



1414
K STREET



CUSHMAN &
WAKEFIELD



PROPERTIES

FOR LEASE

±57,000 SF Office Building

Property Highlights

1414 K Street is one of downtown Sacramento's most distinctive creative office buildings — a ±57,000 SF, six-story property with a historic brick-and-stone facade and light-filled interiors featuring exposed ductwork, brick, and a mix of hardwood and polished concrete floors. Sitting less than a block from the State Capitol lawn in the Governmental Affairs District, the building puts tenants at the center of downtown's revitalized urban core, steps from light rail, 100+ restaurants and bars, the Golden 1 Center, Downtown Commons, and the SAFE Credit Union Convention Center.

- Architecturally distinct historic character (exposed brick, soaring ceilings, oversized windows) that's hard to replicate in typical Class A stock — a strong recruiting/branding asset for creative or professional-services tenants
- Walker's Paradise / Biker's Paradise location scores with immediate access to transit and the K Street corridor's restaurant and retail density
- On-site fitness center with locker room and showers
- Shared conference room available next door at Meridian Plaza (1415 L Street)
- Parking available at 2:00/1,000 SF via adjacent lot and structure

Availabilities

Suite 220 - ±2,336 SF

Suite 350 - ±3,550 SF



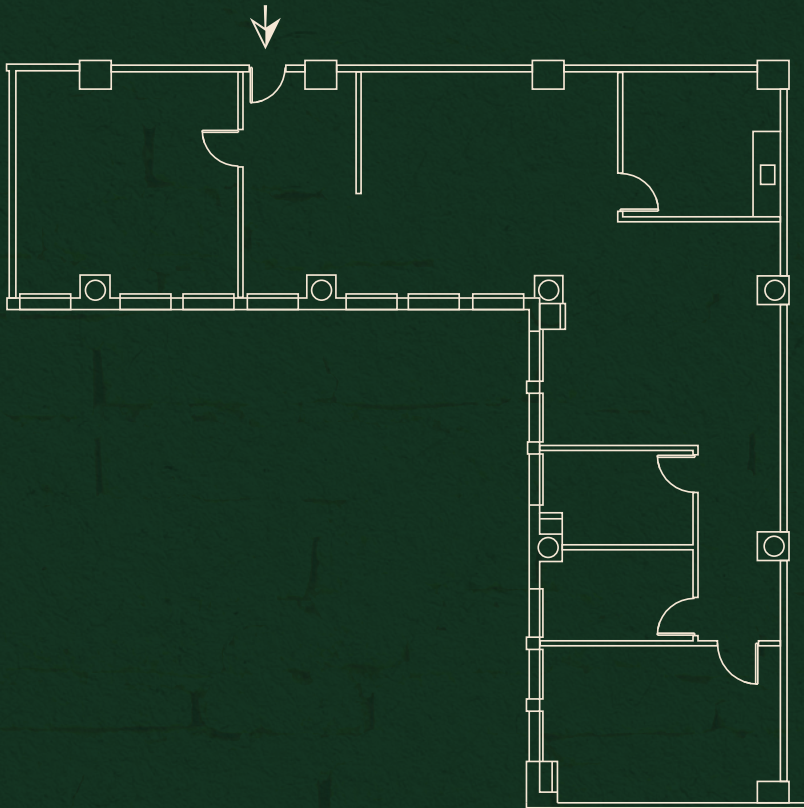
Amenities That Work as Hard as You Do

Fully-equipped on-site fitness center with showers — skip the commute to the gym or squeeze in a midday workout. Bonus shared conference space at 1415 L St — extra meeting room capacity available exclusively to 1414 K St tenants, perfect for overflow meetings or client presentations. Steps from downtown's best dining from quick lunch spots to client-worthy dinner reservations, it's all within walking distance.



Suite 220

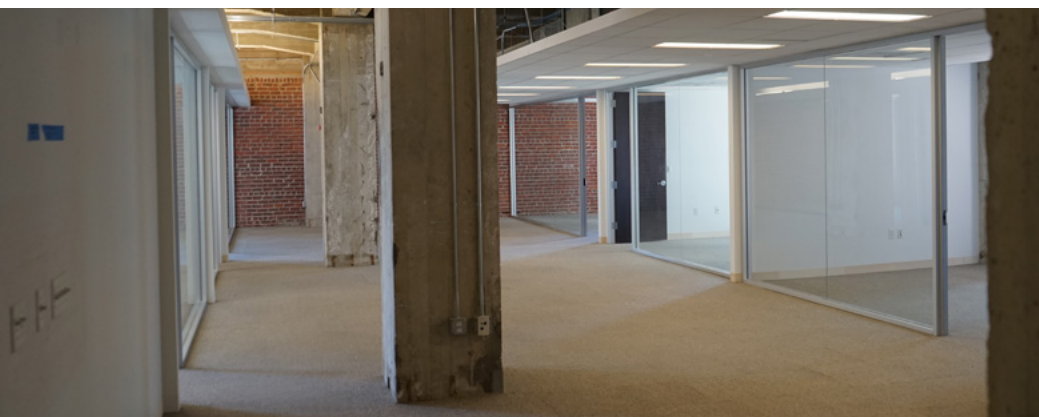
±2,336 SF



Suite 220

Move-In Ready

- Move-in ready — turnkey space with zero build-out required
- Sun-drenched suite bathed in natural light
- Window-lined offices with views
- Open bullpen area ideal for cubes, with natural light throughout
- A true blank slate — ready for a growing team to make its own
- Exposed ceilings add dimension and volume to the space
- Exposed brick brings warmth and character to the suite
- Industrial-chic, creative feel throughout



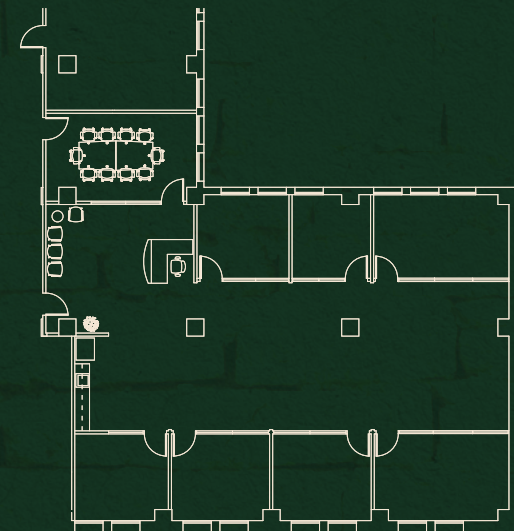
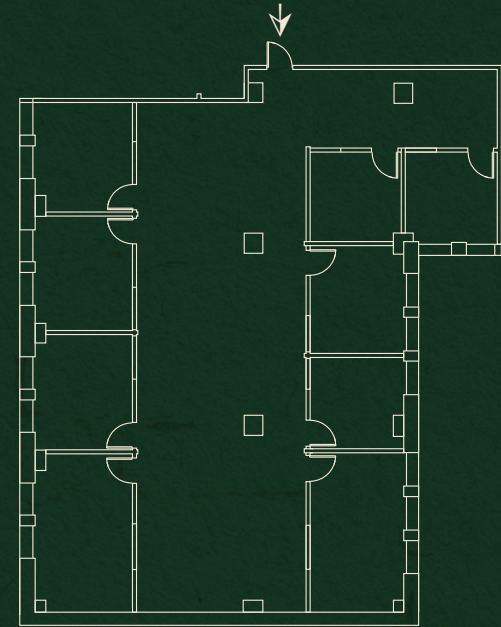
Suite 350

The Building's Signature Space

- The largest and most dramatic suite available in the building
- Soaring exposed ceilings showcase the property's architecture and dramatic scale
- Visible mechanical ducting adds bold, industrial character
- Expansive run of windows floods the floor with natural light
- Floor-to-ceiling glass in private offices
- Potential for conference rooms
- Open space with potential for cubes, a bullpen, or a lounge area
- Open, flexible footprint
- Perfect for a tenant ready to design a workplace that reflects their brand and culture

Suite 350

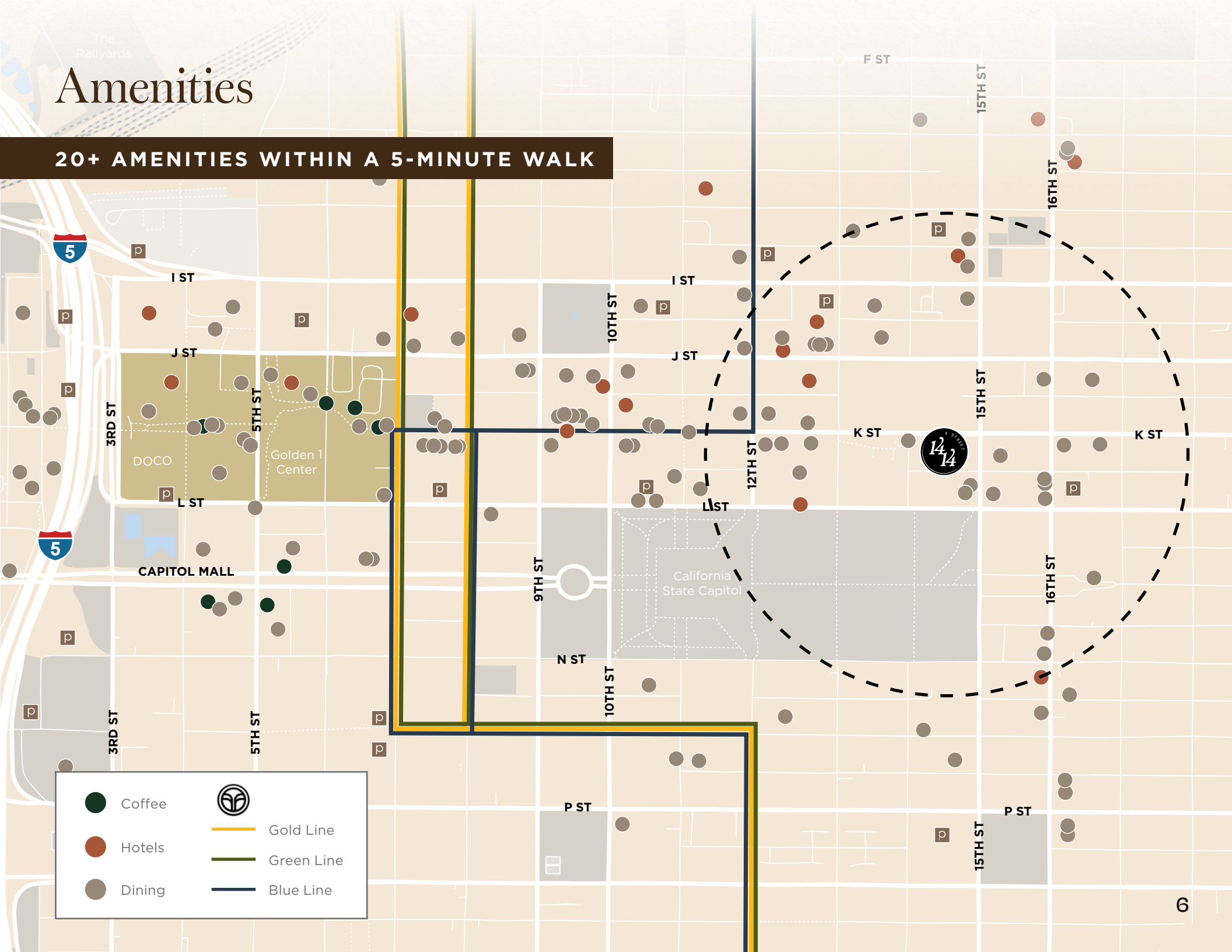
±3,550 SF



Possible Preliminary Space Plan

Amenities

20+ AMENITIES WITHIN A 5-MINUTE WALK





KEVIN GOLDTHWAITE
kevin.goldthwaite@cushwake.com
+1 916 403 1818
LIC# 01911862

SEAN MULLEN
sean.mullen@cushwake.com
+1 916 288 4811
LIC# 01845406

FREDDIE FISKE
frederick.fiske@cushwake.com
+1 916 514 2857
LIC# 02347472



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