

# 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.

**Asking: \$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**

**IAN A. FORNER**

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Cal DRE# 01967116

**VERONICA SUKKARY**

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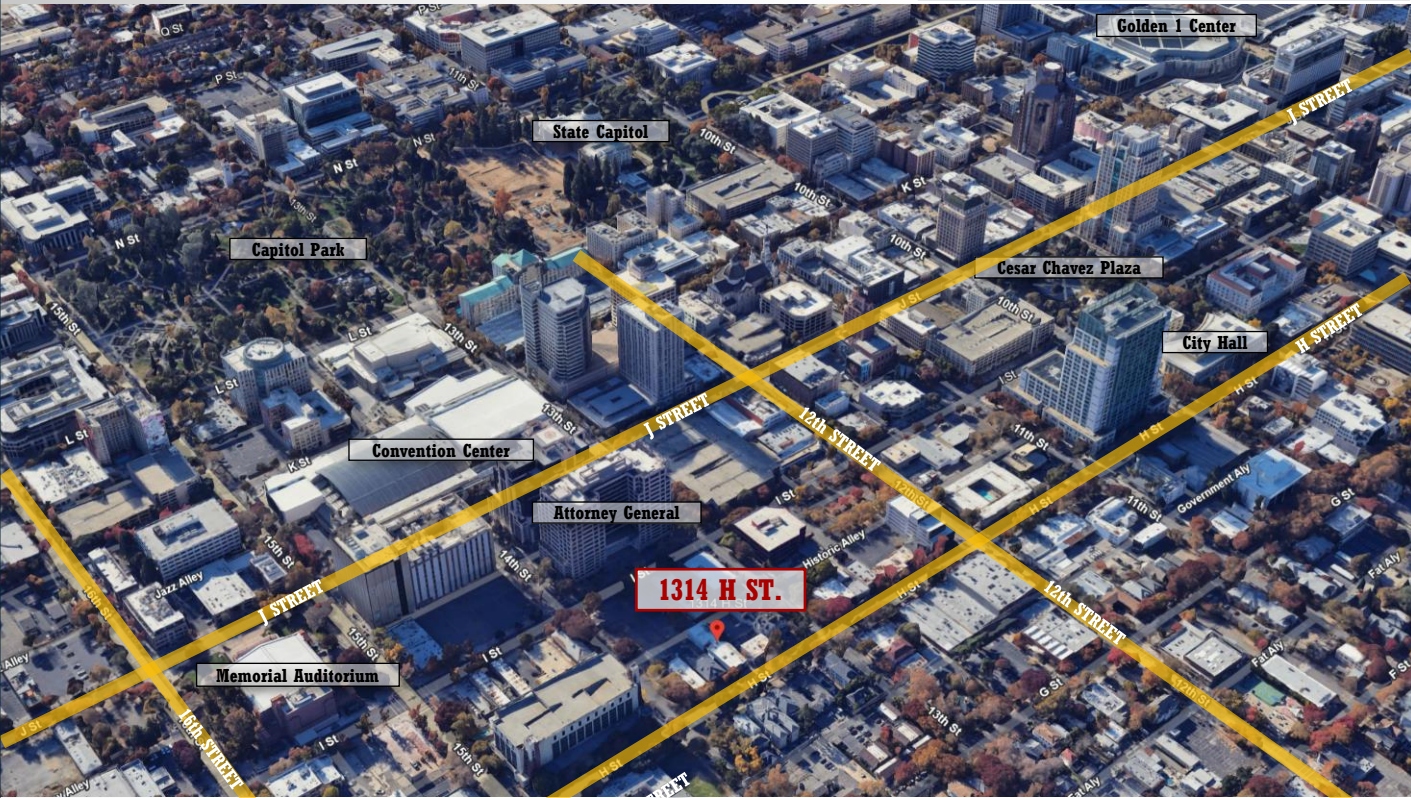
The  
**VOLLMAN**  
COMPANY

Commercial Real Estate Brokerage  
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1314 H Street, Sacramento, CA 95817

PROPERTY DETAILS



\$2,400,000

PURCHASE PRICE

± 12,115 SF

TOTAL BUILDING SF

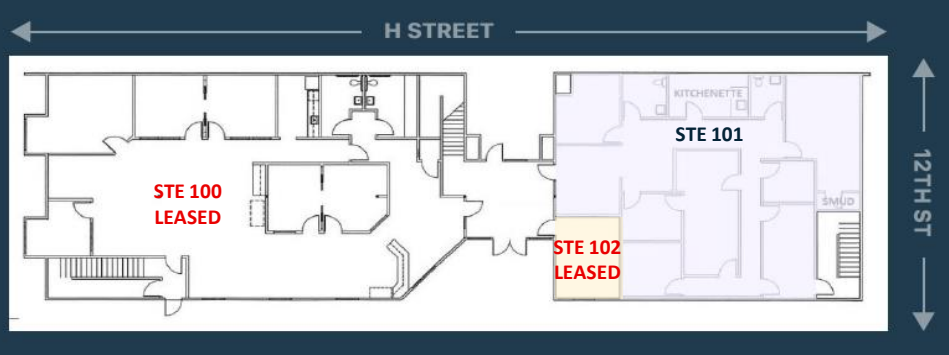
\$198/SF

PRICE/SF

± 14,375 SF

LOT SIZE  
0.33 ACRES

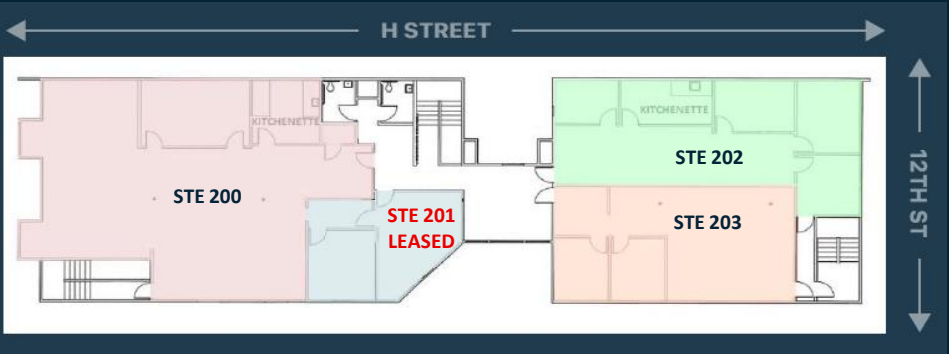
GROUND FLOOR:



DETAILS:

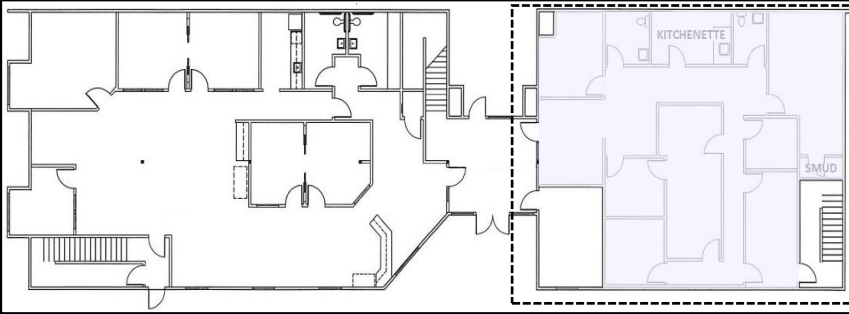
Well Maintained Property  
Free Onsite Parking  
Gated/Fenced Entrance  
Key FOB Entry  
Zoned: C-2 SPD  
Opportunity Zone

SECOND FLOOR:

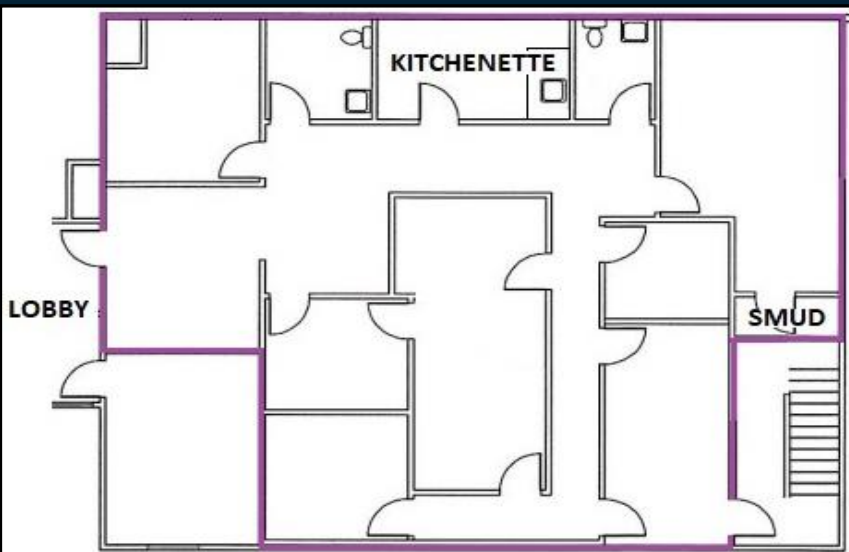


- 100 ± 2,955 SF
- 101 ± 2,330 SF
- 102 ± 160 SF
- 200 ± 2,250 SF
- 201 ± 650 SF
- 202 ± 1,255 SF
- 203 ± 1,165 SF

GROUND FLOOR LAYOUT:



SUITE 101 LAYOUT:



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



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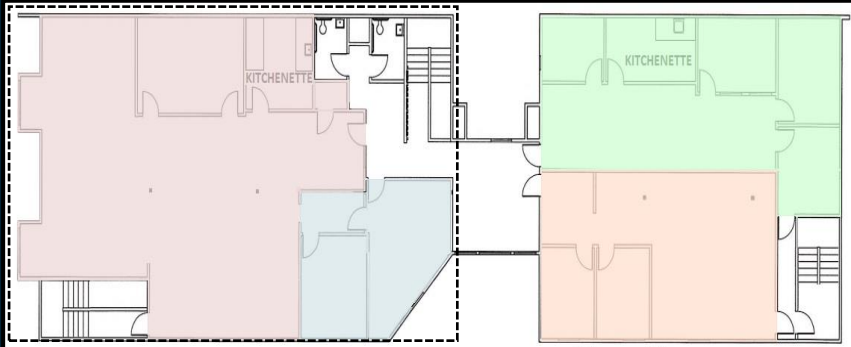
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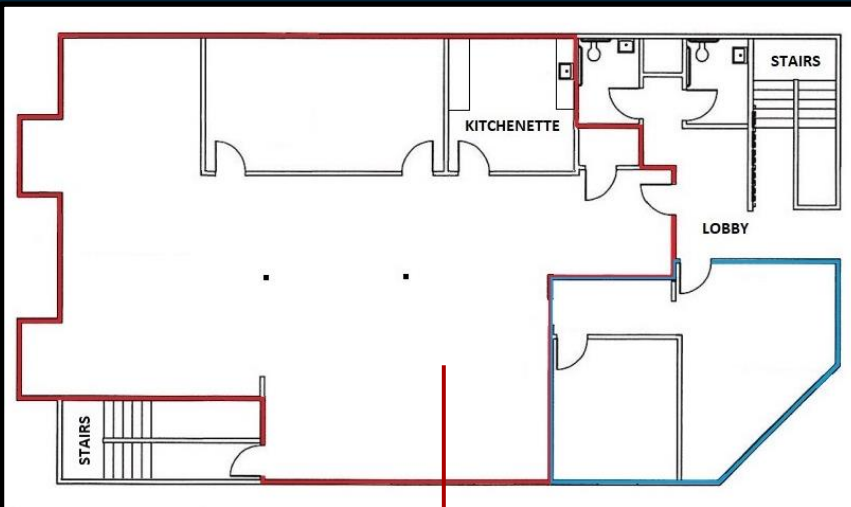


**2<sup>nd</sup> FLOOR LAYOUT:**



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

**SUITE 200 LAYOUT:**



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



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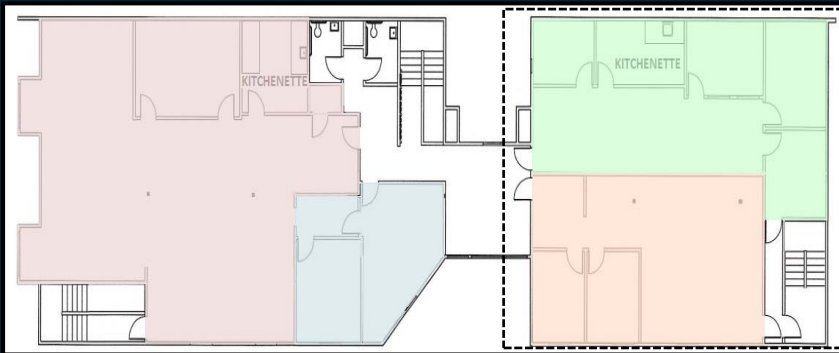
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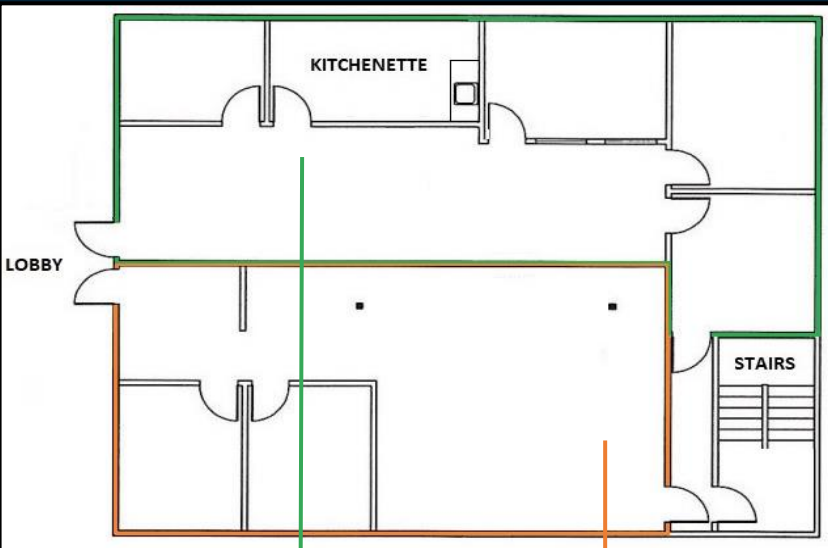
DRE# 01905861

## 2nd FLOOR LAYOUT:

SECOND FLOOR:



## SUITE 200 LAYOUT:



- SUITE 202
- Size:  $\pm 1,255$  SF
- Asking: \$1.75/SF (FS)

- Kitchenette
- 3 Private Offices
- Conference Room

- SUITE 203
- Size:  $\pm 1,165$  SF
- Asking: \$1.50/SF (FS)
- 2 Private Offices
- Large Open Office Space



**Suite 202:  $\pm 1,255$  SF**

Asking: \$1.75/SF (FS)

**Suite 203:  $\pm 1,165$  SF**

Asking: \$1.50/SF (FS)



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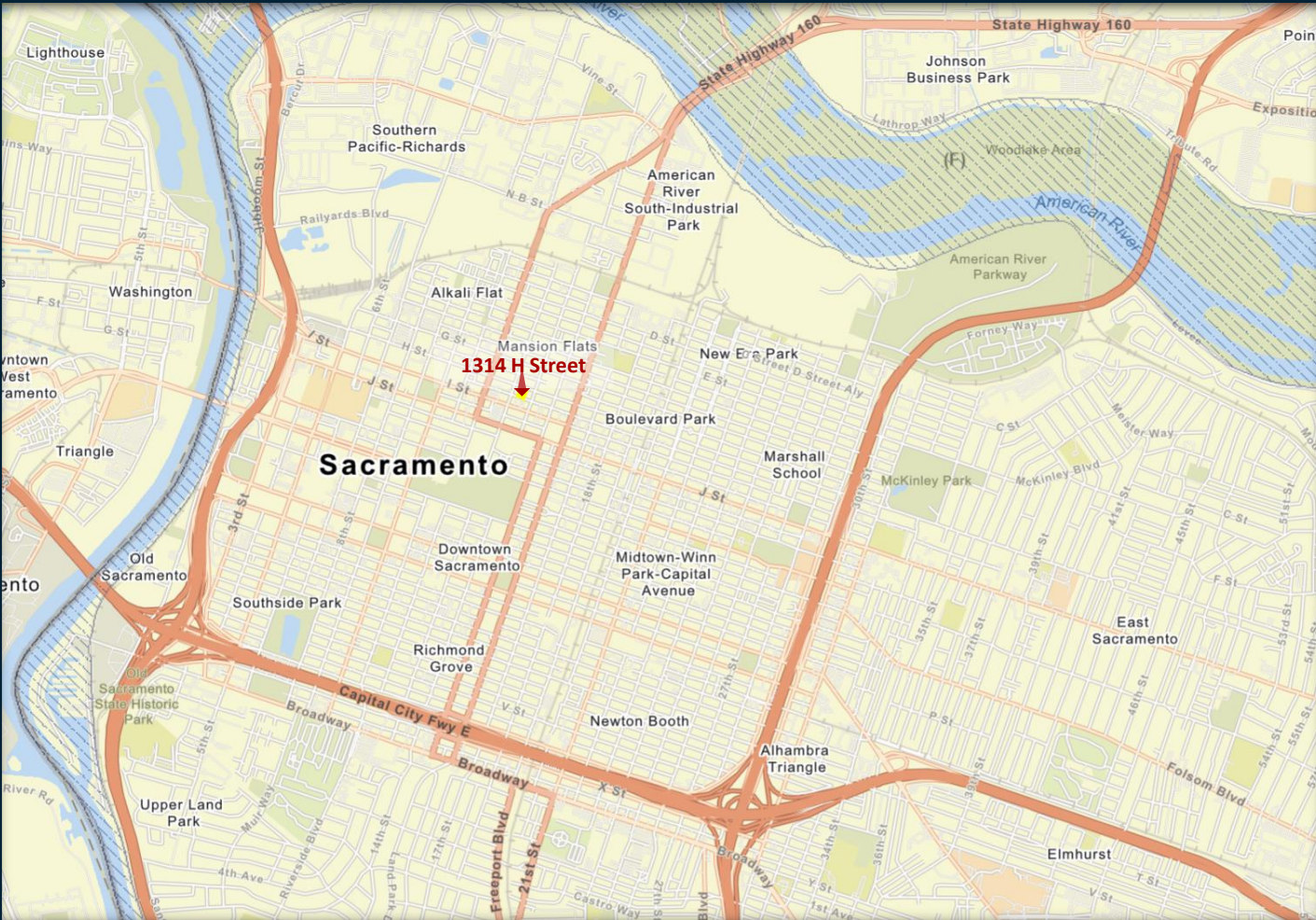
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**PROPERTY FEATURES**

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

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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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