

ST+HOPE

OAK PARK • SACRAMENTO

FOR LEASE

3400 Third Avenue

Prime North Oak Park Office Space • Sacramento, CA 95817

ASKING RATE
\$1.80 / SF, Modified Gross

AVAILABILITY
Immediate

CONFIGURATION
Full Bldg or Private Suites

01 PROPERTY OVERVIEW

Available now, this highly versatile office building offers an exceptional leasing opportunity in the heart of North Oak Park. The property features a flexible layout that can accommodate a single tenant leasing the entire building or multiple tenants leasing individual private suites separately. It is perfectly suited for professional services, creative agencies, or medical office conversions looking for a prominent presence in one of Sacramento's most dynamic neighborhoods.

02 KEY FEATURES

- **Flexible Leasing**
Full-building layout, or lease individual private suites separately.
- **Easy Parking**
Plenty of free street parking right outside the building.
- **Exposed Brick Character**
Stunning original brick throughout the interior.
- **On-Site Amenities**
Dedicated restrooms and a functional staff kitchen area.
- **Turnkey & Ready**
Move-in ready office space available for immediate occupancy.
- **Professional Floor Plan**
Multiple private offices plus collaborative conference rooms.
- **Abundant Natural Light**
Large windows flood the space, supporting workplace wellness.
- **Prime Corridor**
High-foot-traffic North Oak Park location.



PRIVATE OFFICES & RECEPTION

03 INTERIOR



OPEN FLOOR & EXPOSED BRICK

04 LOCATION & AMENITIES

- **High-Traffic Corridor** — situated on a visible corner in North Oak Park with premier street exposure.
- **Walkable Neighborhood** — steps from Sacramento's favorite local bars, coffee shops, and restaurants.
- **Regional Connectivity** — immediate access to Business 80, Highway 50, and I-80.

"A unique, character-rich environment — original brick and abundant natural light throughout."



CONFERENCE & LOUNGE SPACE

ST+HOPE

3400 3RD AVENUE, SACRAMENTO, CA 95817

Available for lease • Full building or private suites • Immediate occupancy

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