

1600 K STREET



For Lease Office Space Available in Premier K Street Location

Eric Ortiz

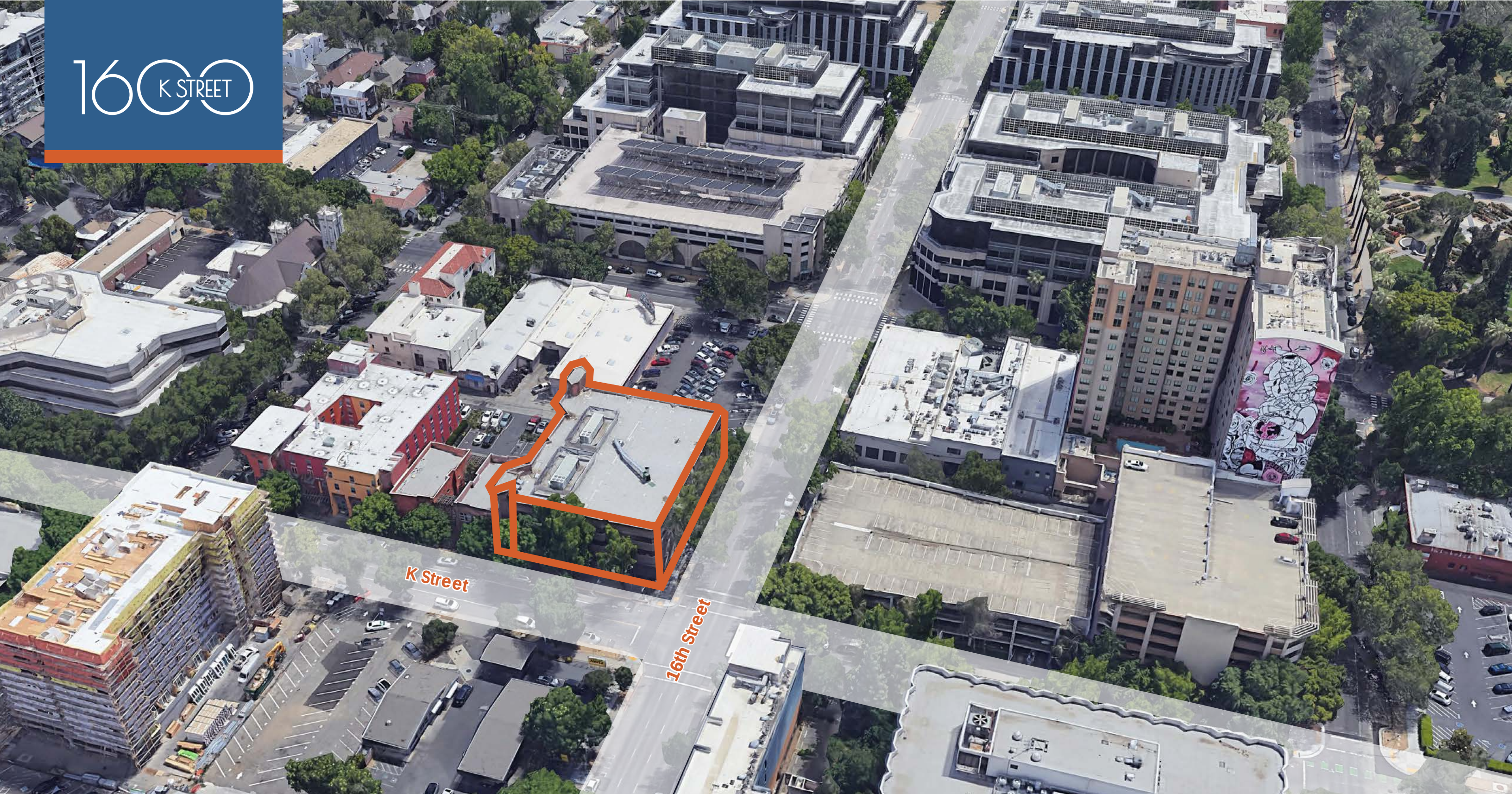
Executive Vice President
+1 916 563 3095
eric.ortiz@colliers.com
CA Lic. 01821549

Mallory Moore ^{CCIM}

Senior Associate
+1 916 830 2578
mallory.moore@colliers.com
CA Lic. 02030584

Colliers

1600 K STREET



FOR LEASE | 2,257 - 29,589 SF
1600 K STREET, SACRAMENTO, CA

Colliers

1600 K STREET

Located in the heart of Midtown Sacramento on the corner of 16th and K Street

Neighboring Downtown Sacramento and
key employment centers

Premiere opportunity at the epicenter for
sporting events, restaurants, retail and office
space, and entertainment

- » On-site restaurant
- » Building parking located directly across the street in covered garage
- » Easily bikeable, this property is a rare opportunity for lots of foot traffic and events
- » 1600 K Street is a premier spot for an active lifestyle and entertainment hub
- » Midtown Sacramento is next to the largest and most prominent office submarket, Downtown Sacramento, with more than 10.1 million SF of privately owned inventory
- » Sacramento has more than 4,000 hotel rooms in the downtown area and a total of 16,000 in the region



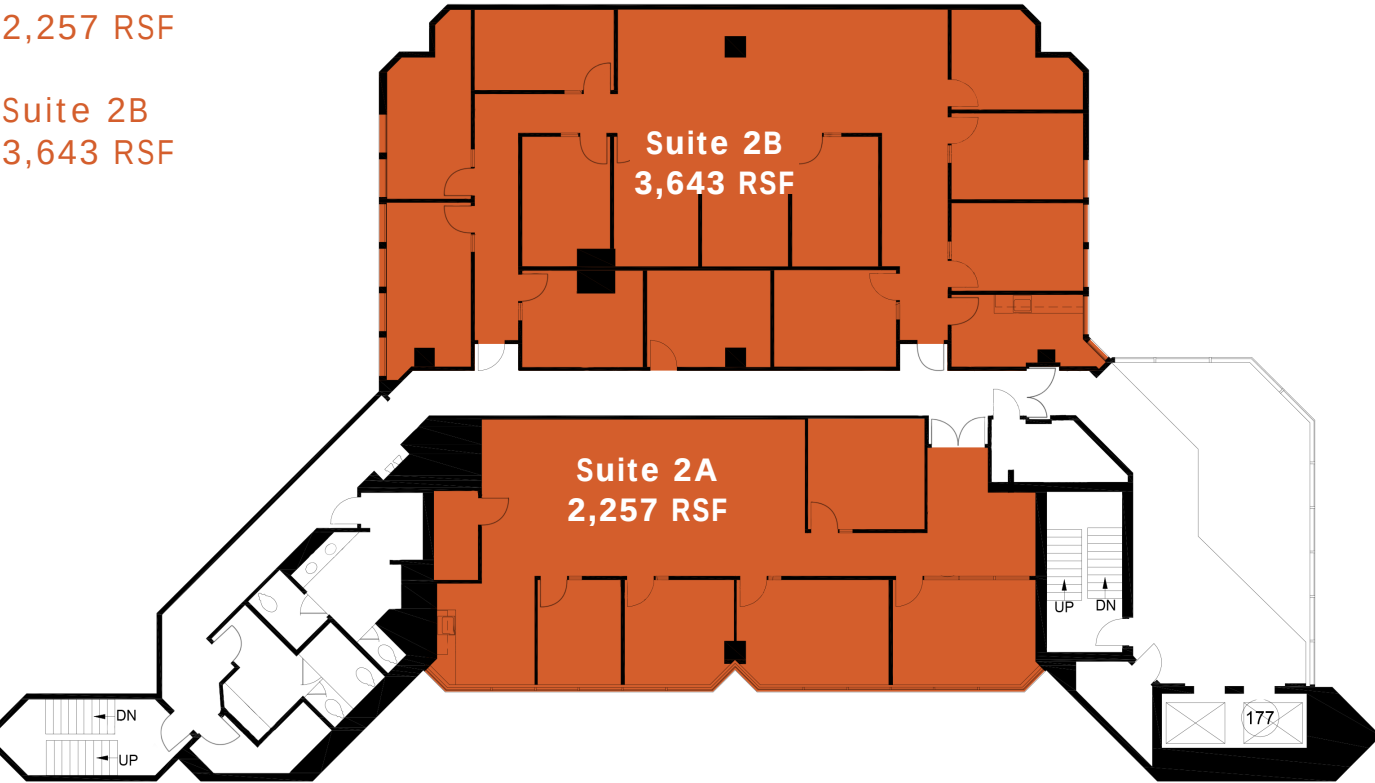


Floor Plans

Second Floor

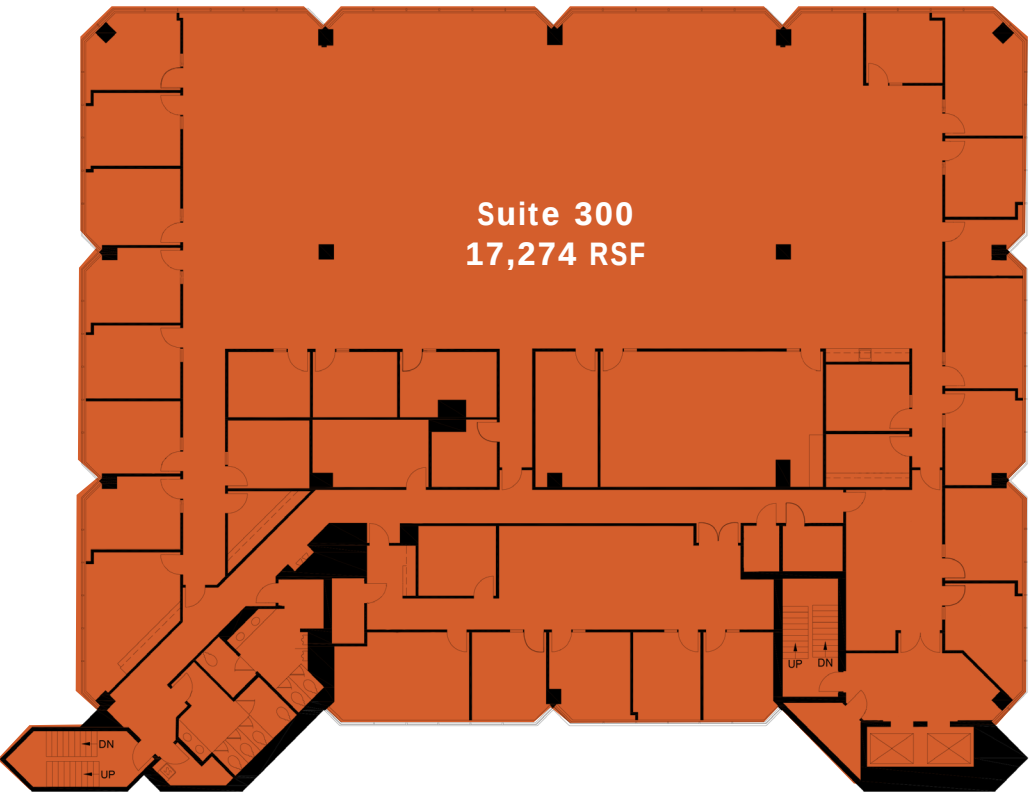
Suite 2A
2,257 RSF

Suite 2B
3,643 RSF



Third Floor

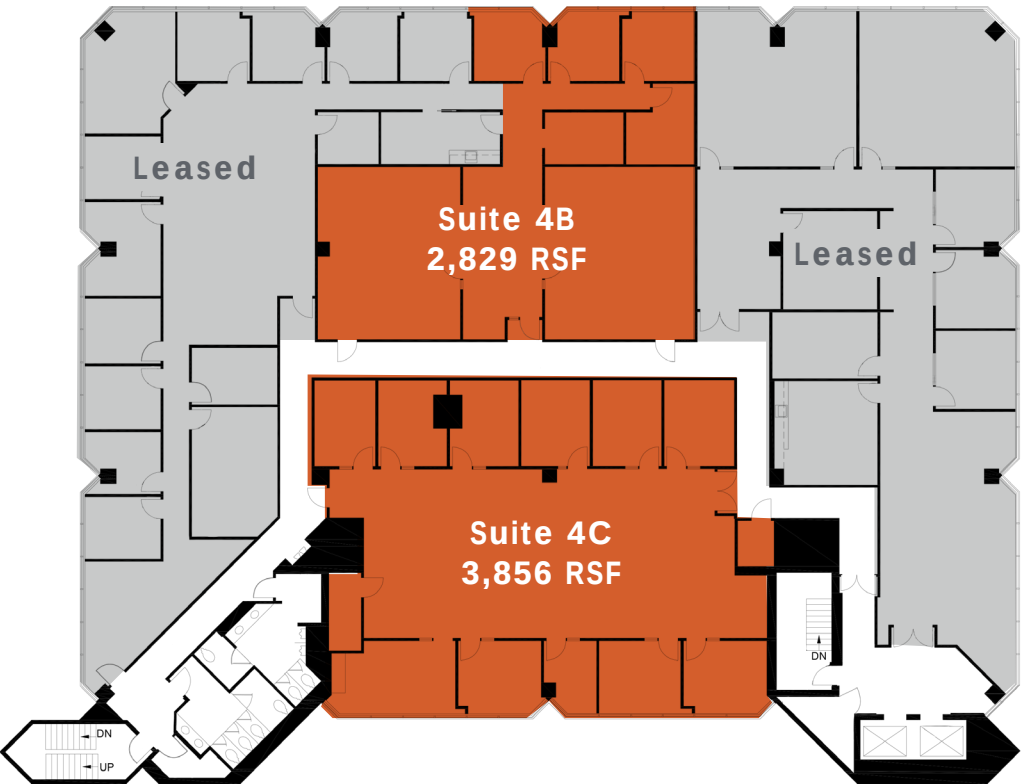
Suite 300
17,274 RSF



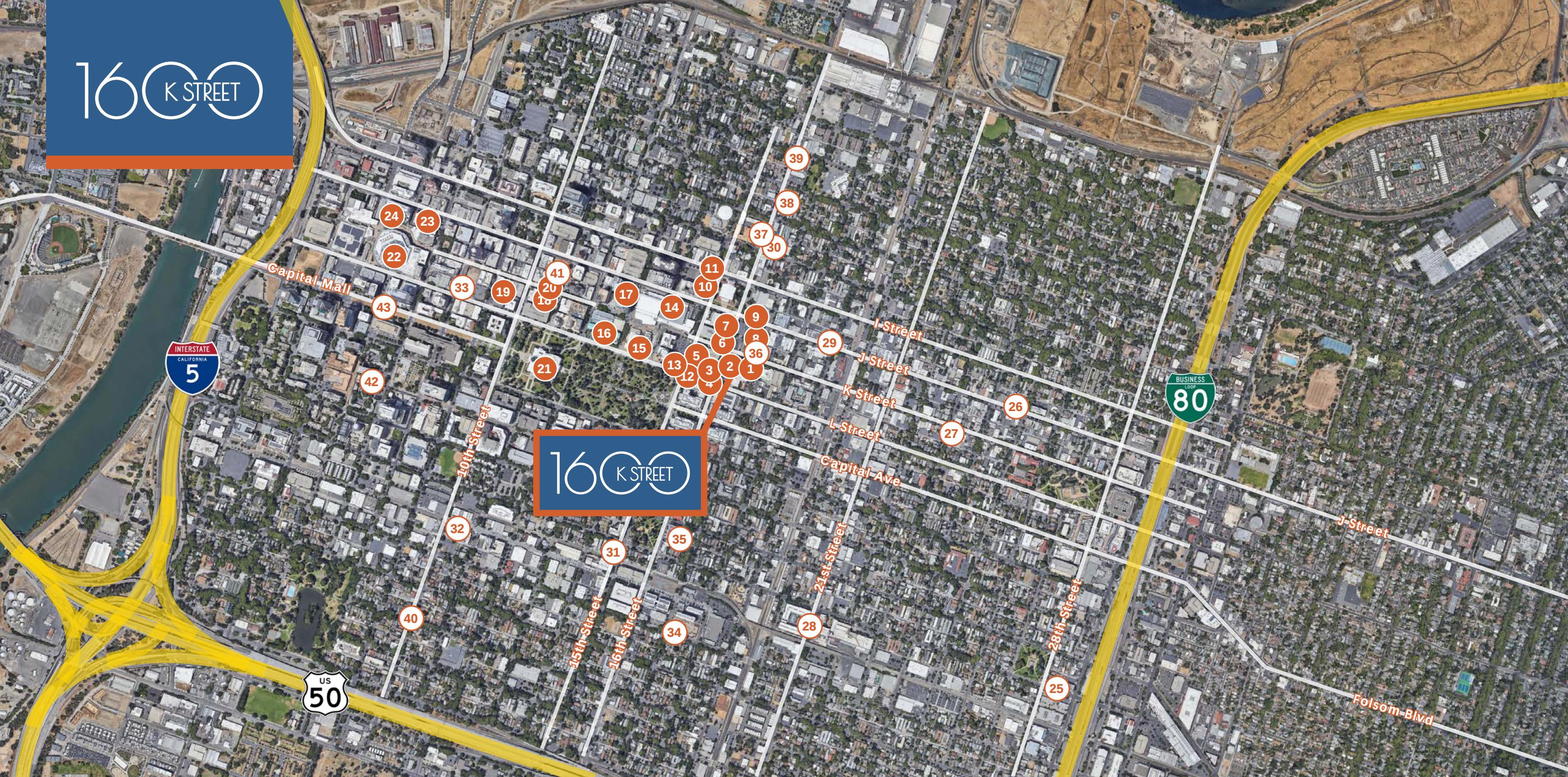
Fourth Floor

Suite 4B
2,829 RSF

Suite 4C
3,856 RSF



1600 K STREET



Amenities

- | | | |
|-----------------------------|--|-------------------------------|
| 1. Squeeze Burger | 9. Lucca | 17. Sheraton Grand Sacramento |
| 2. Bento Box | 10. Republic Bar & Grill | 18. Dive Bar |
| 3. Station 16 | 11. Capitol Hop Shop | 19. Coin-Op Game Room |
| 4. The Public House | 12. Residence Inn by Marriott | 20. Nash & Proper |
| 5. Capitol Garage | 13. Cafeteria 15L | 21. California State Capitol |
| 6. Pieology Pizzeria | 14. Sacramento Convention Center | 22. Golden 1 Center |
| 7. Mikuni's | 15. SAFE Credit Union Performing Arts Center | 23. Downtown Commons (DOCO) |
| 8. Goldfield's Trading Post | 16. Hyatt Regency Sacramento | 24. Kimpton Sawyer |

Multifamily Developments

2019-2021 YTD Deliveries

- | | |
|---------------------|----------------|
| 25. Winn Park Lofts | 30. H16 |
| 26. The Didion | 31. 1430 Q St |
| 27. 23rd & K | 32. The Carlaw |
| 28. The Press | 33. Bel Vue |
| 29. 19J | |

Under Construction

- | | |
|----------------------------|--------------------------------|
| 34. 1717 S Street | 40. 10U |
| 35. 16 Powerhouse Addition | 41. Cathedral Square |
| 36. 17 Central | 42. Sacramento Commons Phase I |
| 37. The Bernice | 43. The Frederic |
| 38. Lavendar Courtyard | |
| 39. Eleanor Apartments | |

Median Age	37	White Collar Employment	80.8%
Median Home Value	\$616,567	Population with a Degree or Higher	60.8%
Median Household Income	\$54,845	2021 Population	29,173
5-Year Projected Household Income	\$64,269	2021 Total Daytime Population	85,300



Metro Renters (63.7%) - [Full PDF Report](#)

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. These residents income is above the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology.



Social Security Set (14.9%) - [Full PDF Report](#)

Social Security Set is an older market located in metropolitan cities across the country. One-fourth of householders here are aged 65 or older and dependent on low, fixed incomes, primarily Social Security. In the aftermath of the Great Recession, early retirement is now a dream for many approaching the retirement age; wages and salary income in this market are still earned.



Set to Impress (12.3%) - [Full PDF Report](#)

Set to Impress is depicted by medium to large multiunit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and a large portion are single person nonfamily households. Although many residents live alone, they preserve close connections with their family.



1600 K Street is in the heart of a hip and diverse Downtown Sacramento. K Street is seen as the food hub of Sacramento scaling from trendy to upscale dining to contemporary global cuisine. And, who can forget about the craft brew scene that has exploded in Sacramento over the past ten years. There are a mix of independent galleries, clothing boutiques and vintage shops as well as several music venues. This Property is a premier spot for an active lifestyle and entertainment hub.



1600 K STREET

Eric Ortiz

Executive Vice President

+1 916 563 3095

eric.ortiz@colliers.com

CA Lic. 01821549

Mallory Moore ^{CCIM}

Senior Associate

+1 916 830 2578

mallory.moore@colliers.com

CA Lic. 02030584

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the text, there is a horizontal bar with a yellow-to-red gradient.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement