

1600 K STREET



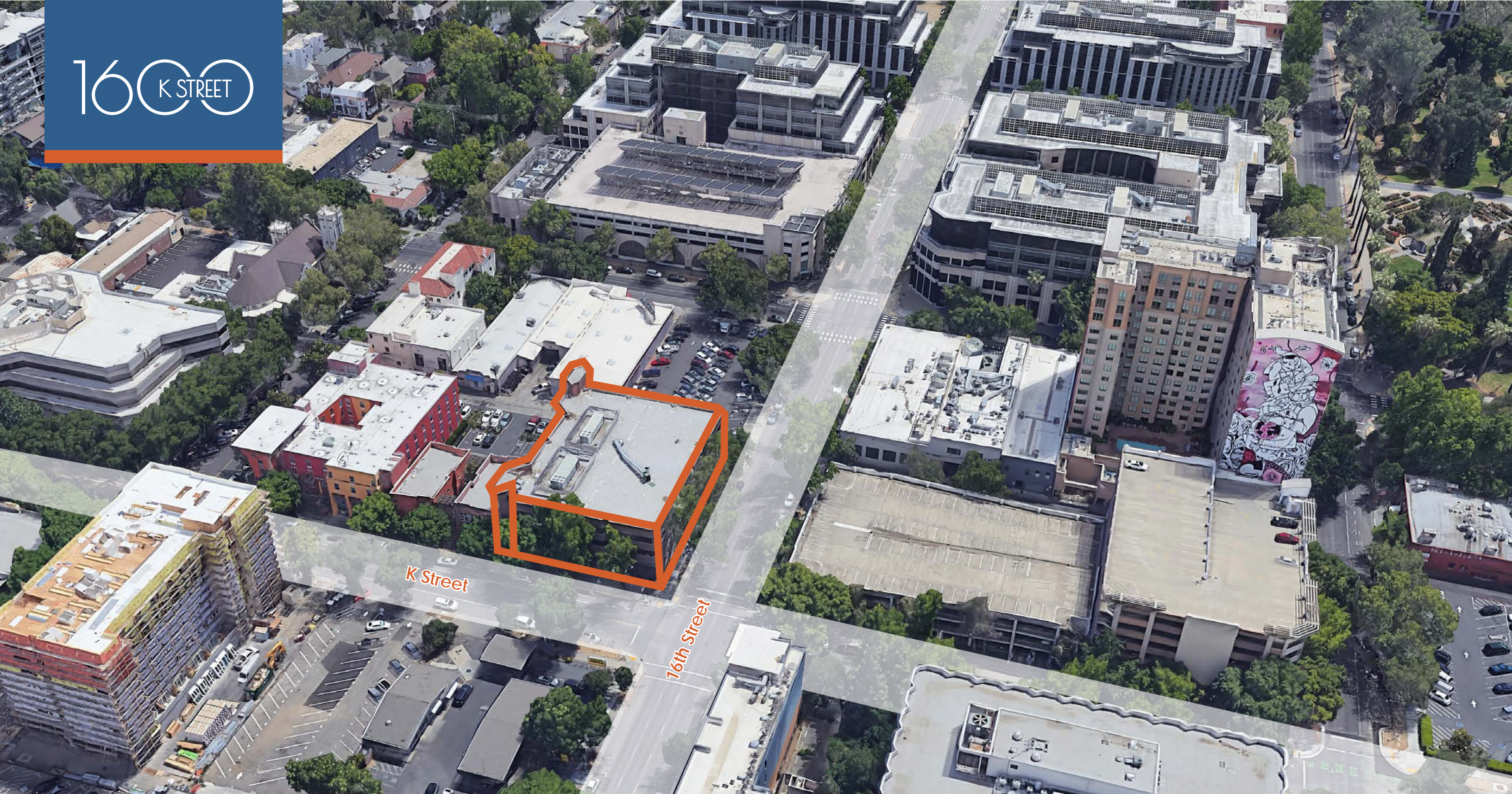
For Lease Office Space Available in Premier K Street Location

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1600 K STREET



FOR LEASE | 2,257 - 29,589 SF
1600 K STREET, SACRAMENTO, CA



1600 K STREET

Located in the heart of Midtown Sacramento on the corner of 16th and K Street

Neighboring Downtown Sacramento and key employment centers

Premiere opportunity at the epicenter for sporting events, restaurants, retail and office space, and entertainment

- » On-site restaurant
- » Building parking located directly across the street in covered garage
- » Easily bikeable, this property is a rare opportunity for lots of foot traffic and events
- » 1600 K Street is a premier spot for an active lifestyle and entertainment hub
- » Midtown Sacramento is next to the largest and most prominent office submarket, Downtown Sacramento, with more than 10.1 million SF of privately owned inventory
- » Sacramento has more than 4,000 hotel rooms in the downtown area and a total of 16,000 in the region



Floor Plans

First Floor

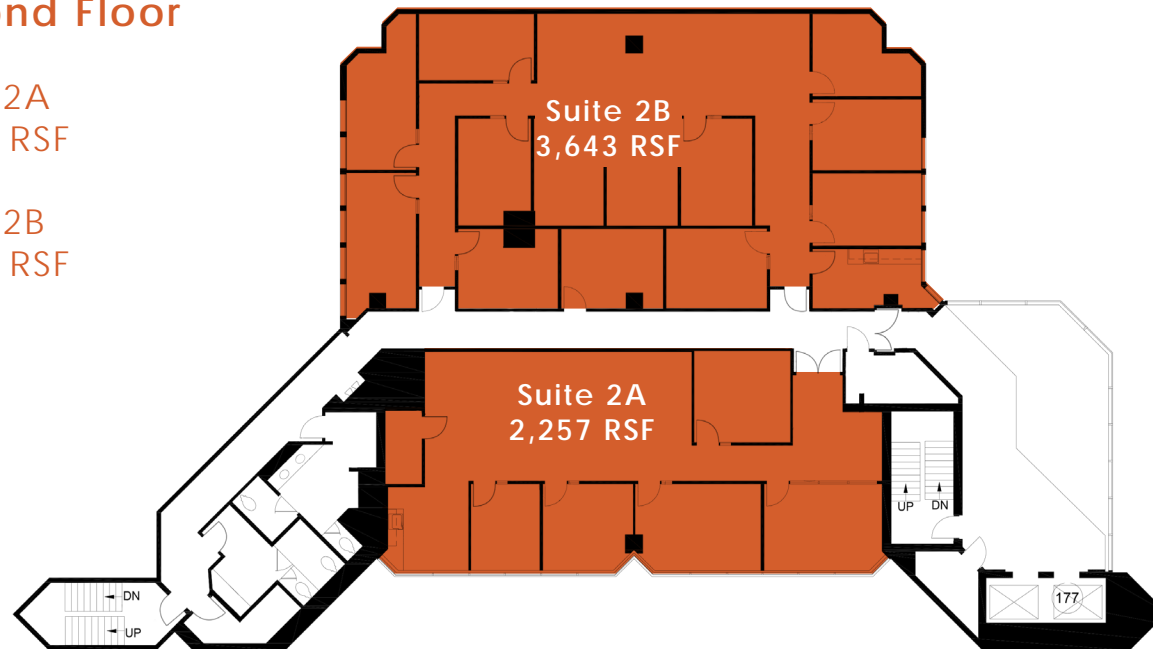
Suite 1111
3,174 RSF



Second Floor

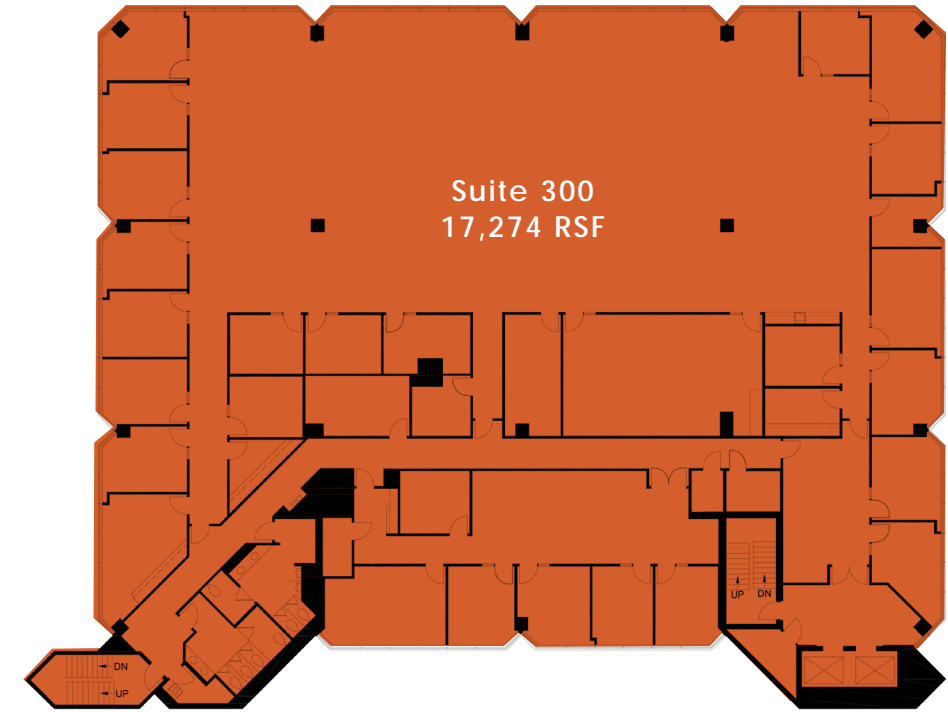
Suite 2A
2,257 RSF

Suite 2B
3,643 RSF



Third Floor

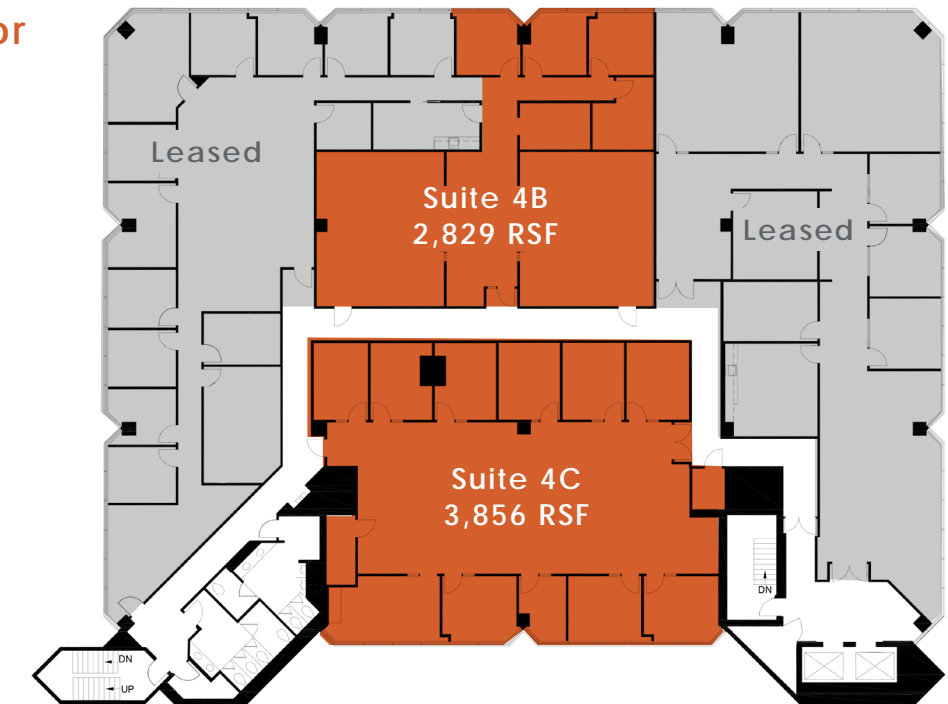
Suite 300
17,274 RSF



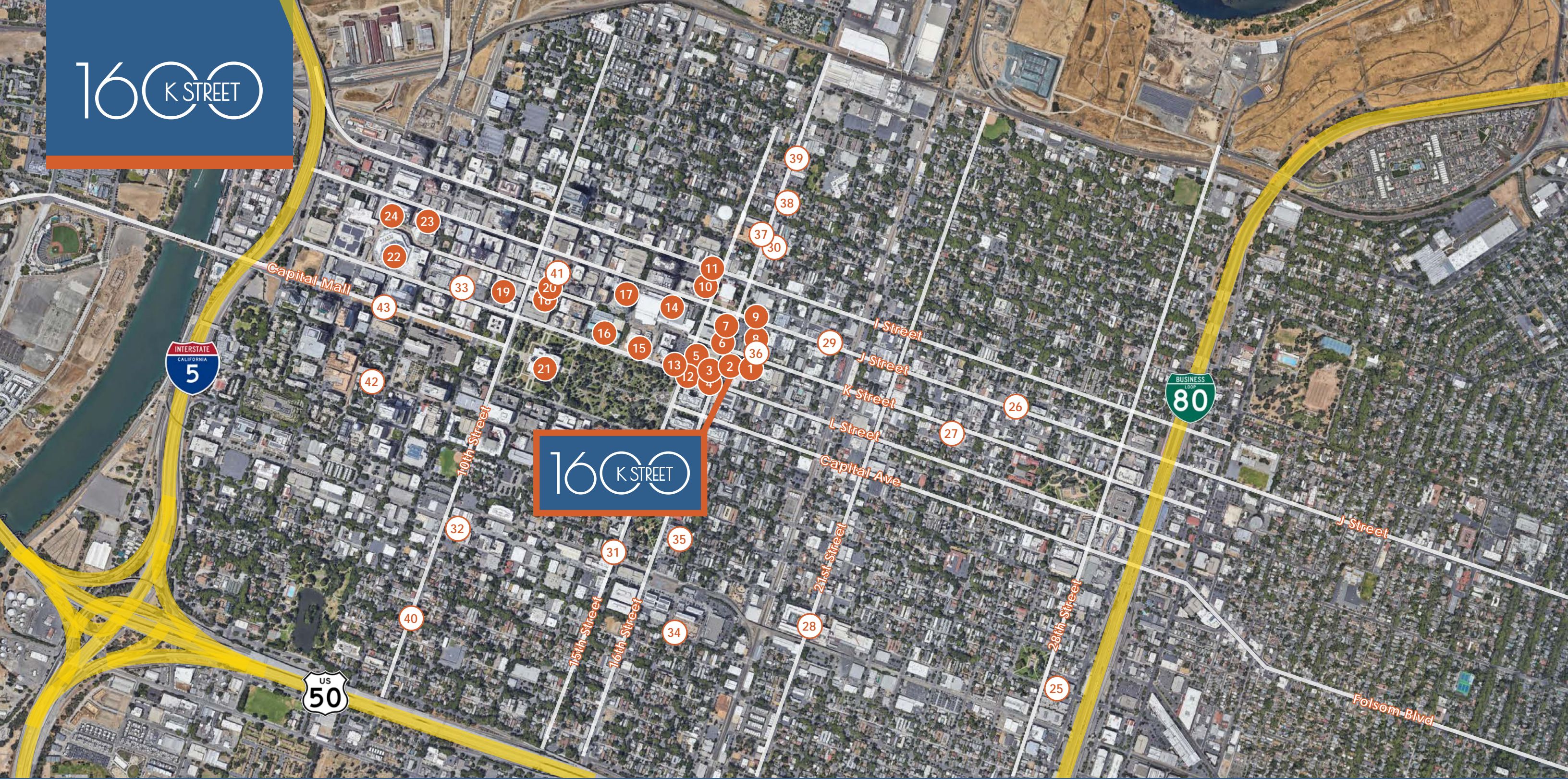
Fourth Floor

Suite 4B
2,829 RSF

Suite 4C
3,856 RSF



1600 K STREET



Amenities

- | | | |
|-----------------------------|--|-------------------------------|
| 1. Squeeze Burger | 9. Lucca | 17. Sheraton Grand Sacramento |
| 2. Bento Box | 10. Republic Bar & Grill | 18. Dive Bar |
| 3. Station 16 | 11. Capitol Hop Shop | 19. Coin-Op Game Room |
| 4. The Public House | 12. Residence Inn by Marriott | 20. Nash & Proper |
| 5. Capitol Garage | 13. Cafeteria 15L | 21. California State Capitol |
| 6. Pieology Pizzeria | 14. Sacramento Convention Center | 22. Golden 1 Center |
| 7. Mikuni's | 15. SAFE Credit Union Performing Arts Center | 23. Downtown Commons (DOCO) |
| 8. Goldfield's Trading Post | 16. Hyatt Regency Sacramento | 24. Kimpton Sawyer |

Multifamily Developments

2019-2021 YTD Deliveries

- | | |
|---------------------|----------------|
| 25. Winn Park Lofts | 30. H16 |
| 26. The Didion | 31. 1430 Q St |
| 27. 23rd & K | 32. The Carlaw |
| 28. The Press | 33. Bel Vue |
| 29. 19J | |

Under Construction

- | | |
|----------------------------|--------------------------------|
| 34. 1717 S Street | 40. 10U |
| 35. 16 Powerhouse Addition | 41. Cathedral Square |
| 36. 17 Central | 42. Sacramento Commons Phase I |
| 37. The Bernice | 43. The Frederic |
| 38. Lavendar Courtyard | |
| 39. Eleanor Apartments | |

Median Age	34.5	White Collar Employment	78.5%
Median Home Value	\$743,512	Population with a Degree or Higher	60.9%
Median Household Income	\$73,514	2025 Population	35,161
5-Year Projected Household Income	\$79,050	2025 Total Daytime Population	129,182



Metro Renters (63.7%)

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. These residents income is above the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology.



Social Security Set (14.9%)

Social Security Set is an older market located in metropolitan cities across the country. One-fourth of householders here are aged 65 or older and dependent on low, fixed incomes, primarily Social Security. In the aftermath of the Great Recession, early retirement is now a dream for many approaching the retirement age; wages and salary income in this market are still earned.



Emergin Hub (6.3%)

Members of these communities are young, live in cities, and move frequently. These neighborhoods show consistent growth and are composed of large numbers of young graduates and college students who have relocated to the U.S. Most individuals live alone, though some share their homes with roommates or partners. Most earn middle-tier incomes and are employed in full-time professional occupations such as management, finance, computer science, engineering, education, and health care; the rate of remote work is higher than average.



1600 K Street is in the heart of a hip and diverse Downtown Sacramento. K Street is seen as the food hub of Sacramento scaling from trendy to upscale dining to contemporary global cuisine. And, who can forget about the craft brew scene that has exploded in Sacramento over the past ten years. There are a mix of independent galleries, clothing boutiques and vintage shops as well as several music venues. This Property is a premier spot for an active lifestyle and entertainment hub.



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