630 K STREET

SACRAMENTO, CA

PRIME RETAIL/OFFICE SPACE
±1,038 RSF - ±15,655 RSF

NOW OPEN!
CAFÉX COFFEE & JUICE BAR
S+B JAMES CONSTRUCTION

ETHAN CONRAD PROPERTIES INC.

IN THE HEART OF DOCO

NOW REMODELED!

FOR MORE INFORMATION CONTACT:

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

VIRTUAL TOUR LINK

ROOFTOP VIDEO LINK

630 K STREET

PRIME OFFICE SPACE
SACRAMENTO, CA

VIRTUAL TOUR LINK | **ROOFTOP VIDEO LINK**

FEATURES:

- Located within the entertainment epicenter of the Central Business District (DoCo & 700 K Block)
- Over 6.1 million visitors per year to DoCo, making it, by far the most visited retail location in the Greater Sacramento Area
- Strong retail mix on-site and directly adjacent (Sauced BBQ & Spirits, Tipsy Putt, Union Bank, Flatstick Pub, 24 Hour Fitness, Cinemark Century Theater
- Many dining, retail and entertainment options in the immediate area
- Floor-to-ceiling glass overlooking DoCo and K Street
- ±13' floor-to-deck heights
- Excellent walking score of 96
- Public transportation nearby
- Caféx and SB James Construction now open!

LEASE RATES:

Suite 140:	1,038 RSF $ 2,066.00/Mo.	($1.99 PSF, Full Service)
3rd Floor:	5,000 RSF - 15,655 RSF	($2.55 - $2.85 PSF, FSG)
4th Floor:	5,000 RSF - 14,786 RSF	($2.60 - $2.90 PSF, FSG)
5th Floor:	5,000 RSF - 14,927 RSF	($2.65 - $2.95 PSF, FSG)

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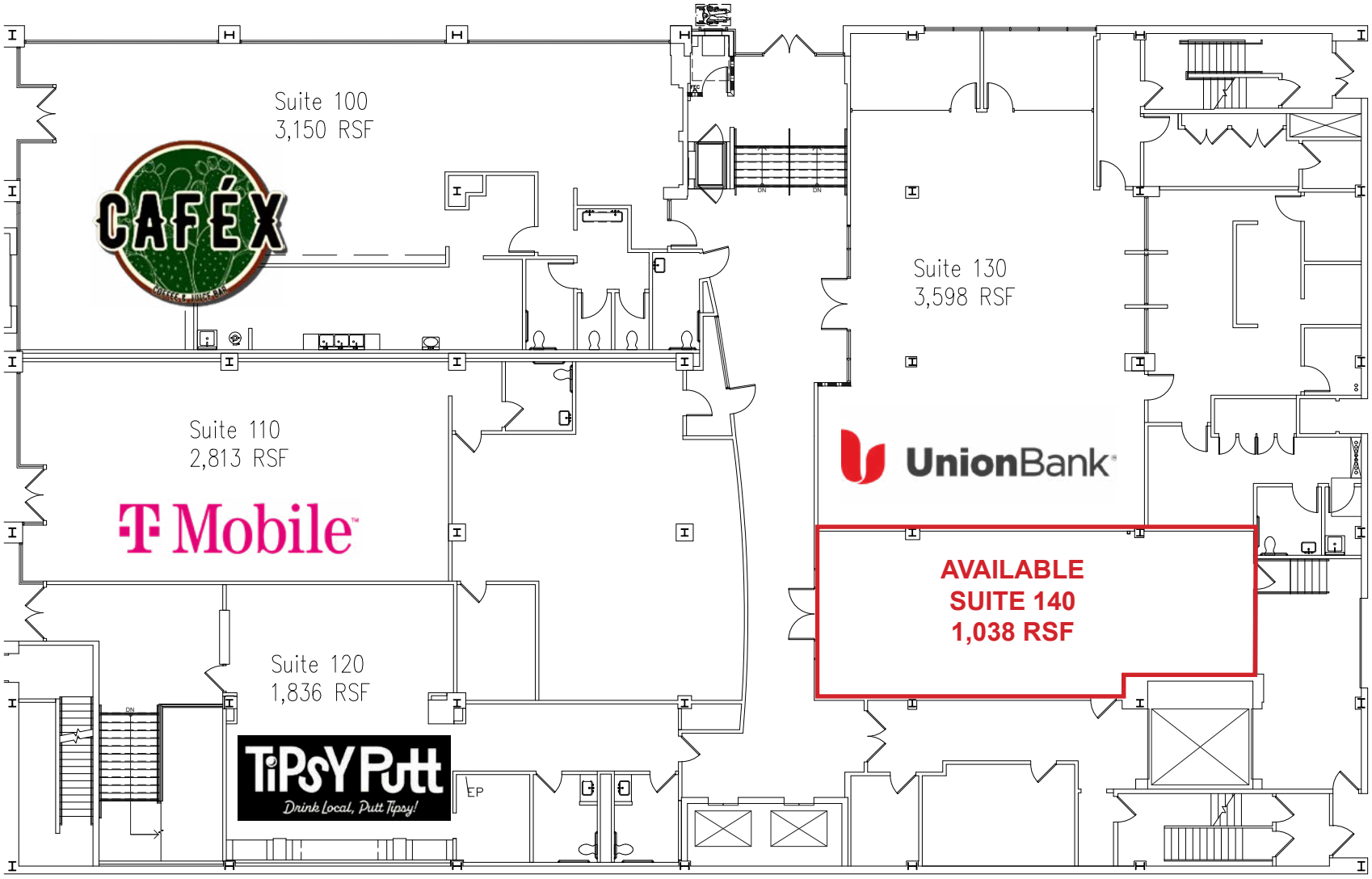
1ST FLOOR PLAN

VIEW VIRTUAL TOUR **SUITE 140: 1,038 RSF $2,377.00 ($2.29 PSF, FSG)**



±15,622 RSF

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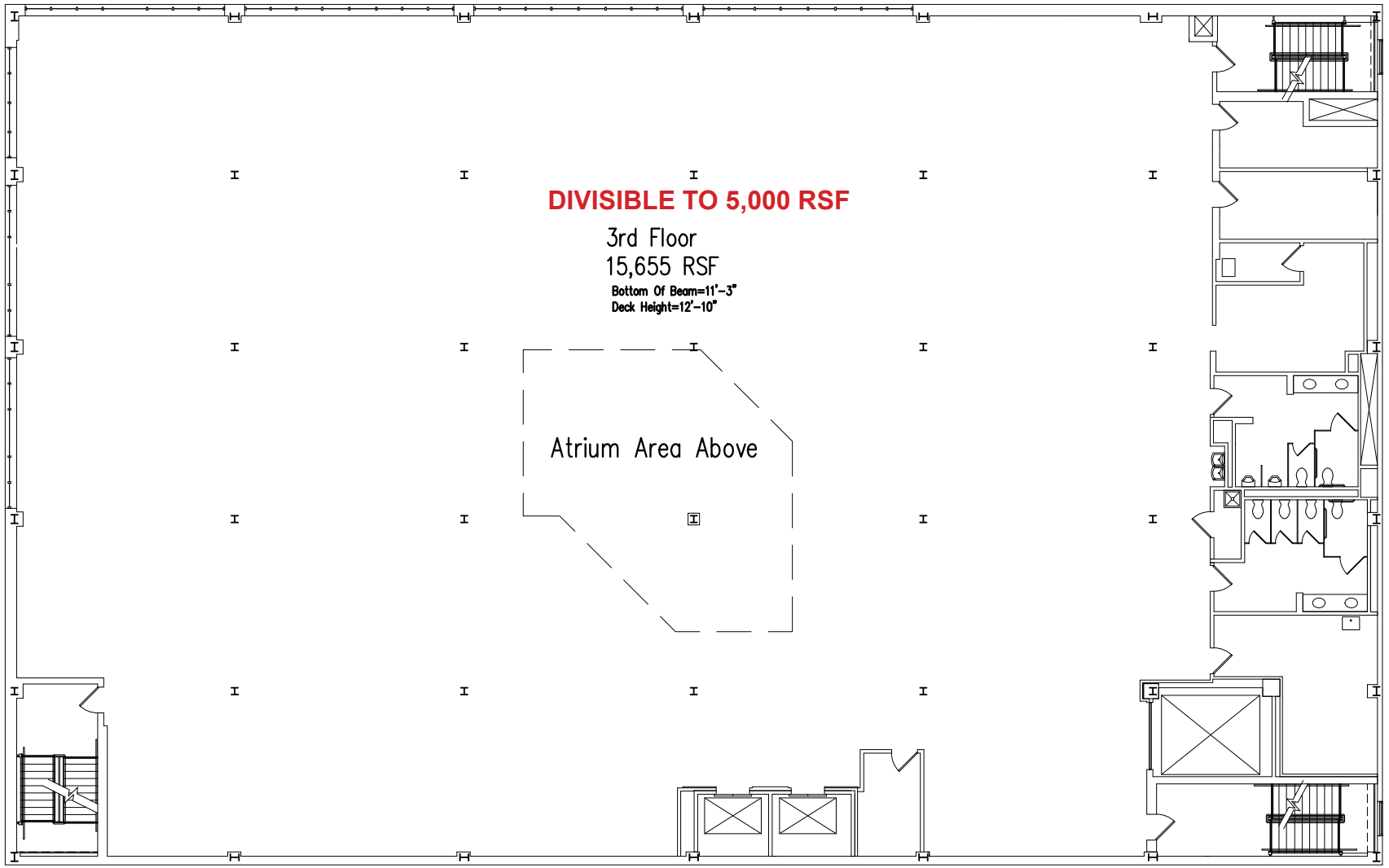
3RD FLOOR PLAN

VIEW VIRTUAL TOUR **3rd Floor: 5,000 RSF - 15,655 RSF $2.55 - $2.85 PSF, FSG**



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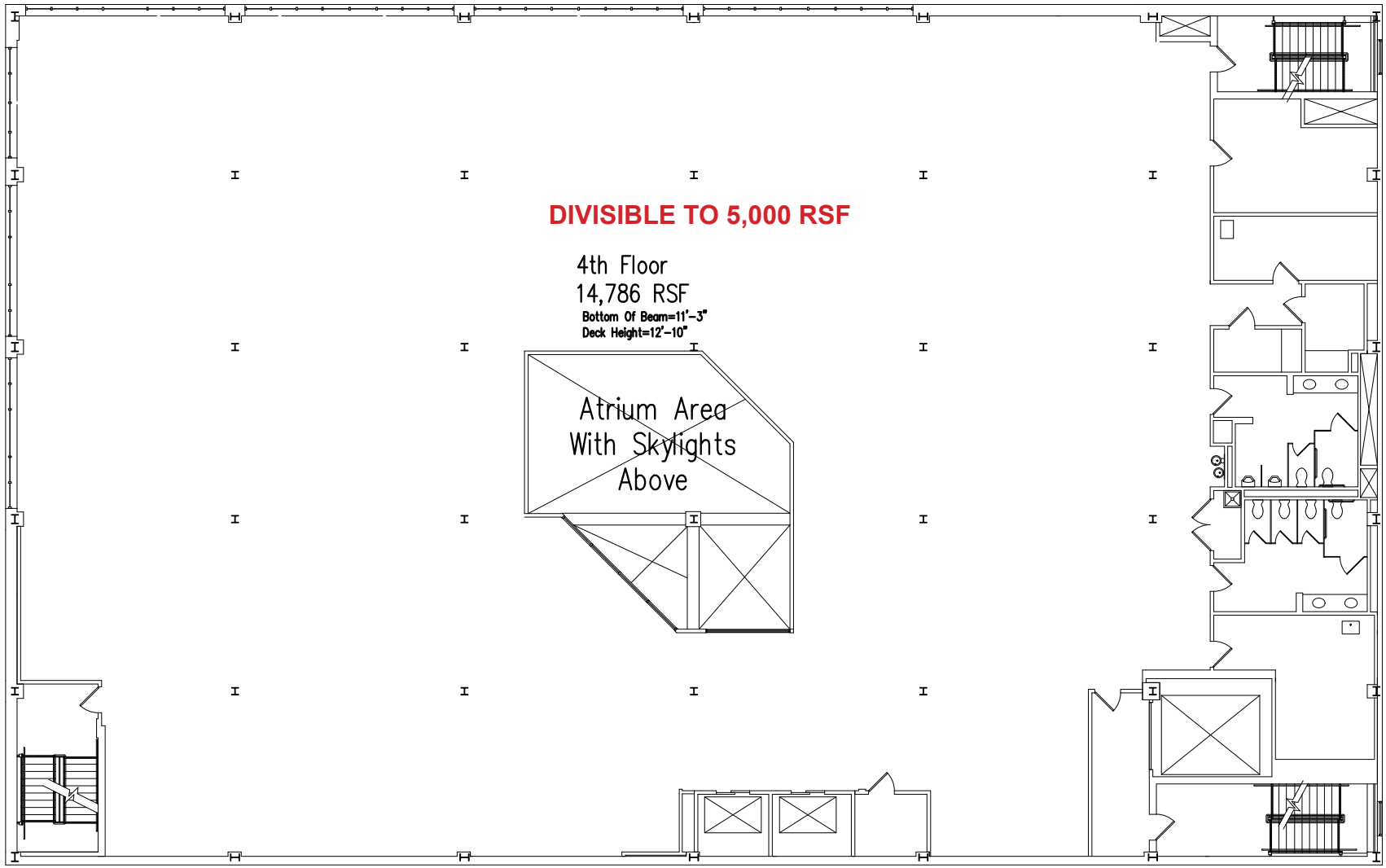
4TH FLOOR PLAN

VIEW VIRTUAL TOUR **4th Floor: 5,000 RSF - 14,786 RSF $2.60 - $2.90 PSF, FSG**



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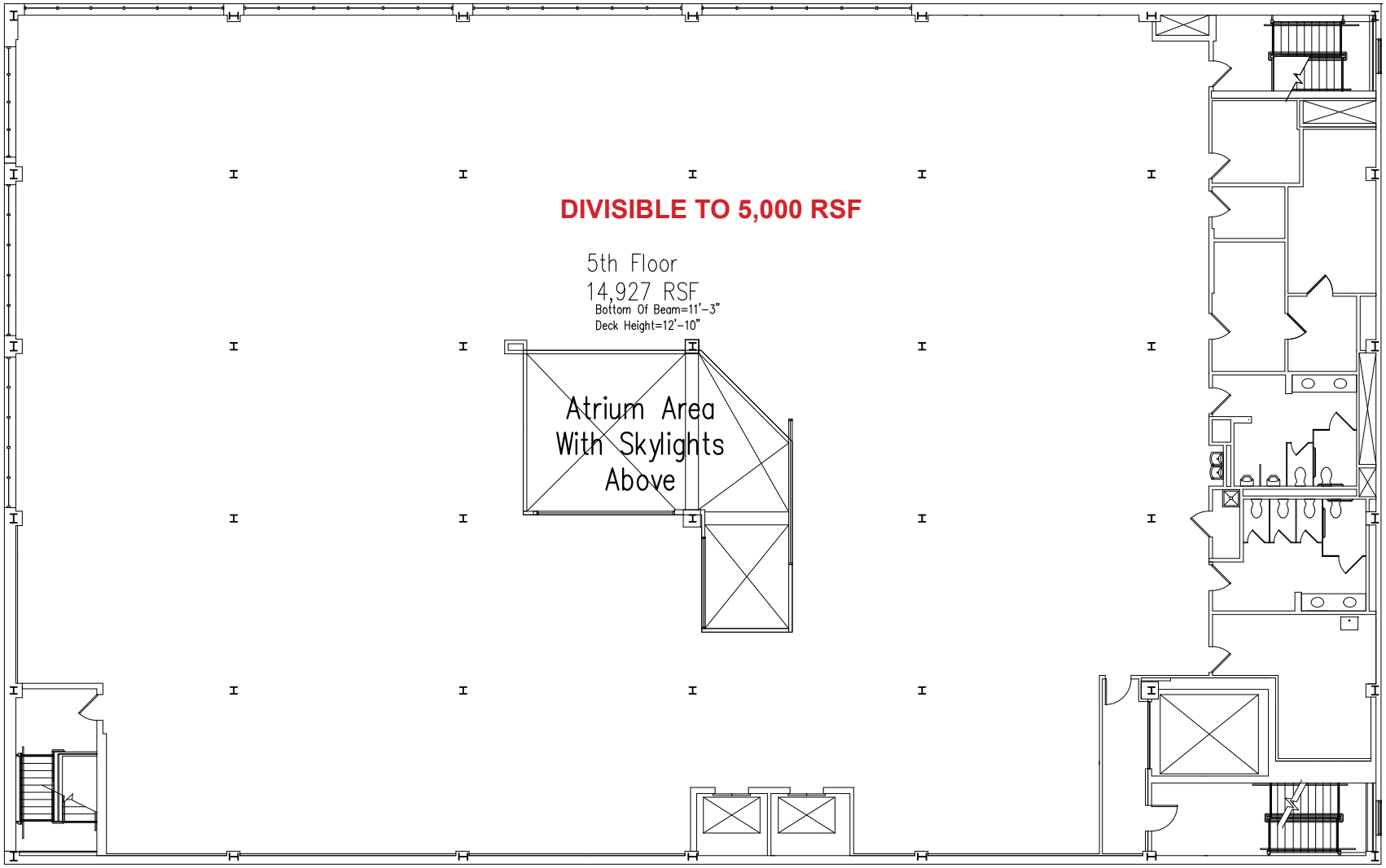
5TH FLOOR PLAN

VIEW VIRTUAL TOUR **5th Floor: 5,000 RSF - 14,927 RSF $2.65 - $2.95 PSF, FSG**



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ENTERTAINMENT

1. Golden 1 Center
2. Cinemark Next Gen
3. Punch Bowl Social
4. Flatstick Pub
5. Crocker Art Museum
6. Sacramento Convention Center

GYMS

13. 24 Hour Fitness
14. California Family Fitness
15. Rohini Sports & Fitness

HOTELS

7. Hyatt Centric
8. Kimpton Sawyer Hotel
9. The Exchange Hotel
10. Hyatt Regency
11. Sheraton Grand
12. Holiday Inn

SHOPPING

16. Macy's, Getta Clue, Identity Boutique
17. Urban Outfitters

RESTAURANTS

18. Yard House, Burger Lounge, Panda Express, Jimboy's Tacos, Poke Ichii
19. Echo & Rig Butcher & Steakhouse, Polanco
20. Sauced BBQ & Spirits, Häagen-Dazs, Fizz Champagne Bar, Estelle
21. Camden Spit & Larder, Old Soul Cafe, House
22. Il Fornaio
23. Foundation, Legend Has It
24. Tiger, Koja Kitchen, Darling Aviary, Kodaiko Ramen & Bar, Butcher & Barrel, MidiCi Neapolitan Pizza, Beach Hut Deli
25. Empress Tavern

P City Parking — RT Light Rail

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