

OFFICE FOR LEASE

1314 H STREET
SACRAMENTO, CA 95814

\$1.75/SF
Modified Gross

Available:

Suite 101 ± 2,300 SF

Suite 200 ± 2,200 SF

Suite 201 ± 650 SF

Suite 202 ± 1,150 SF

Suite 203 ± 1,050 SF

The Vollman Company is pleased to present 1314 H Street. The available suites give any future tenant the unique opportunity to lease a meticulously maintained, and recently renovated office space in the heart of Downtown.

Lobbyist, Non-Profits, Legal Firms, and other businesses can take full advantage of the property's superb location, walking distance from the Capitol, the County Courthouse, and City Hall.

The
VOLLMAN
COMPANY

Commercial Real Estate Brokerage
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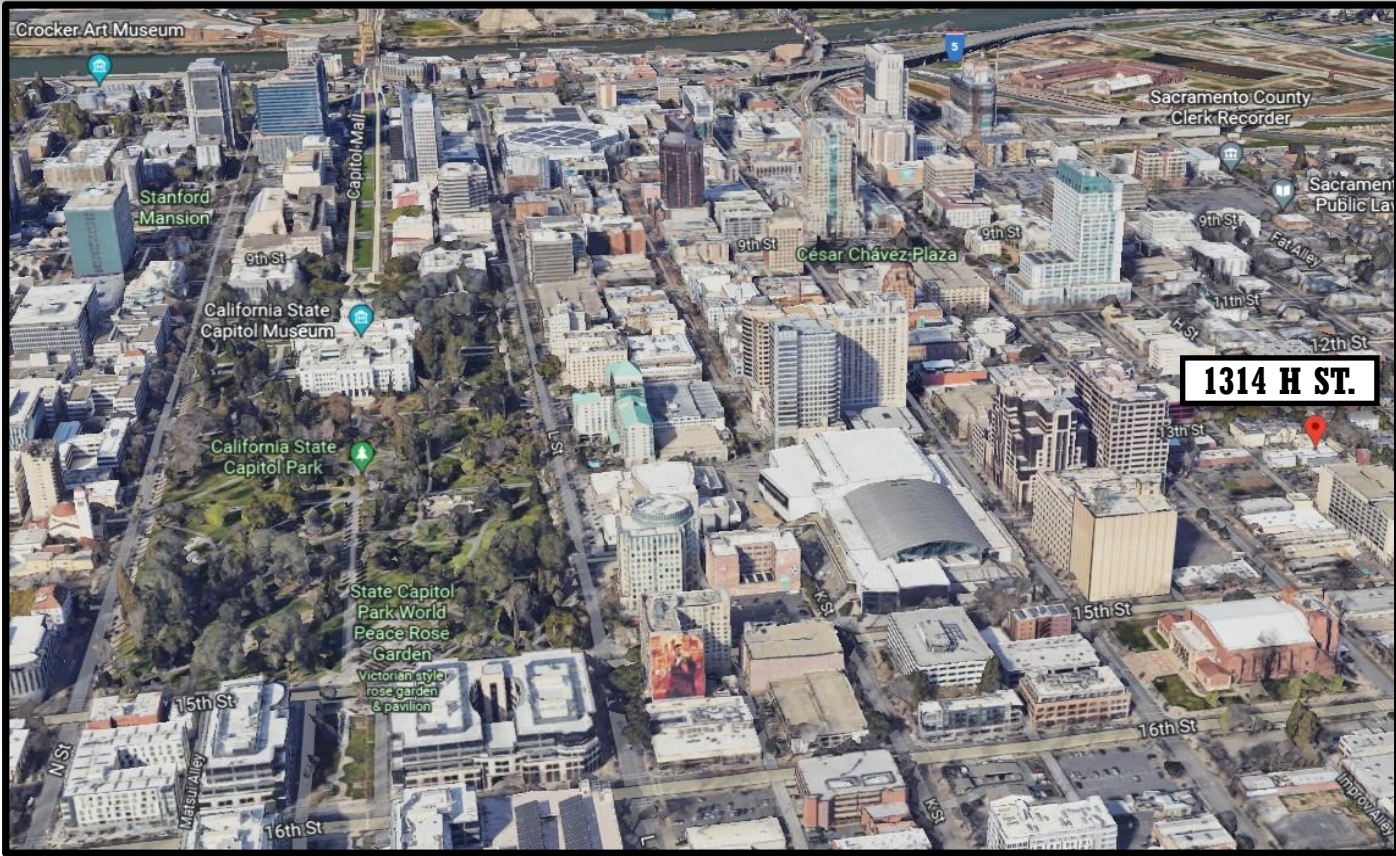
JOHN GELONEK

916.531.0435

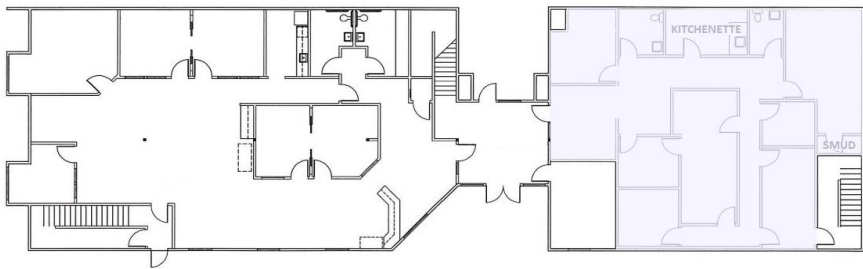
JGelonek@thevollmancompany.com

Cal DRE# 02122163

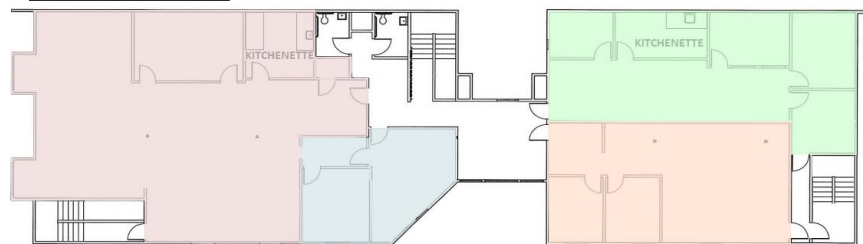
1314 H ST.



GROUND FLOOR:



SECOND FLOOR:



**Well Maintained
Free Onsite Parking
Gated Property
Key FOB Entry
Zoned: C-2 SPD
Opportunity Zone**

- Suite 101 ± 2,300 SF
- Suite 200 ± 2,200 SF
- Suite 201 ± 650 SF
- Suite 202 ± 1,150 SF
- Suite 203 ± 1,050 SF

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SUITE – 101

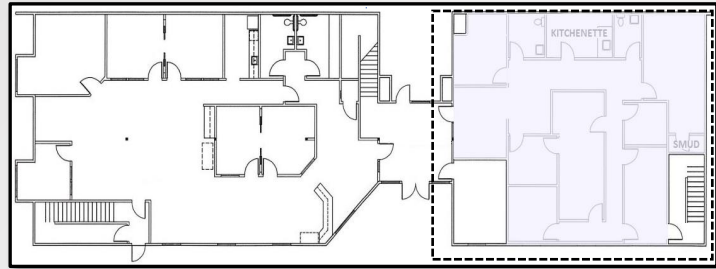
Size: \pm 2,300 SF

Asking: \$1.75/SF Modified Gross

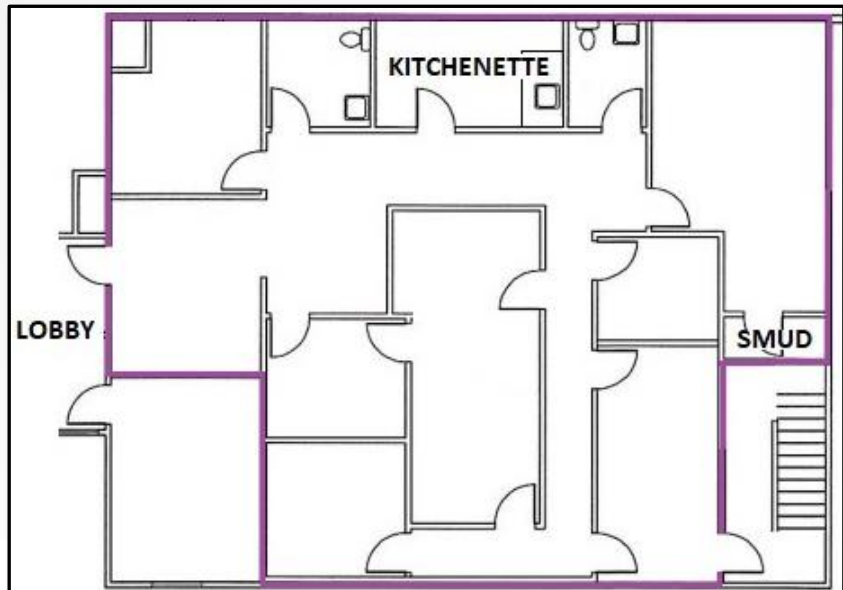
Suite 101 Features:

- Private Restrooms
- Kitchenette
- 4 Private Offices
- Conference Room
- Reception Area
- Copy Room/Storage Space

GROUND FLOOR LAYOUT:



SUITE 101 LAYOUT:



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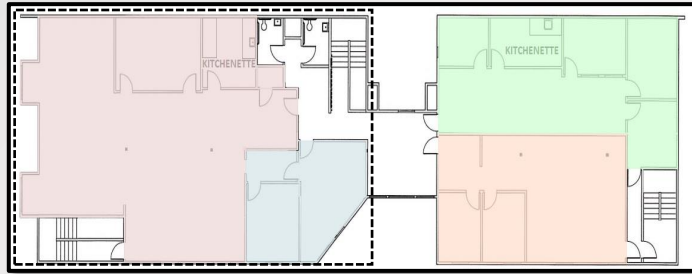
SUITE – 200 & 201

Size: \pm 2,850 SF (Combined)

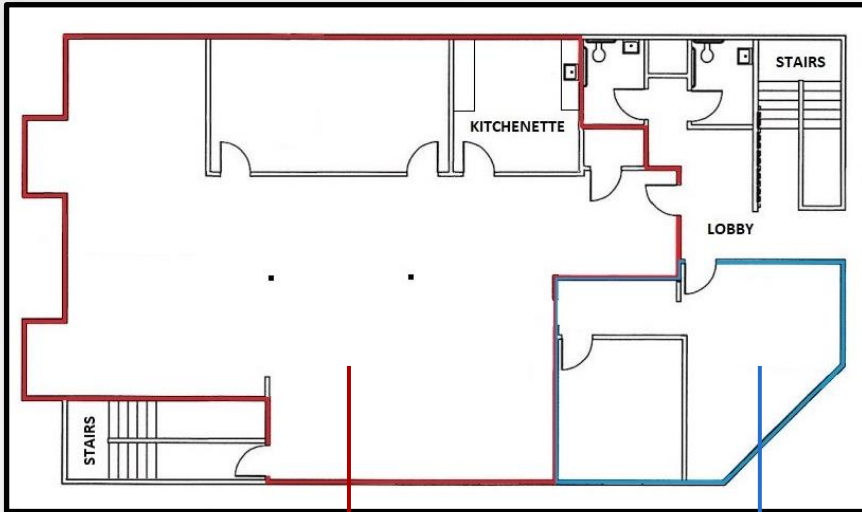
Asking: \$1.75/SF Modified Gross

***Suite 201 Asking: \$2.00/SF (MG)**

SECOND FLOOR:



SUITE 200 & 201 LAYOUT:



Suite 200 Features:

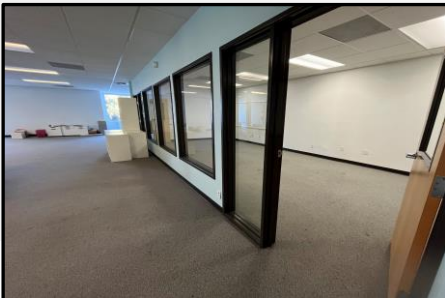
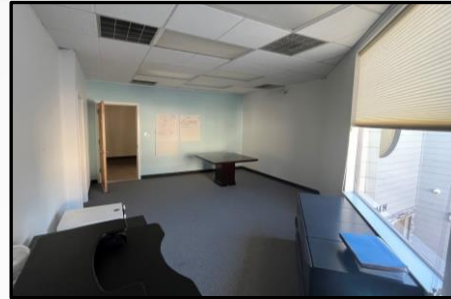
- Open Office Concept
- Glass Conference Room
- Large Windows
- Kitchenette with Dishwasher

Suite 201 Features:

- Large Entrance/Office Area
- 1 Office
- Large Windows

Suite 200: \pm 2,200 SF
Asking: \$1.75/SF MG

Suite 201: \pm 650 SF
Asking: \$2.00/SF MG



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SUITE – 202 & 203

Size: \pm 2,200 SF (Combined)

Asking: \$1.50/SF Modified Gross

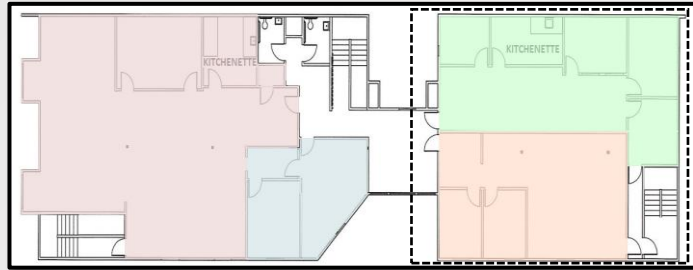
Suite 202 Features:

- Kitchenette
- 4 Private Offices
- Conference Room

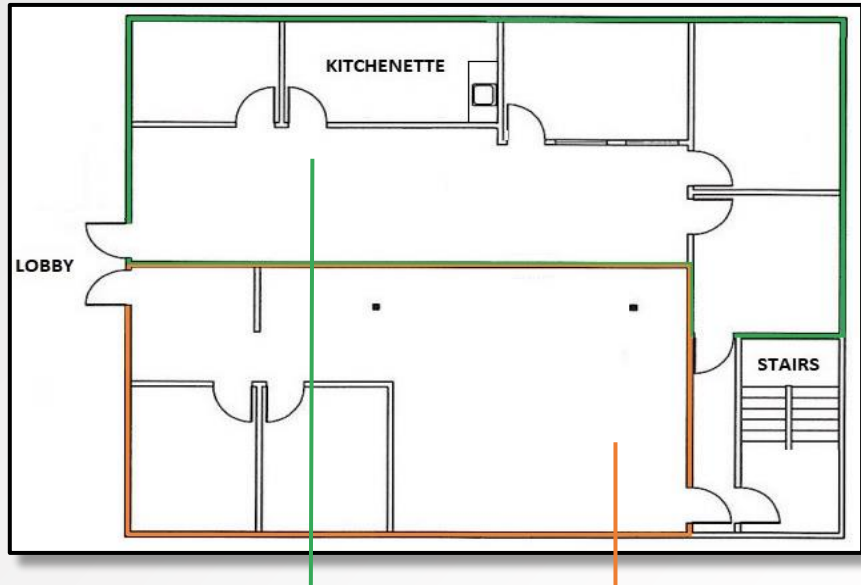
Suite 203 Features:

- Reception Area
- 2 Private Offices
- Large Open Office
- Recently Renovated

SECOND FLOOR:



SUITE 202 & 203 LAYOUT:



Suite 202: \pm 1,150 SF
Asking: \$1.75/SF MG

Suite 203: \pm 1,050 SF
Asking: \$1.75/SF MG



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The Sacramento Metropolitan Area has an estimated 2 million plus residents and spans seven different counties. The City of Sacramento shows fantastic economic health, with large increases in the healthcare, education and technology sectors.

Companies and individuals are being drawn to Sacramento's lower cost of living, high quality of life and desirable real estate. Jobs and opportunities fuel the residential migration from The Bay and its surrounding areas and the ideal location aids to growth in the city's expanding infrastructure. From locally owned farm-to-fork restaurants to world class entertainment in music and sports, Sacramento is the perfect blend of possibility and opportunity.

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