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ABBOTT &
KINDERMANN, INC.

±1,400 - 7,040 SF Office Space
2100 21st Street, Sacramento, CA



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2100

21st Street

Property Highlights

- » Suite A: +/-5,240 SF
Suite B: +/-1,400 SF
- » Shared common area reception desk with private locked entrance. Former Abbott & Kinderman, LLP suite
- » Fully built out with two conference rooms, break room, 11 private offices, bull pen, restrooms
- » Building signage available on 21st Street
- » On-site secured parking stalls with separate entrance

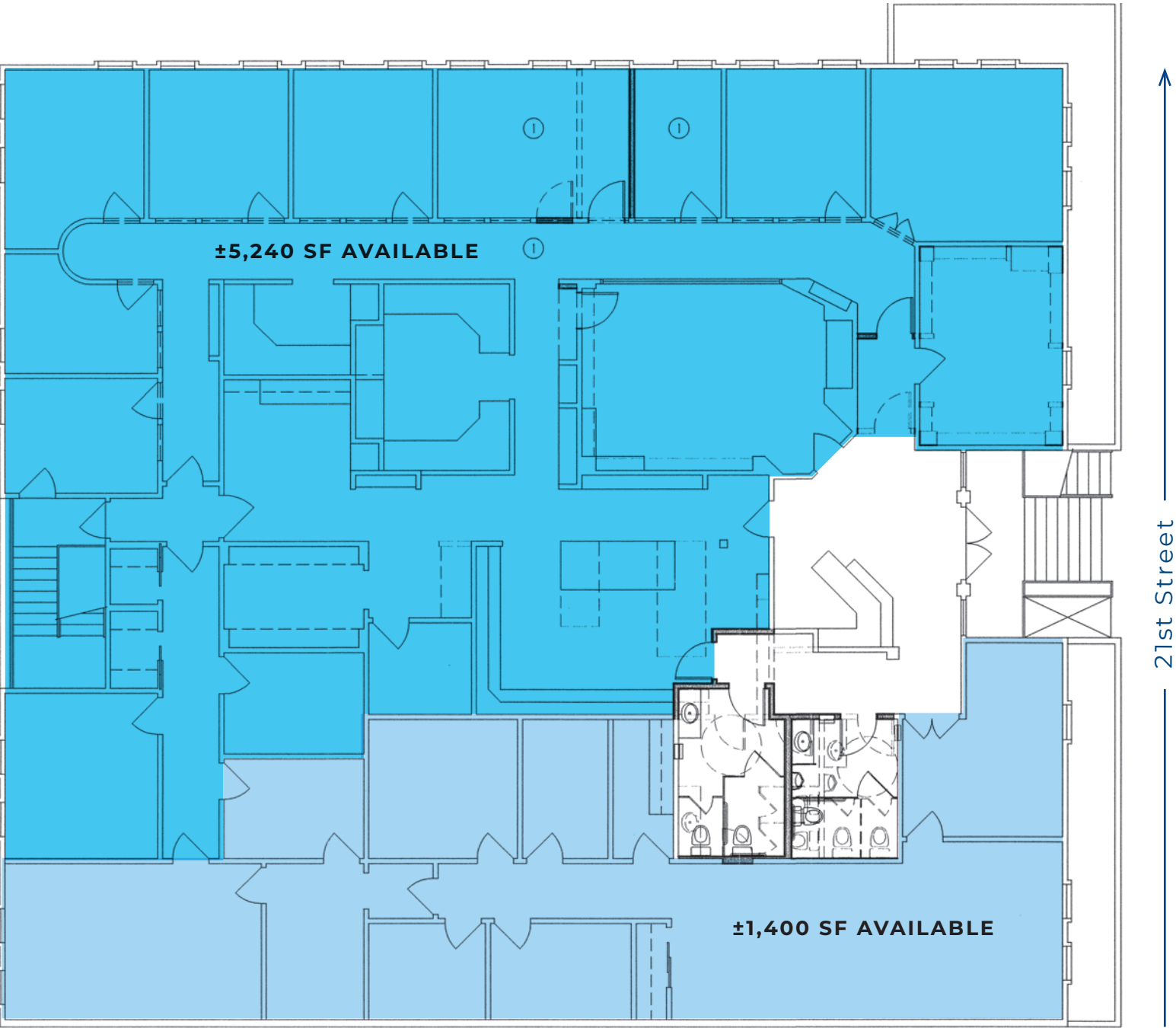
Available: ±1,400 - ±7,040 SF

Lease Rate: \$1.75/SF MG



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Floor Plan





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Area Overview

Amenities

- » Localis
- » The Press Apartments
- » Q Street Apartments
- » Hook and Ladder
- » Safeway
- » Downtown Sacramento
- » O'Reilly Auto Parts
- » USPS
- » R Street Corridor
- » Shake Shack Ice Blocks
- » Salt & Straw
- » Panda Express
- » Mendocino Farms
- » Beast & Bounty
- » Philz Coffee

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	28,079	154,607	402,560
2023-2028 Annual Rate	1.22%	1.30%	0.60%
Households	15,196	67,638	157,645
Median Household Income	\$76,642	\$79,427	\$69,120
Median Home Value	\$655,015	\$613,168	\$512,678
Median Age	38.4	38.9	35.7

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