

# FOR SALE & LEASE



**FREE/REDUCED RENT!**

**FOR QUALIFIED TENANTS  
MUST SIGN BY JUN 15, 2025**

**1314 H Street**  
**Sacramento, CA 95814**

The Vollman Company is pleased to present 1314 H Street, featuring well-maintained office suites in the heart of Downtown. Located within walking distance of the Capitol, County Courthouse, and City Hall, 1314 H Street provides unparalleled convenience for professionals seeking proximity to key government and legal institutions.

This property is ideal for lobbyists, non-profits, and legal firms looking to leverage its prime location. The building offers secure gated access, key fob entry, and convenient on-site parking. The immediate surrounding areas offer a wide range of dining, coffee, and entertainment options.

**\$2,400,000**  
**\$198/SF**

**Full-Service Lease**  
**±1,150 to ± 2,900 SF**  
**\$1.50 - \$1.75/SF**  
**Free Parking**

**Zoned: C-2 SPD**  
**Opportunity Zone**  
**Excellent Location**

The  
**VOLLMAN**  
COMPANY

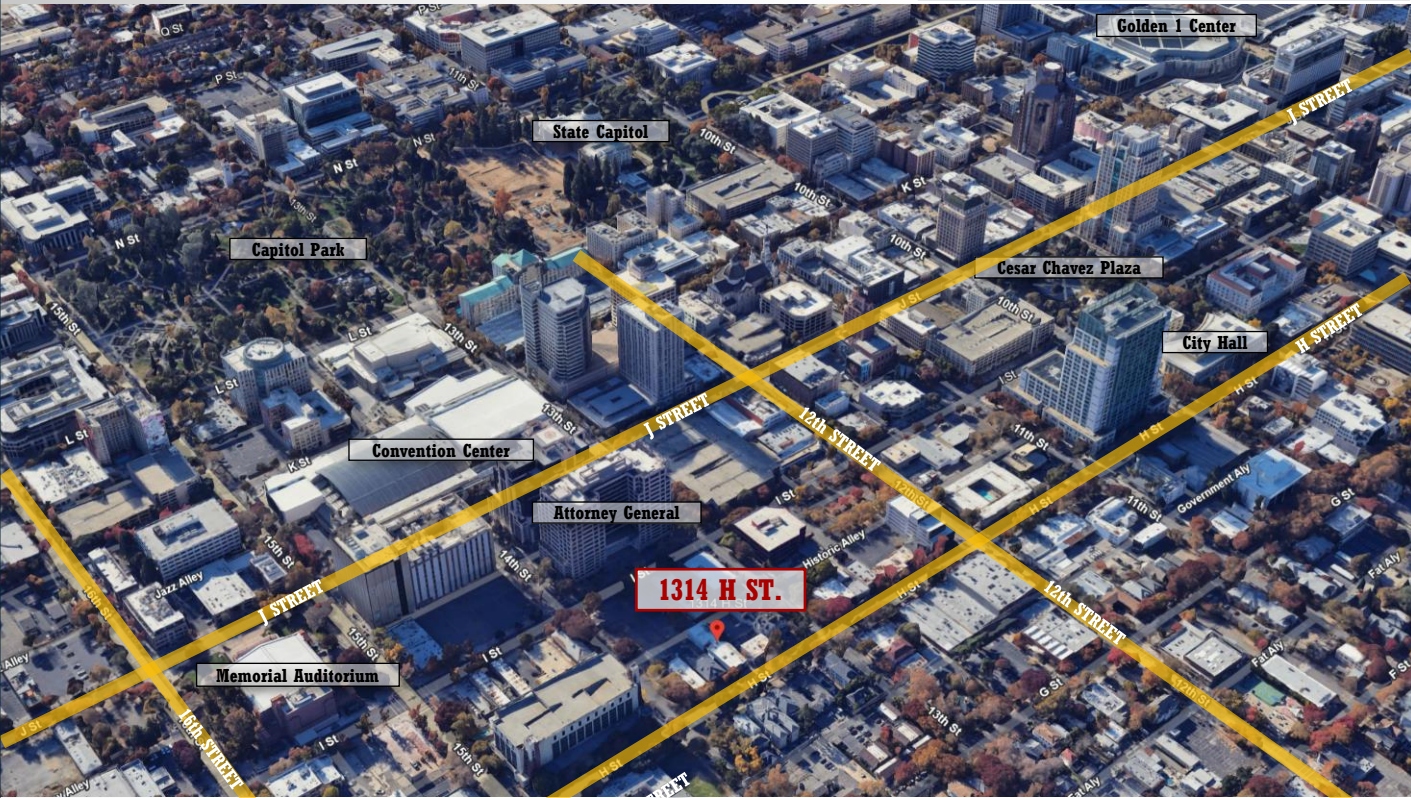
Commercial Real Estate Brokerage  
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Rancho Cordova, CA 95742  
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1314 H Street, Sacramento, CA 95817

PURCHASE DETAILS



\$2,400,000

PURCHASE PRICE

± 12,115 SF

TOTAL BUILDING SF

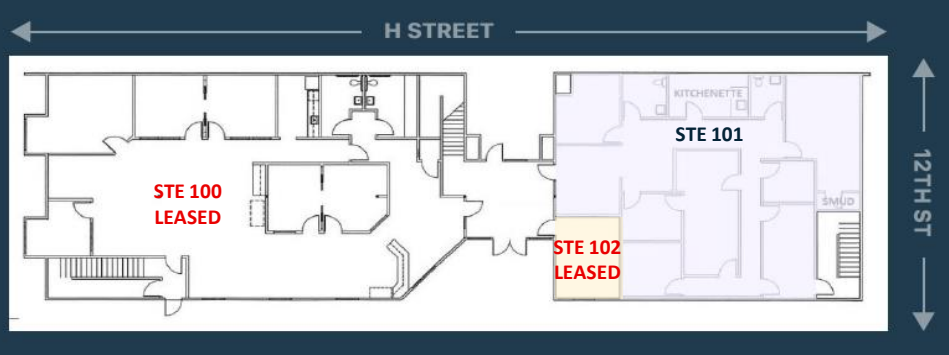
\$198/SF

PRICE/SF

± 14,375 SF

LOT SIZE  
0.33 ACRES

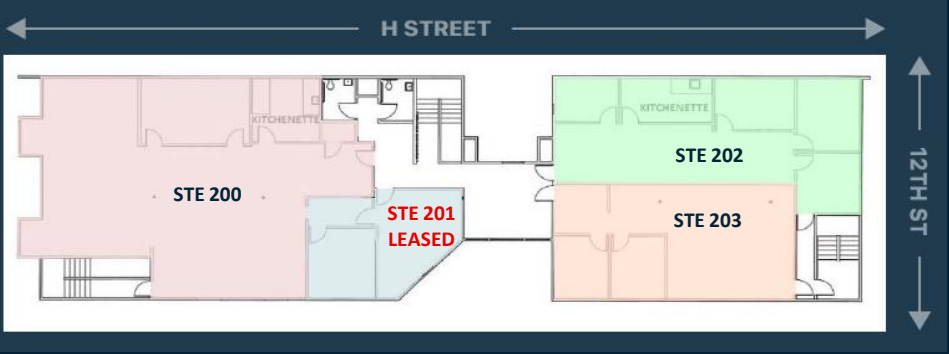
GROUND FLOOR:



DETAILS:

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

SECOND FLOOR:



- 100 ± 2,955 SF
- 101 ± 2,330 SF
- 102 ± 160 SF
- 200 ± 2,250 SF
- 201 ± 650 SF
- 202 ± 1,255 SF
- 203 ± 1,165 SF

## OWNER-USER PROFORMA

## RENT SCHEDULE:

SUITE	SIZE (SF)	RENT/SF	MONTHLY RENT	ANNUAL RENT	
STE 100	± 3,115 SF	\$1.75/SF	\$6,045.05	\$72,540.56	5 Year Lease (Commencement Upon Sale) - 3% Increases Annually
STE 101	± 2,330 SF	\$1.55/SF	\$4,017.79	\$48,213.53	
STE 200	± 2,250 SF	\$1.65/SF	\$4,130.16	\$49,561.88	
STE 201	± 650 SF	\$1.65/SF	\$1,200.00	\$14,400.00	1+ Year Lease (through Sep 30 <sup>th</sup> 2026) - \$100/Month Increase October, 2025
STE 202	± 1,255 SF	\$1.75/SF	\$2,443.33	\$29,319.94	
STE 203	± 1,165 SF	\$1.50/SF	\$1,944.09	\$23,329.13	
TOTALS	± 12,115 SF	\$1.63/SF	\$19,780.42	\$237,365.03	
		LESS 5% VACANCY RESERVE		\$225,496.78	
		LESS OPERATING EXPENSES		\$156,758.53	

## PROFORMA VALUE SUMMARY

VALUE AT 6.5% \$2,411,669.69

## IMPROVEMENT EXPENSES

STE 203	± 1,165 SF	\$10.00/SF	(\$11,650.00)
VALUE	\$198/SF		\$2,400,019.69

\*Highlighted Rows Are Pro-Forma Estimates



## PROPERTY DETAILS

APN:	006-0053-018-0000
Building Size	± 12,115 SF
Parcel Size:	± 0.33 Acres (± 14,375 SF)
Zoning:	C2-SPD
Year Built:	1979
Parking:	Eighteen (18)
Construction:	Wood Frame
Electricity:	SMUD
Water/Sewer:	City of Sacramento
Gas:	PG&E
# of Suites:	Six (6)
Percent Vacant:	65 %

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

The  
**VOLLMAN**  
COMPANY

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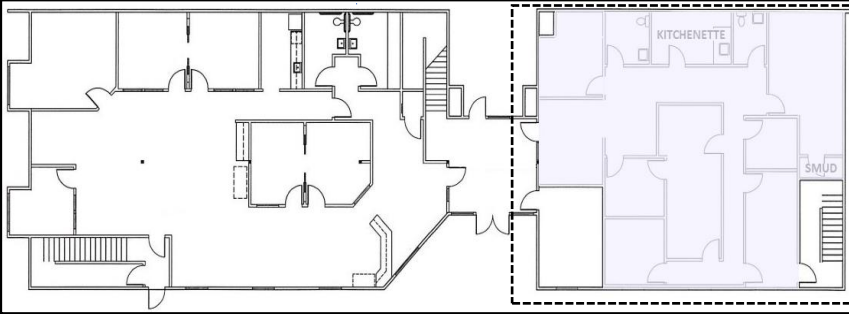
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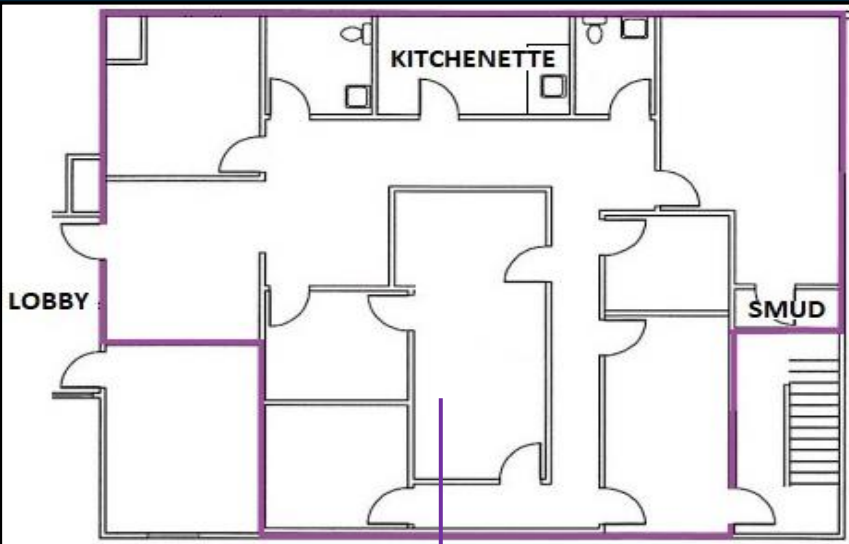
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GROUND FLOOR LAYOUT:



SUITE 101 LAYOUT:



***Suite 101: ± 2,330 SF***  
***Asking: \$1.55/SF (FS)***

SUITE 101 DETAILS

- Size: ±2,330 SF
- Asking: \$1.55/SF (FS)
- Private Restrooms
- Kitchenette
- 4 Private Offices
- Conference Room
- Reception Area
- Copy Room/Storage Space



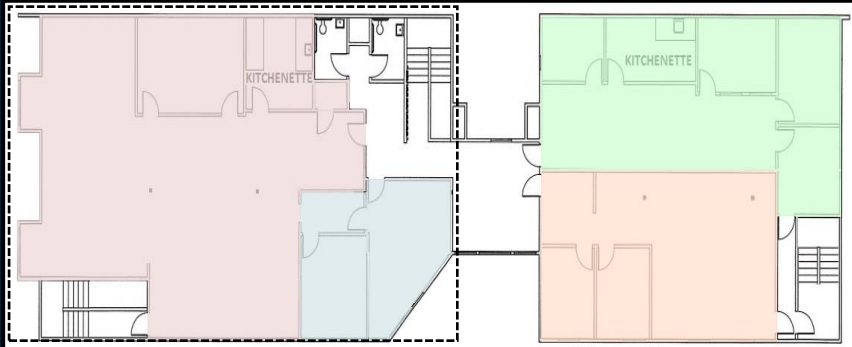
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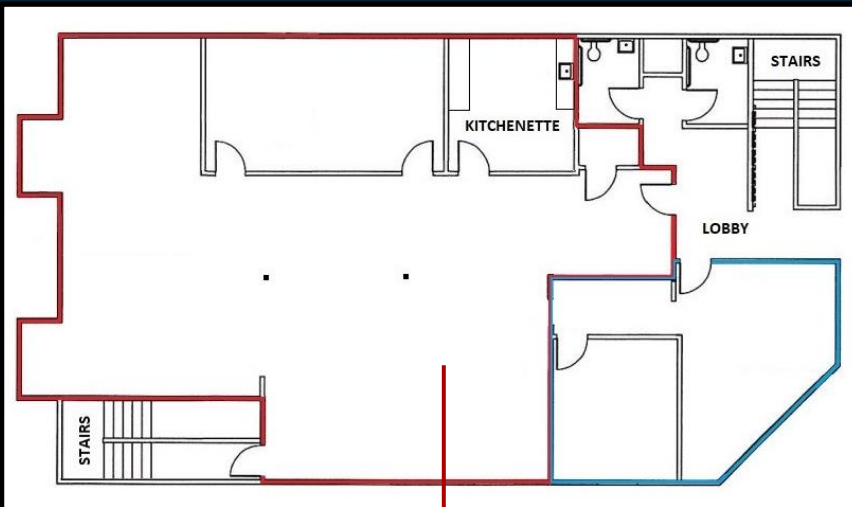
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2<sup>nd</sup> FLOOR LAYOUT:



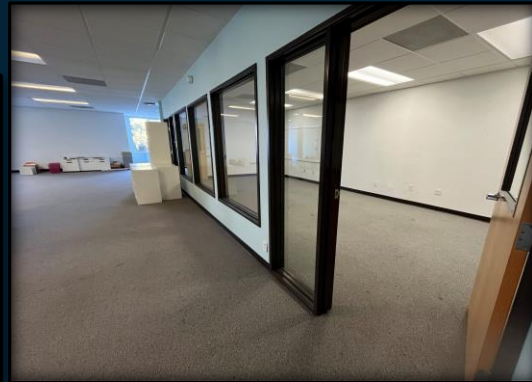
SUITE 200 LAYOUT:



***Suite 200: ± 2,250 SF***  
***Asking: \$1.65/SF (FS)***

SUITE 200 DETAILS

- Size: ±2,250 SF
- Asking: \$1.65/SF (FS)
- Kitchenette
- Glass Conference Room
- Many Large Windows
- Open Office Concept



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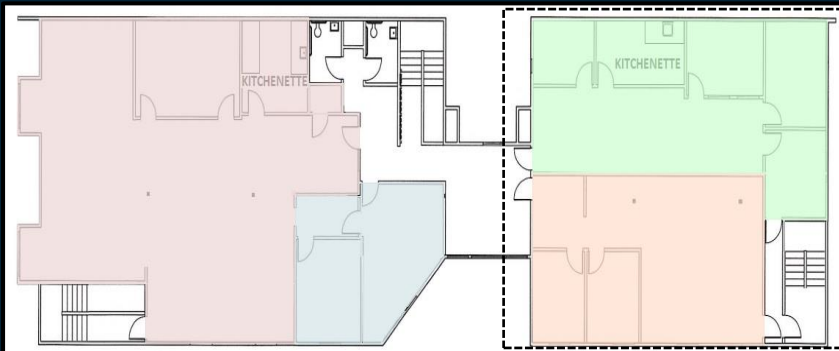
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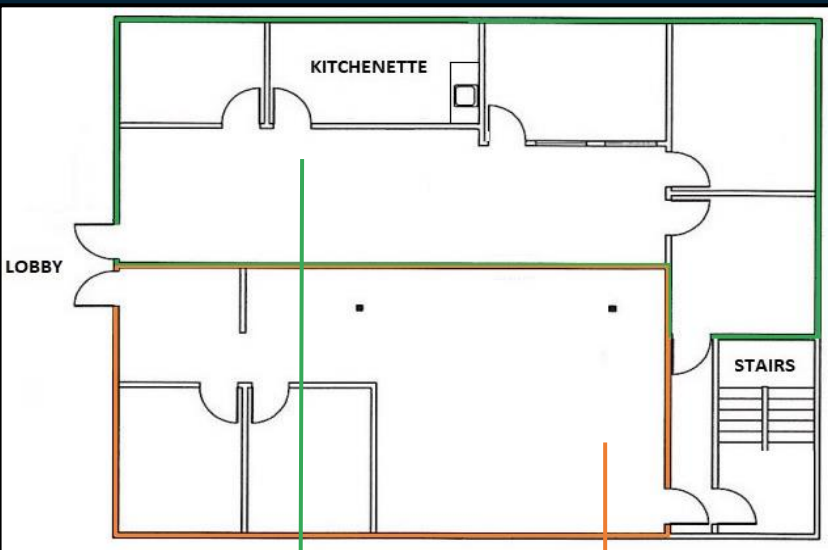
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2<sup>nd</sup> FLOOR LAYOUT:

SECOND FLOOR:



SUITE 200 LAYOUT:



**Suite 202: ± 1,255 SF**

Asking: \$1.75/SF (FS)

**Suite 203: ± 1,165 SF**

Asking: \$1.50/SF (FS)

SUITE 202 & 203 DETAILS

• SUITE 202

• Size: ±1,255 SF

• Asking: \$1.75/SF (FS)

• Kitchenette

• 3 Private Offices

• Conference Room

• SUITE 203

• Size: ±1,165 SF

• Asking: \$1.50/SF (FS)

• 2 Private Offices

• Large Open Office Space



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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.