

2020

— L STREET —

SACRAMENTO | CALIFORNIA



AVAILABLE FOR LEASE

NEWMARK



Pappas Investments

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AREA HIGHLIGHTS



Downtown Sacramento offers a unique blend of urban energy and small-city charm that appeals to a wide range of people. The area is undergoing rapid development, with revitalized streets, modern apartment buildings, and a growing list of dining, entertainment, and cultural options. Residents can enjoy a walkable lifestyle with easy access to restaurants, shops, art galleries, and theaters—many of which are locally owned and celebrate Sacramento's rich creative community.

One of the biggest draws to downtown Sacramento is its sense of community and history. The area combines the old with the new, featuring historic landmarks like the State Capitol and Old Sacramento alongside contemporary architecture and public spaces. Seasonal farmers markets, outdoor concerts, and street festivals help bring neighbors together and give the area a vibrant, lived-in feel. This balance of tradition and innovation makes downtown both welcoming and dynamic.

The central location is another key benefit, especially for professionals. With the government, healthcare, and tech industries all nearby, living downtown means shorter commutes and better work-life balance. For those who rely on public transit, Sacramento's light rail and bus systems are easily accessible, and bike-friendly infrastructure makes it convenient to travel without a car. Plus, the proximity to major highways and the airport makes travel in and out of the city hassle-free.

Finally, downtown Sacramento offers a more affordable urban living experience compared to larger cities like San Francisco or Los Angeles. You can enjoy many of the same perks—such as craft coffee shops, rooftop bars, and cultural diversity—at a fraction of the cost. Whether you're a young professional, an artist, or someone looking to downsize, downtown Sacramento provides a balanced, engaging lifestyle in a city that continues to grow and innovate.

- **Capital City:** Sacramento is the capital of California, giving it political and historical significance, along with stable employment opportunities in government and law.
- **Affordable (Relatively):** Compared to other major California cities like San Francisco, San Jose, or Los Angeles, Sacramento offers more affordable housing and cost of living.
- **Outdoor Lifestyle:** The city has more than 200 parks, extensive bike trails (like the American River Parkway), and is close to Lake Tahoe, Napa Valley, and the Sierra Nevada.
- **Diverse Community:** Sacramento is one of the most ethnically diverse cities in the U.S., which contributes to its inclusive culture and wide variety of global cuisines.
- **Growing Job Market:** Sacramento is experiencing economic growth, especially in sectors like healthcare, technology, clean energy, and education.
- **Rich History:** With roots in the Gold Rush era, Sacramento is home to historic sites like Old Sacramento, the California State Railroad Museum, and Sutter's Fort.
- **Climate:** The city enjoys a Mediterranean climate with hot, dry summers and mild, wet winters—ideal for outdoor enthusiasts.
- **Education Hub:** It's home to strong public and private schools, as well as institutions like Sacramento State University and UC Davis nearby.
- **Arts & Culture Scene:** Sacramento supports a vibrant creative community with theaters, music venues, public art, and events like the Wide Open Walls mural festival.





PROPERTY HIGHLIGHTS

Suite 220 – 4,115 RSF

Suite 245 - 3,112 RSF *(Available with 90 days notice)*

Suite 260 – 1,285 RSF

Suite 340 – 6,650 RSF*

Suite 350 – 4,254 RSF*

**(Can be combined for 10,904 RSF)*

4th Floor: ±29,762 RSF *(Divisible)*

- Spec Suites Under Construction
- Within walking distance to the State Capital, Central Business District, and numerous restaurants and entertainment venues
- New lobbies, restrooms, elevators, exterior facade, and marquee
- On-site conference center
- Five story, 400 stall secure parking garage
- AT&T, Surewest and Comcast currently have fiber in the building
- On-site fitness center, showers and lockers
- Local owner and on-site management 24/7 for easy communication and quick response to tenant's needs
- Full time on-site security
- Easy access to freeway, bus lines and light rail
- “Turnkey” Tenant Improvements available

PHOTO GALLERY INTERIOR



NEW LOBBIES, RESTROOMS, ELEVATORS, EXTERIOR FACADE, AND MARQUEE



ON-SITE CONFERENCE CENTER



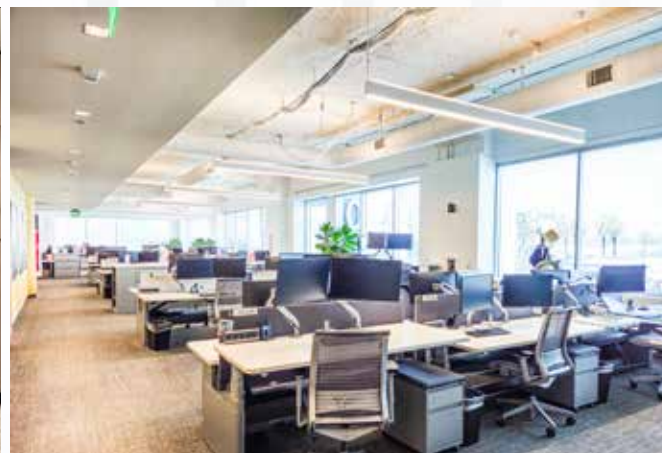
ON-SITE FITNESS CENTER, SHOWERS AND LOCKERS



REDUNDANT FIBER OPTIC SERVICE



MOVE-IN READY SUITE



AMENITIES LOCAL DINING



FLOOR PLAN SECOND FLOOR



FLOOR PLAN

THIRD FLOOR - CAN BE COMBINED FOR A TOTAL OF $\pm 10,904$ RSF

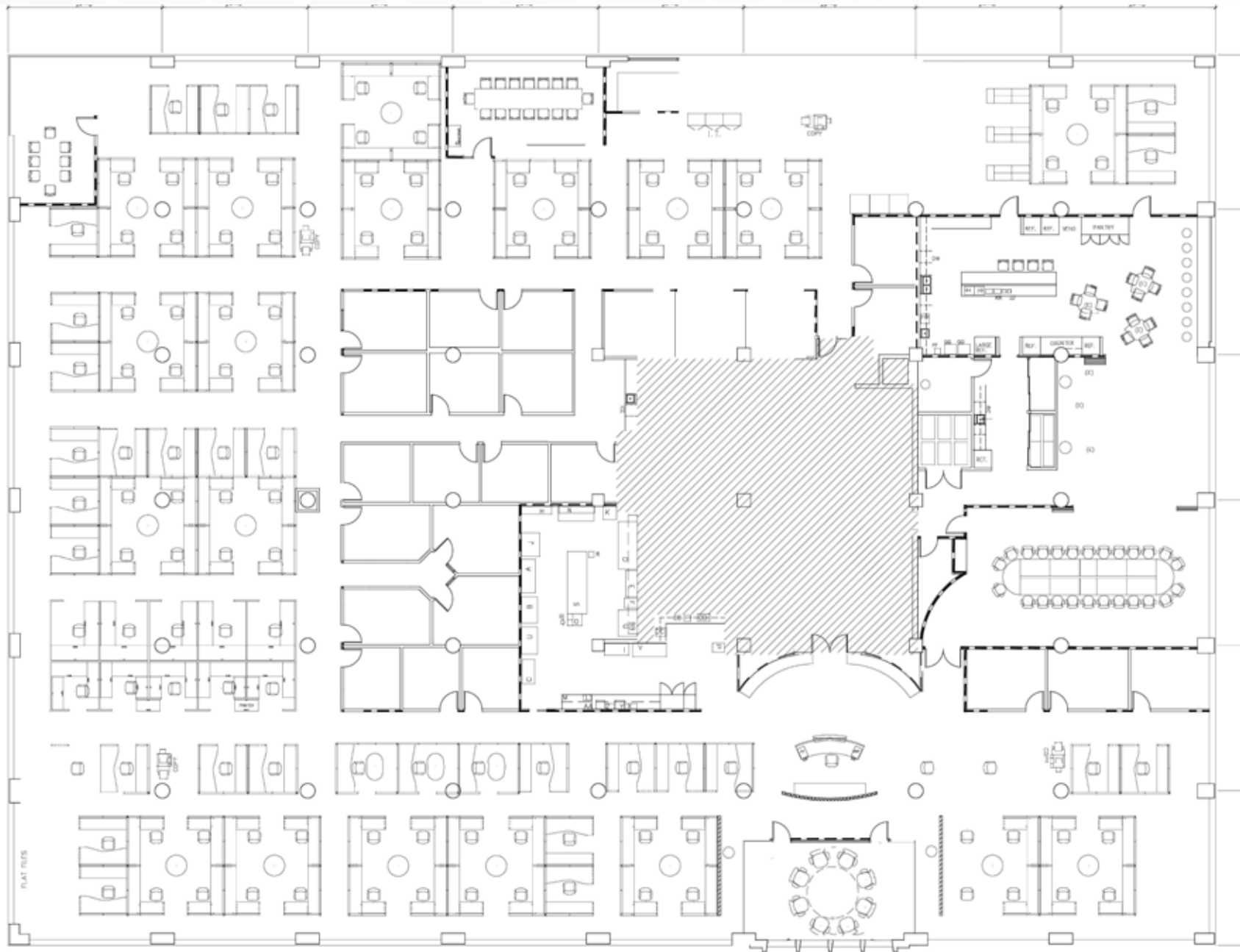


FLOOR PLAN

FOURTH FLOOR - STACKING PLAN - ±29,762 RSF



FLOOR PLAN FOURTH FLOOR - POTENTIAL FURNITURE PLAN - ±29,762 RSF



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7/2026

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