

## **DESCRIPTION:**

2325 J Street is a 3,200 SF creative urban retail/office building that offers exposed wood trusses, approximately 12-14 high ceiling, and is located across the street from Beach Hut Deli, Cornerstone Restaurant, Chicago Fire and Rick's Dessert Diner. 2325 J Street is located in Midtown Sacramento's urban market along the J Street corridor between 23rd and 24th streets.

#### DAVID HERRERA

Senior Vice President License No. 01484908 (916) 563.3032 david.herrera@colliers.com

### **BRANDON PEFFERLE**

Associate License No. 01958393 (916) 563.3039 brandon.pefferle@colliers.com



# 2325 J Street FOR LEASE ±3,200 SF



# **HIGHLIGHTS:**

- > ±3,200 SF
- > High Traffic Location
- > Heart of Midtown
- > Exposed wood trusses
- > Brick interior walls
- > 10' Roll-up Door
- > Concrete Floors

- > Open floor plan
- > 12'-14' High ceilings
- Walking distance to several amenities 96% walk score out of 100%
- > Bathroom is equipped with shower
- > Area for a large kiln
- > Excellent interior lighting





2325
J Street
FOR LEASE
±3,200 SF



# **DOWNTOWN SACRAMENTO BY THE NUMBERS**

Visitors to Old Sacramento



±3.3 M

Convention Attendees



±600,000

Visitors to the Sacramento Region Annually



±15.3 M

Daytime Employees



±94,515

Total Housing Units



±11,332

# of Residents



±19,650

Size of Downtown Sacramento



±66 Blocks

Bars



±55

Restaurants

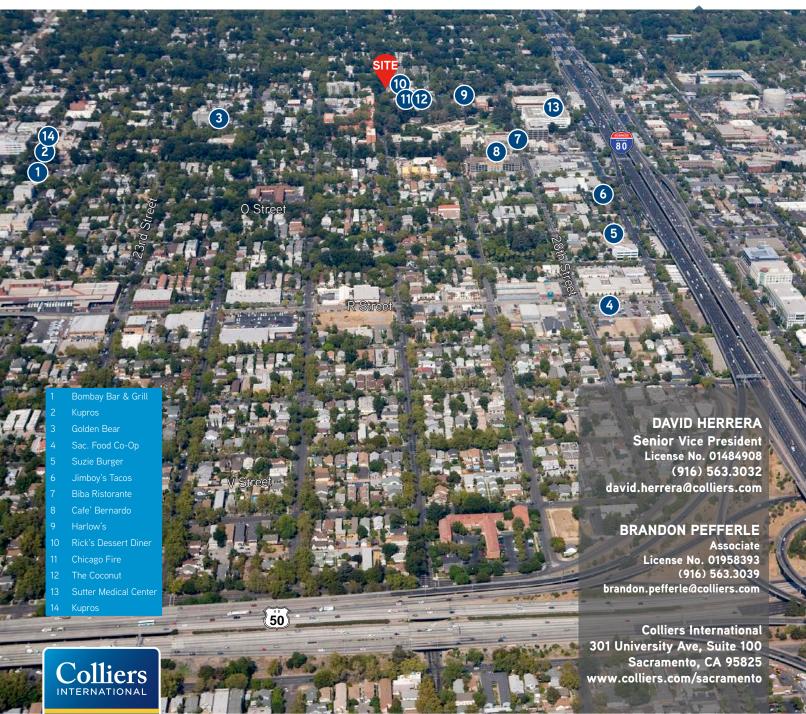


Capitot Mall So Use SACRAMENTO

Solve Solv

2325
J Street
FOR LEASE
±3,200 SF





Ints document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kindi, 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 International 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 International and/or its licensor(s).

@2016.All rights reserved.