ICONIC K STREET CREATIVE RETAIL/ OFFICE SPACE FOR LEASE
Section One: The Property

THE PROPERTY

62,991 S.F. BUILDING 4 FLOORS 100+ NEARBY AMENITIES

ICONIC K STREET CREATIVE LEASE OPPORTUNITY

830 K Street represents one of the rarest and most exciting urban leasing opportunities in Sacramento. Renowned historically as the Montgomery Ward Building, the four-story, ± 62,991 SF building is located squarely in the middle of everything. Comprised of the original chain driven windows, brick and historical façade, the building encompasses everything urban tenants hunger for: authentic, historic, raw, open, re-purposed, re-imagined space in the heart of Sacramento’s Entertainment District.

Located 2 blocks from the State Capitol, 2 ½ blocks from City Hall, 3 blocks from the Golden One Center, 2 blocks from the Downtown Commons, 4 blocks from the Sacramento Convention Center, 3 blocks from the City's largest public parking garage and within easy walking distance of every major hotel, 830 K Street is located at ground zero of Sacramento's exciting revitalized urban experience.

In addition to abundant public parking, the property also features a lite rail and bus drop-off adjacent to the building. Employees from all over the region don’t have to drive a car to the Property and walk mere steps to the front entrance if they use public transportation.

830 K STREET IS A BEAUTIFUL FOUR STORY BUILDING ON ONE OF SACRAMENTO’S MOST UP-AND-COMING CORNERS
830 K STREET, BUILT IN 1913, IS A RARE OPPORTUNITY TO LEASE AN ICONIC BUILDING IN DOWNTOWN SACRAMENTO’S HOTTEST DEVELOPMENT CORRIDOR.

PROPERTY FEATURES

- Approximately 62,991 SF total
- ± 12,766 SF typical floor size
- Up to ± 11,964 SF of ground floor retail
- Contiguous space up to ± 62,991 SF
- Historical design aesthetic
- Elevator served
- Concrete and steel construction
Section One: The Property

Remarkable features and best in class design that attracts superior talent and cultivates a distinct company culture.
The word “renaissance” is often used inappropriately to describe economic development in cities. However, that is not the case in Sacramento’s urban districts. And nowhere is the word “renaissance” more applicable than Downtown Sacramento near 830 K Street.

Since the formal approval to construct Golden One Center, the floodgates have figuratively opened to the urban migration of retailers, businesses and residents. One of the key beneficiaries is K Street.

Situated squarely between the immediate surrounding K Street redevelopment, DOCO, the Railyards, and Golden One Center, the area is poised for a rapid urban revitalization. K Street is rapidly becoming the social epicenter of the city. However, over the next five to ten years, the area will continue to rapidly grow with the addition of the following nearby development projects:

- The 700 Block
- Downtown Commons "DOCO"
- The Railyards

CALIFORNIA’S FASTEST-GROWING METROPOLITAN AREA
The property is situated on the thriving K Street corridor, just two blocks from Downtown Commons and Golden 1 Center, and has the best amenities immediately accessible in the entire urban core.

In addition, the property is located in the K Street Redevelopment Zone which was implemented to create a mixed-use live-work entertainment zone along K Street, patterned (somewhat loosely) in similar fashion to the Pearl District in Portland, the City of Sacramento saw the vacant, blighted buildings along K Street as an opportunity to create a dynamic entertainment grid that would encourage residents to live in the area, retailers and restaurateurs to invest into their businesses, and form a vibrant, energized urban core that allowed for an 18-hour daily economic cycle.

One block from 830 K Street is The Hardin. Situated on the half-block bounded by 7th, 8th, and K Streets, The Hardin is a large, mixed-use redevelopment project comprised of historic 19th century structures and is poised to become the new nexus of K Street. The property features 127 newly constructed mixed-income apartments and 72,000 square feet of retail space.

The original buildings have been renovated to accommodate new retail venues and restaurants. In the other half of the project, developers have demolished the rear portion and constructed a new five-story apartment tower over a two-level concrete parking garage podium, giving residents in the Hardin the most sweeping view of the downtown core.

K STREET

Section Two: The Recent Urban Renaissance
It’s a night on the town with best friends or a seat in the plaza with coffee and pastry & seeing your favorite band for the fifth time. Sitting outside in the warm air with a craft cocktail. Surrounding yourself in amazing art and architecture. Staying at one of the most eclectic hotels in California. Shopping at one-of-a-kind boutiques alongside the most recognized global brands. DOCO is where the locals hang out and visitors from around the globe experience this region at its finest.

Centered around the Golden 1 Center, the initial phase of DOCO includes a 16-story mixed-use tower that houses a Kimpton Hotel, called The Sawyer, with 250 hotel rooms and 45 high-end residences.

When complete, this retail and entertainment destination will house 630,000 sq. ft. of retail space and 250,000 sq. ft. of office space. DOCO is the common ground that will unite urban Sacramentos and offer a gathering place for the community.
“The Railyards” development project is located just north of 10th Street that will double the footprint of Downtown Sacramento. Originally built to serve as the western terminal for the Transcontinental Railroad, the 244-acre site is now considered the single largest and transformative development site in Northern California. The development will be a dynamic, dense, and modern urban environment featuring a state-of-the-art mass transit hub with access to the entire city.

Within the next decade, the Railyards will feature up to 10,000 residential units, over 500,000 square feet of retail space, nearly 4,000,000 square feet of office space, a 1,300,000 square foot medical campus, 1,100 hotel rooms, and 33 acres of open park-like space. Furthermore, if the FC Republic soccer team were to secure a Major League Soccer expansion franchise, a 25,000-seat soccer stadium would be built in the Railyards. In a very true sense, The Railyards are poised to be the new downtown.
Sacramento is the Capital of California, the sixth largest economy in the world. While perhaps not considered as sexy as many of the tourism based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California’s governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is increasingly recognized as an outdoor enthusiast’s dream city with its remarkably central location and bicycle / running trails near the river.

In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United States versus all cities. A big part of this recognition stems from the city’s proximity to the American River. Hiking trails and white water rafting abound along the American River as well as one of Sacramento’s crown jewels - the 32 mile American River Bike Trail - which runs entirely along the river from Boles Point State Park to Discovery Park where it conjoins with the Sacramento River and Old Sacramento on the riverfront.
Sacramento is the country’s farm to fork capital, has world class coffee, and sports a huge river parkway perfect for running, riding, and hiking. The city is a short drive from Lake Tahoe, the Napa Valley, and San Francisco.
DOZENS OF FOOD, DRINK, FITNESS, ENTERTAINMENT, AND TRANSPORT OPTIONS SURROUND THE PROPERTY AND ARE ONLY A SHORT WALK AWAY.
**NEARBY AMENITIES**

Situated in Downtown Sacramento on the thriving K Street corridor, just one block from Downtown Commons, 830 K Street has the best amenities immediately accessible in the entire urban core.

### POPULAR AMENITIES WITHIN TWO BLOCKS OF 830 K STREET

- **24 Hour Fitness**
- **All City Riders**
- **All Good**
- **Andy's Candy**
- **Azotea**
- **Bailarin Cellars**
- **Burger Lounge**
- **Camden Spit & Larder**
- **Cinemark Century XD**
- **Climb Society**
- **Echo & Rig**
- **Echo & Rig Steakhouse**
- **Ella**
- **Estelle Bakery & Patisserie**
- **Flatstick**
- **Food Bank**
- **Getta Clue**
- **Getta Clue Store**
- **Golden 1 Center**
- **House**
- **Hyatt Centric Hotel**
- **Il Fornaio**
- **Insight Coffee Roasters**
- **Kaiser Permanente**
- **Kimpton Hotel**
- **Kodaiko**
- **KoJa Kitchen**
- **Macy's**
- **Mavericks**
- **MidiCi Pizza**
- **Old Soul**
- **Panda Express**
- **Pick 6 Sports Lounge**
- **Pre-Flight**
- **Pressed Avery**
- **Pressed Spade**
- **R. Douglas**
- **Ruhstaller**
- **Sauced BBQ & Spirits Burger Lounge**
- **SoloBrew Coffee Roasters**
- **Solomon's Delicatessen**
- **Starbucks Reserve**
- **T Mobile**
- **Temple Coffee**
- **The Russ Room**
- **Tiger**
- **Urban Outfitters**
- **Yard House**

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22 SOUTHSIDE PARK

OLD SAC

CROCKER MUSEUM

DOWNTOWN

STATE CAPITOL

STATE TOWER DEV.

CONVENTION CENTER

CREAMERY DEV.

700 BLOCK DEV.

DOCO DEV.

RAILYARDS DEV.

SECTION THREE: THE LOCATION

SOUTHSIDE PARK

OLD SAC

CROCKER MUSEUM

DOWNTOWN

STATE CAPITOL

STATE TOWER DEV.

CONVENTION CENTER

CREAMERY DEV.

700 BLOCK DEV.

DOCO DEV.

RAILYARDS DEV.

SECTION THREE: THE LOCATION

830 K STREET
COMING HERE MEANS JOINING AN EMERGING COMMUNITY OF FORWARD-THINKING PROFESSIONALS

WORKING HERE

SEVERAL
COOL MURALS NEARBY

PLENTY
OF GREAT LUNCH SPOTS IN THE AREA

COUNTLESS
NEW FRIENDS TO BE MADE

A PLACE YOUR EMPLOYEES WILL ENJOY WORKING

830 K STREET is the perfect blend of contemporary and historic. The office and retail space features exposed ceilings and HVAC ductwork, massive windows along three sides of the building, and on-site parking. The interior boasts regal turn-of-the-century architecture. This is a building where employees enjoy coming to work and staying after, where you can attract new employees and retain the employees you have.
Walk out the front door of 830 K Street into the heart of Downtown Sacramento. Grab lunch at DOCO, Happy Hour at Punch Bowl Social or Yard House, or a game at Golden 1 Center. Or, a date night at Echo & Rig, Happy Hour at Grange, and an evening at the new XD theaters at Doco. Afterwards, you can walk home to your new apartment at The Hardin or a loft at the 800 J Lofts. The choice is yours.
OPEN SPACE PROVIDES TENANTS WITH A BLANK CANVAS

FLOOR PLANS

1-5
AVAILABLE FLOORS
3,000 - 62,991
S.F. AVAILABLE
UNLIMITED
POSSIBILITIES

BASEMENT = ±12,720 SF
FIRST FLOOR = ±11,964 SF
SECOND FLOOR = ±12,786 SF
Section Six: Parking & Transport

GETTING HERE

4
MAJOR FREEWAYS

4
ADJACENT LIGHT RAIL STATIONS

1,000+
PARKING STALLS

FRET OVER PARKING IN THE URBAN CORE NO MORE

830 K Street can take advantage of over 1,000 monthly parking stalls allocated between private and public parking garages within a five-block radius of the Property. Most notably, The Renaissance Tower located at 801 K Street, provides month-to-month parking directly across the street. Just next door, at 1010 8th Street, a private garage provides convenient monthly parking to nearby tenants for market rate. The Capitol Garage (10th and J Street) is located three blocks from the Property and the City Hall Garage (10th and I Street) is located just 4 blocks away. In addition to the monthly parking stated above, the new City of Sacramento Parking Management System is committed to finding and reserving additional parking stalls in a variety of garages and lots upon request.

The building is also conveniently located at the 8th and K Street Sacramento Light Rail station that services all three RT lines. From this location, one can reach outlying stations at the Sacramento Train Station, Township 9, Citrus Heights, Folsom, or Elk Grove without switching trains.
Section Six: Parking & Transport

WALK
BIKE
DRIVE
RIDE