

FOR LEASE



800 H Street Sacramento, CA 95814

The Vollman Company is pleased to present 800 H Street, a professional office space available for lease in the heart of Downtown Sacramento. This prime location is just three blocks from the State Capitol and the Sacramento Convention Center/Theater, two blocks from Downtown Commons and the Golden 1 Center, and less than a block from local attractions such as Concerts in the Park, the farmers market, the Courthouse, City Hall, and the Attorney General's Office. The immediate area offers a diverse range of dining, coffee, and entertainment options, all within walking distance.

800 H Street provides unparalleled convenience for professionals seeking proximity to key government and legal institutions. It is particularly well-suited for attorneys, legal services, lobbyists, and consulting firms looking to capitalize on this strategic location. The building features secure access along H Street, in suite janitorial services, and an extensive window line that ensures ample natural light.

3rd Floor Office Space
Up to ± 3,515 SF Available
Full-Service Lease
Asking \$1.95/SF

Excellent Central Location
Extensive Window Line
High Ceilings

The
VOLLMAN
COMPANY

Commercial Real Estate Brokerage
11500 Sunrise Gold Circle, Suite E
Rancho Cordova, CA 95742
O: 916.929.2000 | F: 916.372.7717
Cal DRE# 02091276
www.thevollmancompany.com

IAN A. FORNER
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IForner@TheVollmanCompany.com
Cal DRE# 01967116

800 H Street, Sacramento, CA 95816

THE PROPERTY



± 3,515 SF

RSF AVAILABLE

DIVISABLE

SINGLE OFFICES
AVAILABLE

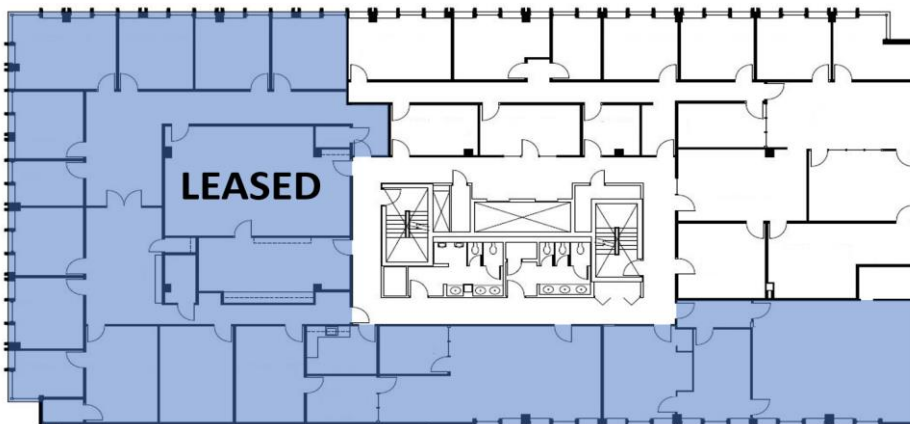
50+

NEARBY AMENITIES

\$1.95/SF

FULL-SERVICE

THIRD FLOOR LAYOUT:



Address:	800 H Street
APN:	007-0343-021-0000
Zoning:	C3-SP
Year Built:	1966
Parking:	None
Elevators:	Yes
Building Size:	± 39,000 SF
Floor Size:	± 13,000 SF
Vacant Space:	± 3,515 SF
Available:	Now

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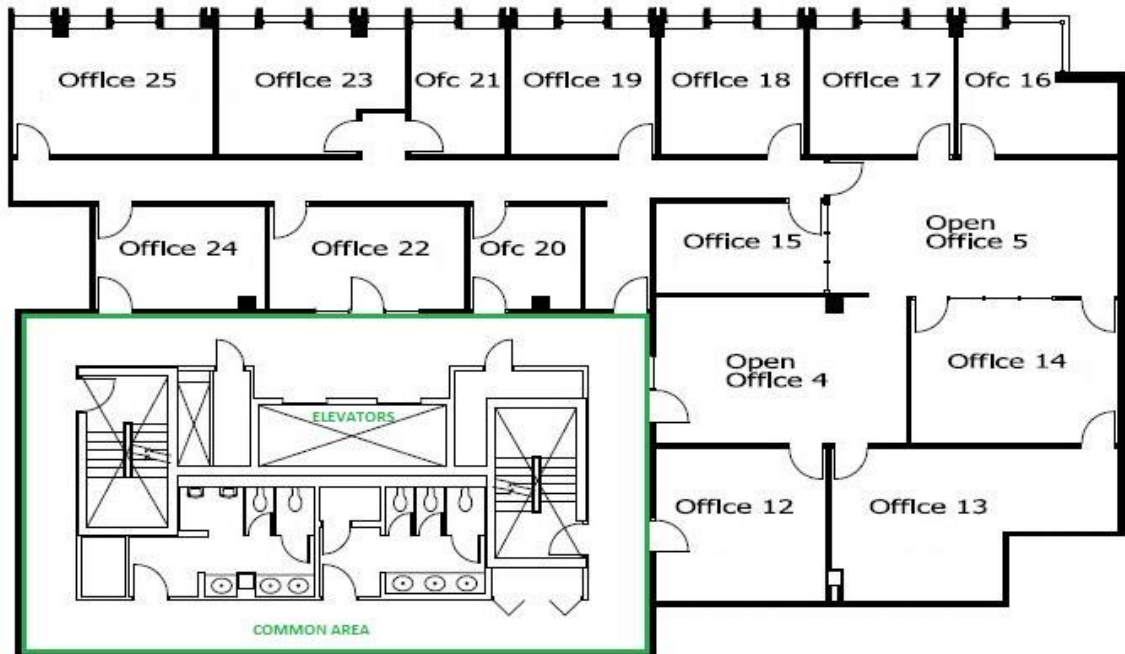
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3rd FLOOR AVAILABLE SPACE:



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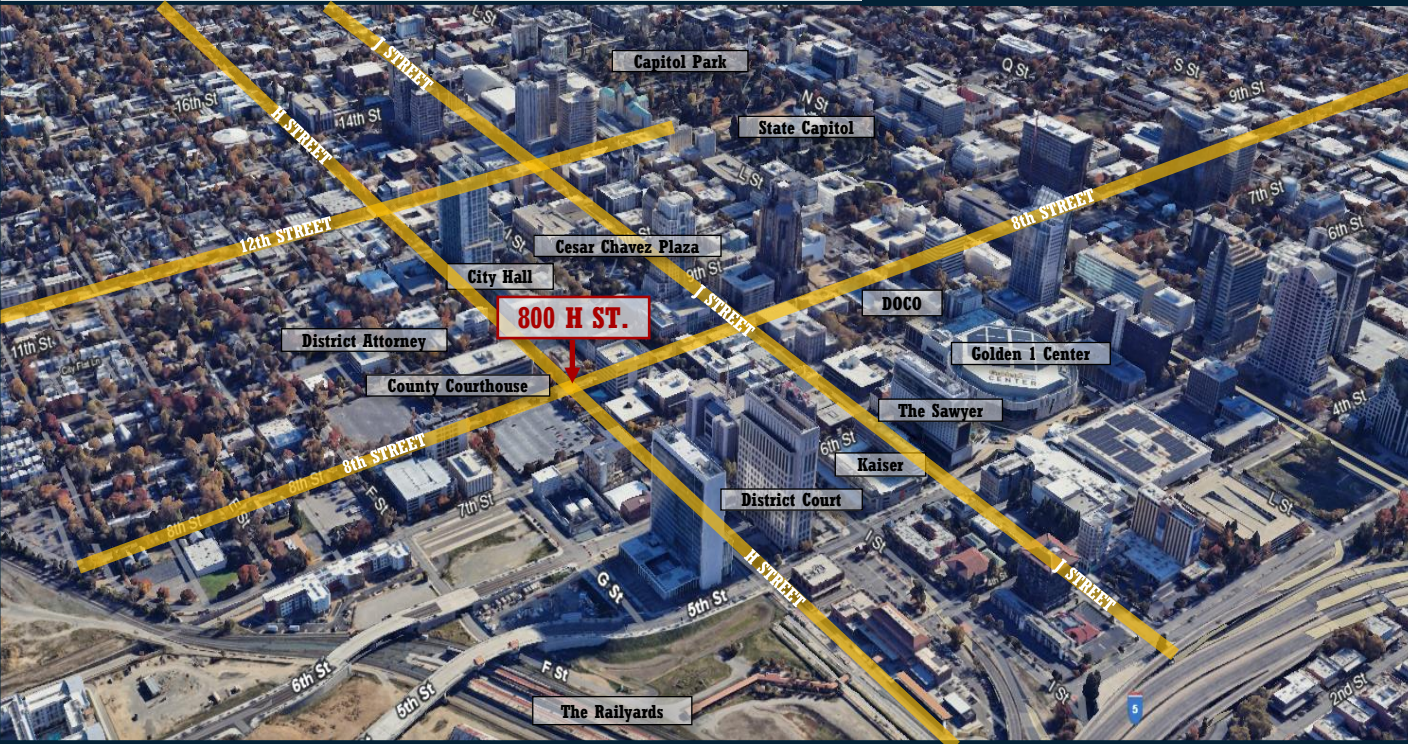
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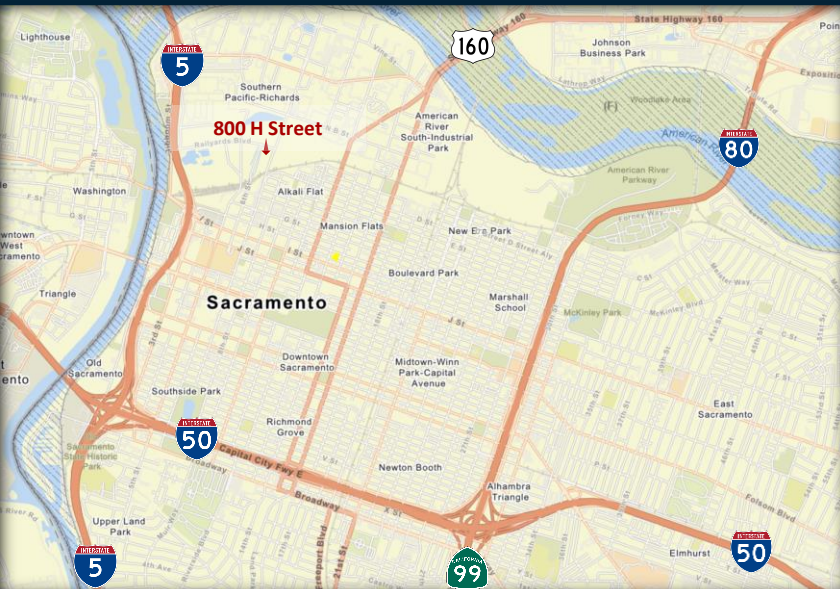
The Governmental Affairs District:

800 H Street is positioned on the edge of the Governmental Affairs District. The area is characterized by its mid-rise and high-rise office buildings, ground-floor restaurants, retail shops, and entertainment venues. This walkable corridor is well-supported by the Sacramento Regional Transit's light rail system with numerous stops surrounding the building. Between 8th Street and 15th Street, this bustling area, included over 2 million square feet of Class A office space accommodate some of the region's top lobbying, association, and government-related firms.

Within 0.1 Miles: The Collective Café, La Cosecha, G Street Café, Billy's Market & Deli, Cesar Chavez Park

Within 0.2 Miles: Beach Hut Deli, Temple Coffee, Starbucks, Roots Coffee, Bailarin Cellars, Farmers Market, Plaza Park,

Within 0.3 Miles: Neely Johnson Park



96
WALKER'S
PARADISE



66
GOOD
TRANSIT



99
BIKER'S
PARADISE



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± 2,000

NEW PLANNED HOUSING

± 620,000 SF

NEW INFILL DEVELOPMENT

± 18,000

DAYTIME RESIDENTS

± 72,000

DAYTIME EMPLOYEES

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	10,352	63,800	161,975	Median	\$36,406	\$45,112	\$43,480
Female	8,391	64,620	168,836	< \$15,000	2,956	9,331	20,254
Total Population	18,743	128,420	330,811	\$15,000-\$24,999	1,511	7,081	15,928
				\$25,000-\$34,999	1,376	6,127	15,754
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	1,763	7,925	19,530
Ages 0-14	1,507	22,054	67,233	\$50,000-\$74,999	1,620	10,506	25,133
Ages 15-24	554	14,130	41,689	\$75,000-\$99,999	669	5,350	13,145
Ages 55-64	2,865	16,514	37,796	\$10,000-\$149,999	844	6,478	14,321
Ages 65+	3,240	19,011	43,986	\$150,000-\$199,999	145	1,920	4,294
				> \$200,000	201	1,871	3,773
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	13,446	83,617	182,198	Total Units	13,433	65,401	149,325
Black	1,493	10,477	33,570	Occupied	11,672	59,401	135,214
Am In/AK Nat	85	676	1,489	Owner Occupied	1,260	23,774	57,984
Hawaiian	7	435	1,477	Renter Occupied	10,412	35,627	77,230
Hispanic	3,112	36,383	109,931	Vacant	1,761	6,000	14,111
Multi-Racial	4,208	49,844	156,830				

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