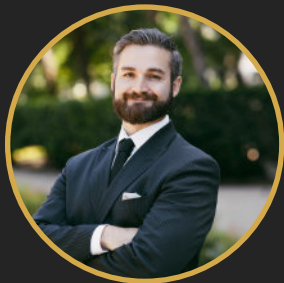
FOR LEASE

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SACRAMENTO, CA 95816

CONTACT US

For more information about 2901 K Street



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SCAN FOR MORE INFORMATION

