

AVAILABLE FOR SALE
PRICE REDUCTION
\$1,649,000



2007 O STREET, DOWNTOWN SACRAMENTO

NEWMARK

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PROPERTY HIGHLIGHTS

PRIME MIDTOWN INVESTMENT OPPORTUNITY

- Unique Acquisition Opportunity: A rare chance to own a freestanding, 9,800 SF two-story office building in the highly sought-after Midtown submarket.
- Superior Accessibility: Includes 13 secure, on-site parking stalls—a premium amenity in the heart of Sacramento.
- Turnkey Flexibility: The building is in excellent condition and divisible to 4,900 SF, offering potential for owner-occupancy with additional income production.

MODERNIZED INFRASTRUCTURE & FINISHES

- Recent Capital Improvements: Features a new roof (2011) and over 15 years of comprehensive upgrades, including structural reinforcement and fire exit enhancements.
- Enhanced Security: Fully equipped with an entry security gate, keypad access, auto-locking doors, and a cellular-monitored fire safety system.
- Contemporary Aesthetic: Boasts a striking curtain glass south wall and modernized restrooms on both levels (4 total).
- Move-In Ready: Existing high-quality furniture and cubicles can be made available for a seamless transition.

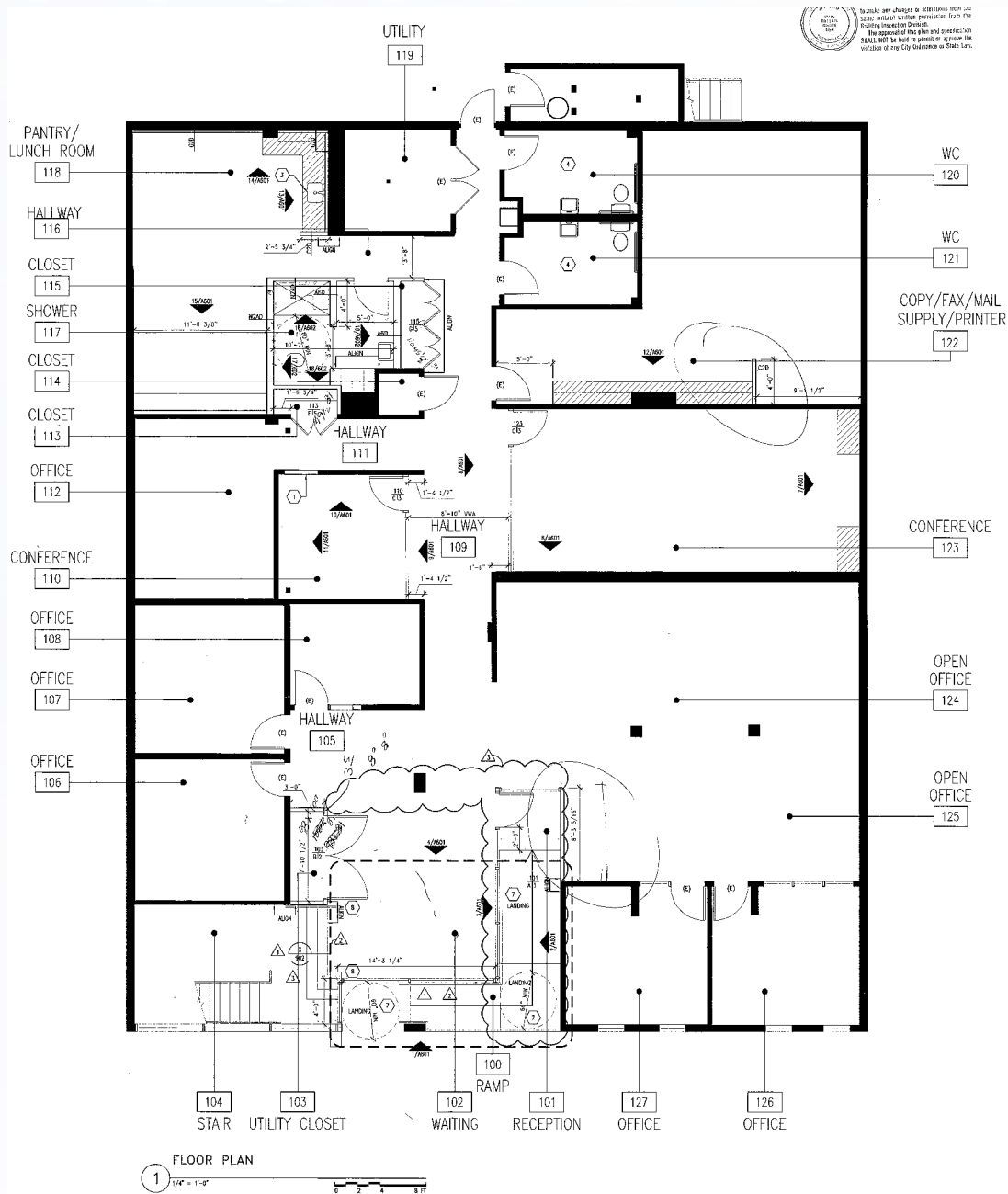
STRATEGIC ZONING & SITE DETAILS

- C-2 (Commercial) Zoning: Flexible usage options on a 0.23-acre parcel.
- Official Designation: APN# 007-0245-019.

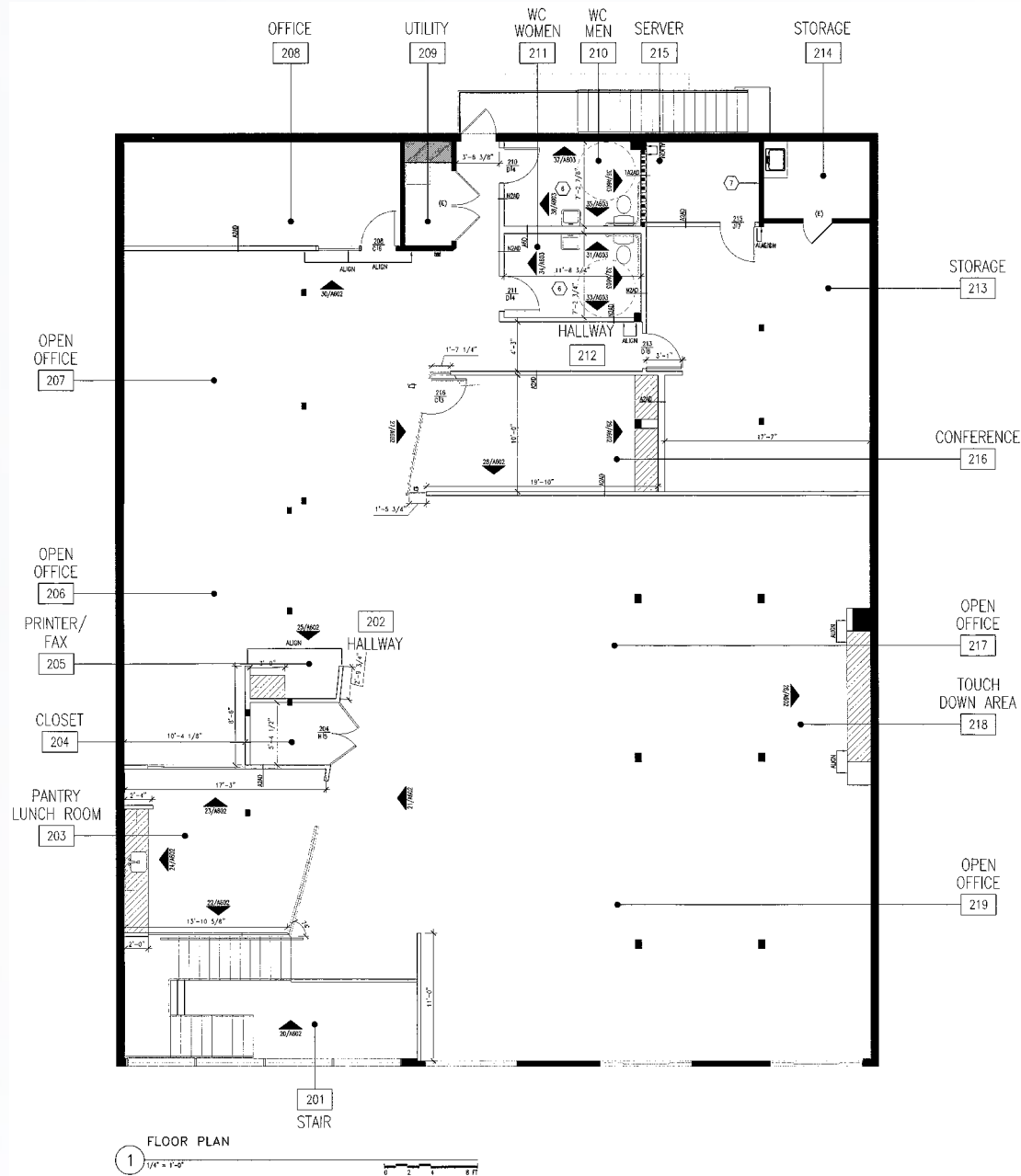
AMENITIES LOCAL DINING



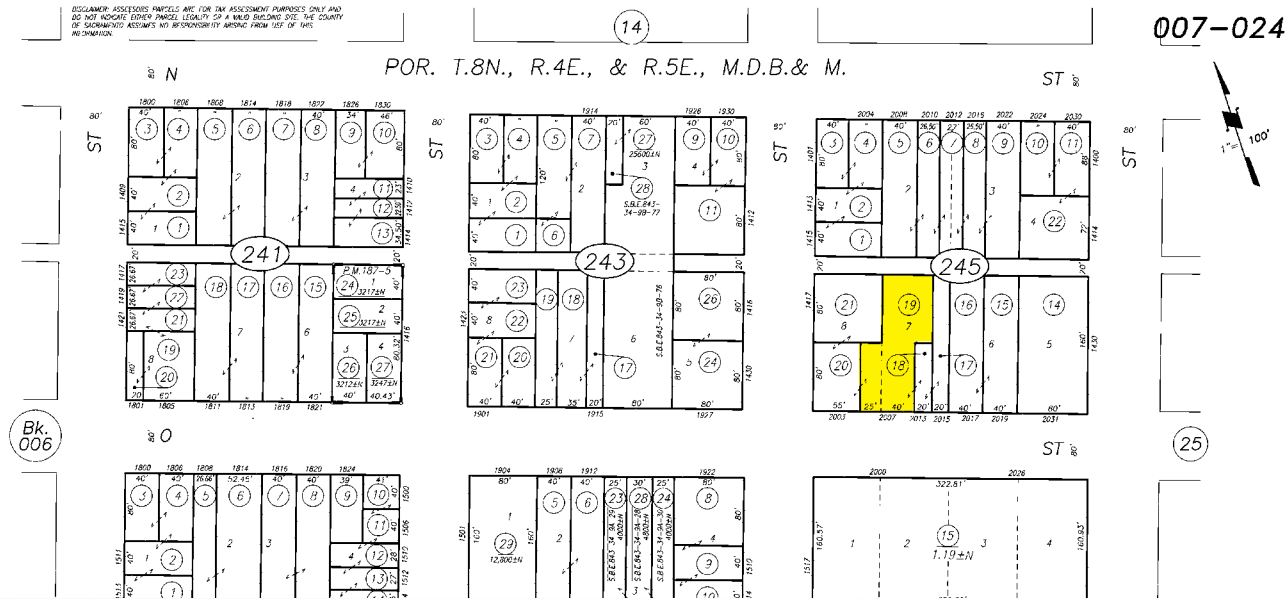
FLOOR PLAN FIRST FLOOR - ±4,900 SF



FLOOR PLAN SECOND FLOOR - ±4,900 SF



PARCEL MAP/AERIAL



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AREA HIGHLIGHTS



Midtown Sacramento offers a perfect mix of urban energy and small-city charm. The area is buzzing with new development, from modern apartments to a thriving scene of local restaurants, galleries, and theaters. It's a highly walkable neighborhood that celebrates the city's creative community while keeping its historic roots—like the State Capitol and Old Sacramento—front and center.

For professionals, the central location is a huge win. Being close to major hubs in government, tech, and healthcare means shorter commutes and a better work-life balance. Whether you're hopping on the light rail or using the city's bike-friendly paths, getting around is simple and convenient.

The best part? You get a high-end urban lifestyle—complete with craft coffee, rooftop bars, and vibrant street festivals—at a much more approachable price point than San Francisco or L.A. It's an engaging, evolving place to call home, whether you're just starting your career or looking to downsize into a more connected community.

- Capital Opportunity: As California's political hub, it offers stable careers in government and law.
- California Value: Provides a significantly lower cost of living and more affordable housing than the Bay Area or L.A..
- Outdoor Haven: Home to 200+ parks and the American River Parkway, with Tahoe and Napa just a short drive away.
- Inclusive Culture: Ranked among the nation's most diverse cities, boasting a global food scene.
- Economic Growth: A surging market for healthcare, tech, and clean energy.
- Academic Hub: Proximity to top-tier institutions like UC Davis and Sacramento State.
- Vibrant Arts: A creative epicenter for public murals, live music, and theater.

