

FOR LEASE

CREATIVE COWORKING / OFFICE / SHOWROOM SPACE AVAILABLE

1630 I Street, Sacramento, Ca 95814



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SUTTER
PROPERTIES GROUP

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ABOUT THE PROPERTY

Sutter Property Group proudly presents an exceptional leasing opportunity at 1630 I Street. Boasting a unique blend of creativity and functionality, this $\pm 5,830$ SF space is ideally situated just one block from the vibrant intersection of 16th and J Street in the heart of urban Sacramento.

This impressive corner building, spanning $\pm 5,830$ SF, features a dynamic layout with an expansive ground floor encompassing 4,520 square feet and an additional 1,310 square feet on a mezzanine level, complete with enclosed office space. Formerly home to VSP's Innovation Lab, the space is characterized by its floor-to-ceiling windows, soaring ceilings, and captivating mid-century modern design, offering a distinctive environment for office or retail use.



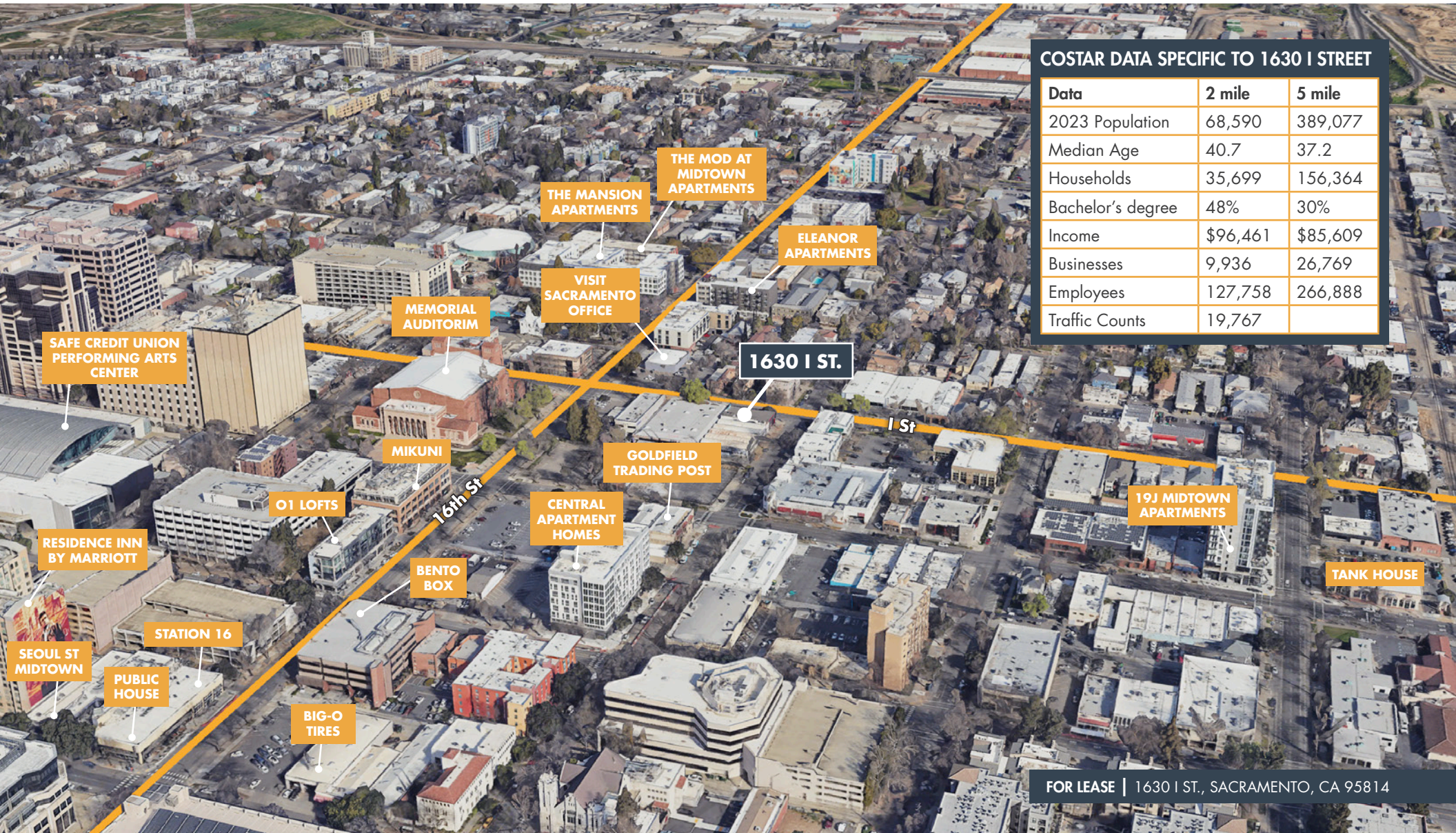
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AREA OVERVIEW

Midtown Sacramento

Nestled amidst a thriving landscape of infill commercial and mixed-use developments along the 16th Street corridor, including the Mansion Apartments, Eleanor Apartments, H16 Midtown, and key cultural venues such as the Memorial Auditorium, Sacramento Convention Center, and Safe Credit Union Performing Arts Center, the location offers unparalleled visibility and accessibility.

Conveniently located in close proximity to an array of amenities, including popular dining destinations like Mikuni, Ro Sham Beaux, and Public House, as well as cultural landmarks such as The Mill Coffee, The Marris Building, and Tank House, this property presents a truly exceptional leasing opportunity within one of Midtown's most dynamic corridors. Seize the chance to establish a prominent presence, benefit from high exposure, and become an integral part of the vibrant Midtown Sacramento community.



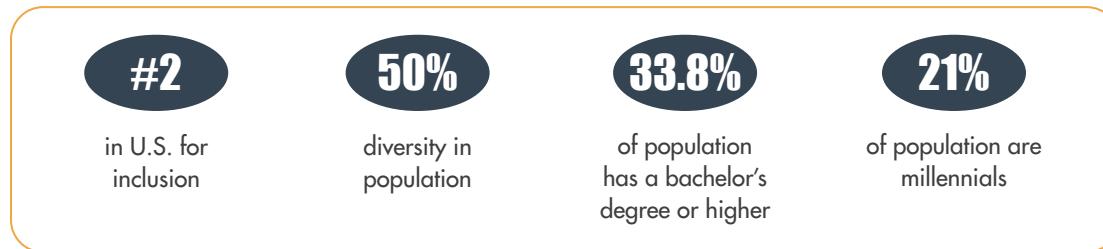
COSTAR DATA SPECIFIC TO 1630 I STREET		
Data	2 mile	5 mile
2023 Population	68,590	389,077
Median Age	40.7	37.2
Households	35,699	156,364
Bachelor's degree	48%	30%
Income	\$96,461	\$85,609
Businesses	9,936	26,769
Employees	127,758	266,888
Traffic Counts	19,767	

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GREATER SACRAMENTO DATA POINTS

General Statistics

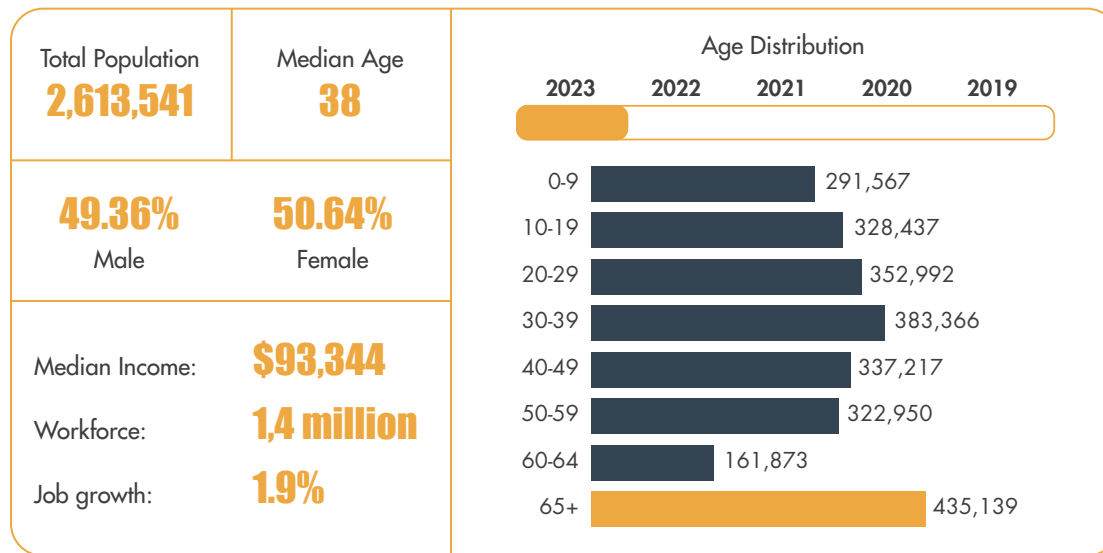
Greater Sacramento's 2.6 million residents are diverse and highly educated



Sources: Brookings 2020, Emsi 2021

Total Population breakdown

The total population covered by Greater Sacramento is 2,613,541. The median age is 37.738



Welcome to Sacramento, where the heart of California beats with vibrant energy and endless possibilities. Centrally located, this city boasts a diverse population and a dynamic landscape that caters to every lifestyle. From the bustling nightlife and renowned restaurant scene to Michelin-starred dining experiences and award-winning bars recognized by the Tales of the Cocktail awards, Sacramento offers an unparalleled culinary and entertainment experience.

But Sacramento isn't just about the nightlife; it's a city thriving with culture and creativity. With a bustling arts scene and ongoing development, including the expansion of R Street and numerous new housing projects, Sacramento is a city on the rise. Whether you're looking to buy a home or open a business, this city offers endless opportunities for growth and success.

Beyond the city limits, Sacramento's central location provides easy access to some of California's most breathtaking destinations. From the majestic Sierra Nevada mountain range to the historic Gold Country, and the world-renowned wine regions of Napa Valley and Sonoma County, Sacramento puts you within reach of it all. And let's not forget the stunning coastal views of the Bay Area, just a short drive away.

Yet, amidst all these incredible attractions, the true gem of Sacramento lies in its people, its businesses, and the spirit of the city itself. Friendly neighbors, innovative entrepreneurs, and a strong sense of community make Sacramento not just a place to live, but a place to thrive. Whether you're looking to settle down, start a family, or pursue your entrepreneurial dreams, Sacramento welcomes you with open arms and endless opportunities. Welcome home.

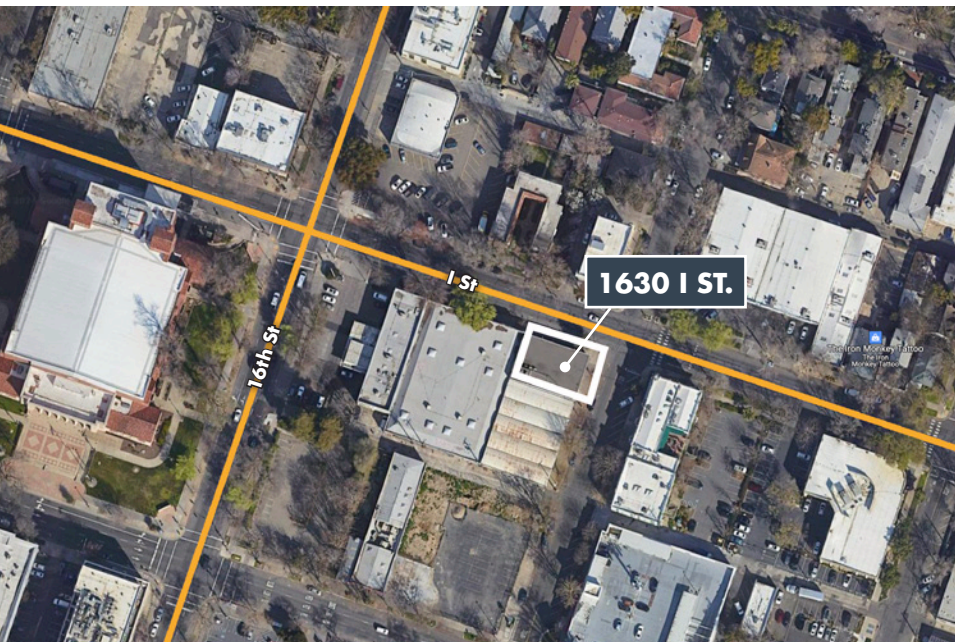
PROPERTY INFORMATION

General

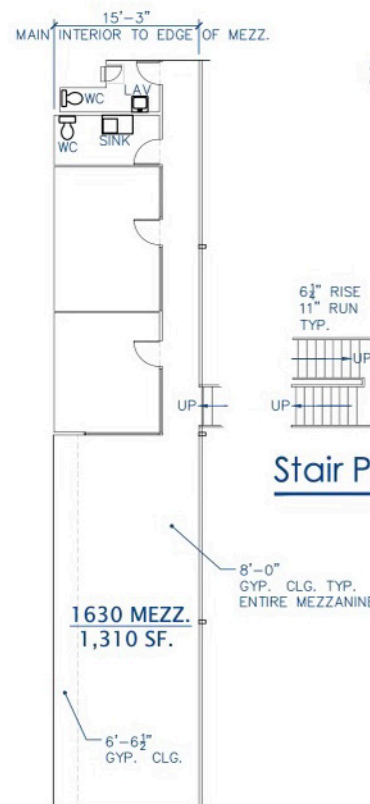
Region	Sacramento, Midtown, Downtown
Use	Office, Medical, Co-working space, Event Space
Amenities	Parking, HVAC, Electrical Panel, Water Main, Tall ceilings, Large windows, Separate Meters, Gas, Street Parking, TI Package, Second Generation, Sewer Connection, Bathrooms, Mezzanine, Conference Room, Security System

Details

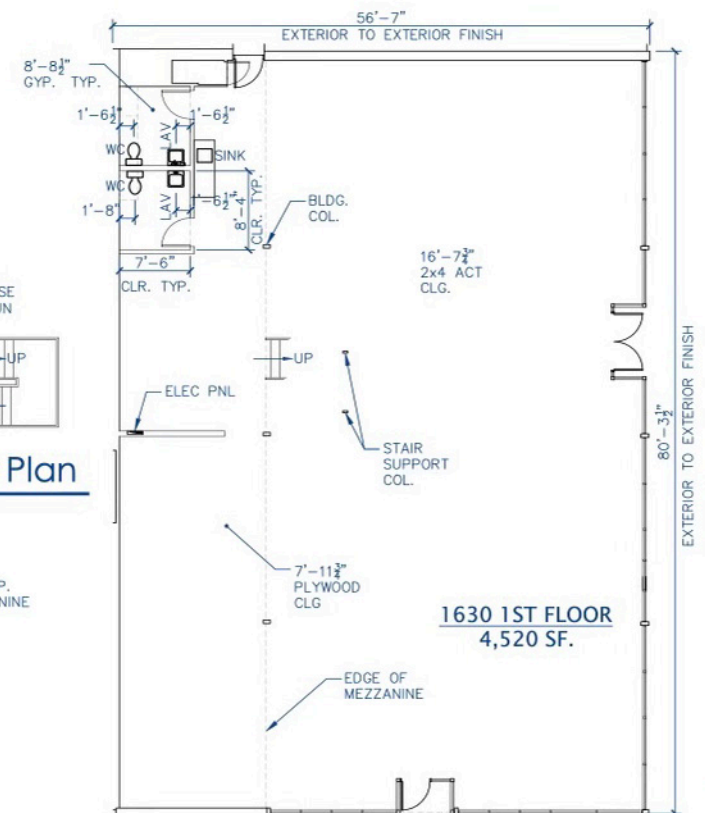
Listing Type	Direct	Lease Type	NNN
RSF	5,830 SF	Lease term	Negotiable
Parking	Yes	Total CAM	+/- \$0.50 /SF/MO
Rate (Per SF)	\$1.75 /SF/MO		



Mezzanine Plan



Floor Plan



LEASABLE SQUARE FEET 5,830/SF

LEASE RATE \$1.75/SF



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**Community Based.
Business Minded.**



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