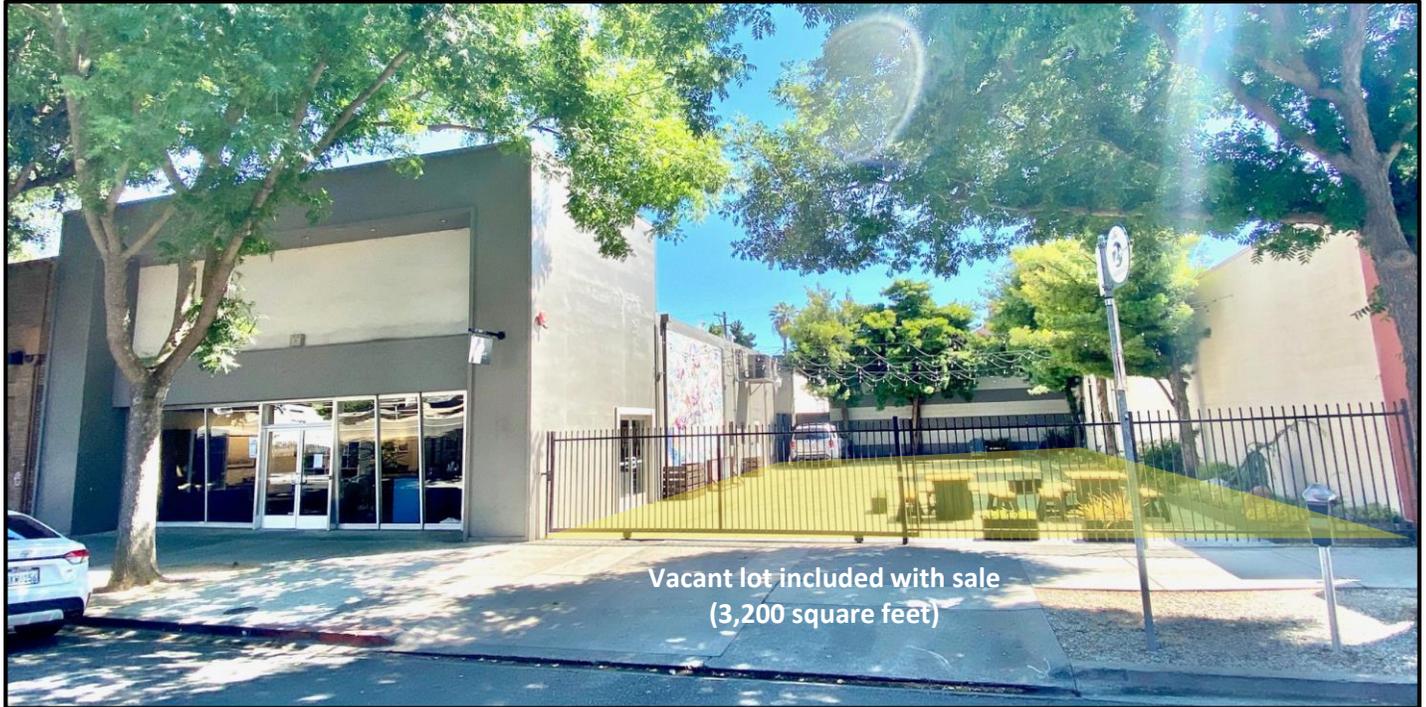


Mid-Century Modern Office For Sale

2110 K Street - Midtown Sacramento, CA



"Sacramento has a new home for independent workers. Modern style, high class amenities and central Midtown location. Outlet Coworking is a place where artists, start-ups, and professionals can all come to work... together" -Outlet Coworking



- Price: \$2,760,000 @ 7.0% cap rate / NOI: \$193,434 +3%/year
- Single Tenant ABSOLUTE NNN lease (1/1/2015 - 12/31/2024)
+ \$400,000 (3,200 sf vacant lot) = **\$3,160,000 (combined price)**

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | (916) 837-3456 | www.JacksCommercial.com | BRE Lic #01217349

Mid-Century Modern Office For Sale

2110 K Street - Midtown Sacramento, CA

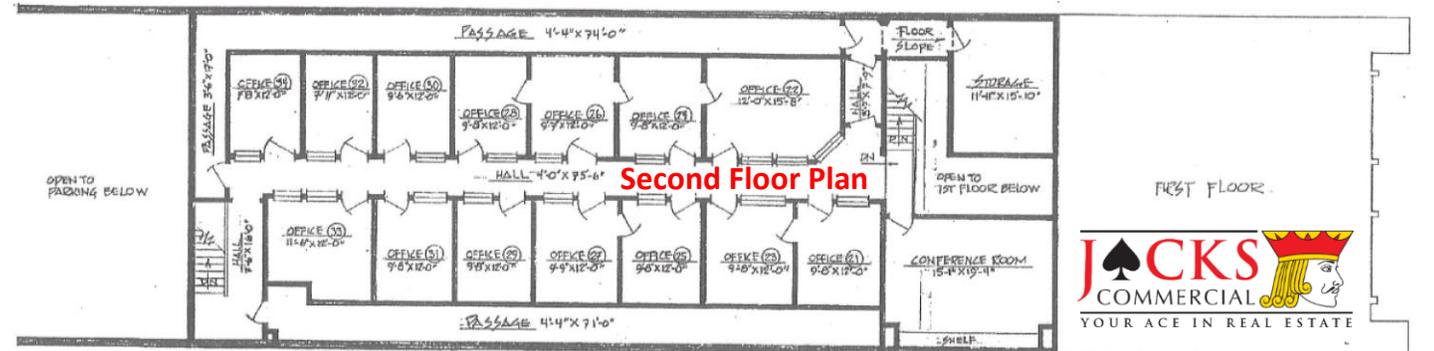


Property Characteristics

Renovated (2010) / new roof (2011)
 Approximately 9,640 sq.ft. (two stories)
 Plus covered back patio; five onsite parking spaces (gated)
 Zoning: C-2 NC (General Commercial)
 APN: 007-0092-006 (6,400 sq.ft. lot / two story office)
 APN: 007-0092-005 (3,200 sq.ft. parking lot w/ security gate)

Project History

2110 K Street was previously known as the Gallery 2110 (Sacramento Art Complex) from 2008 to 2014. The facility catered to Second Saturday art walks and was home to well over 20 studio artists with access to first floor and loft galleries made available to the public. Outlet Coworking continues to showcase local art on its main floor.



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | (916) 837-3456 | www.JacksCommercial.com | BRE Lic #01217349

Mid-Century Modern Office For Sale

2110 K Street - Midtown Sacramento, CA



Other Midtown Sacramento Coworking Spaces



"From the Sutter District to the Handle, Midtown provides an eclectic mix of boutiques, bars, galleries and restaurants. It's unique charm and spirit always leaves you in a place of discovery." (www.ExploreMidtown.com)

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | (916) 837-3456 | www.JacksCommercial.com | BRE Lic #01217349