



FULCRUM



Heller Pacific

CBRE

**1050
20TH STREET
IN MIDTOWN
SACRAMENTO**

MAARRS

SACRAMENTO, CA



THE PROPERTY FEATURES

LOCATED IN
THE EPICENTER
OF MIDTOWN'S

LIVE WORK PLAY

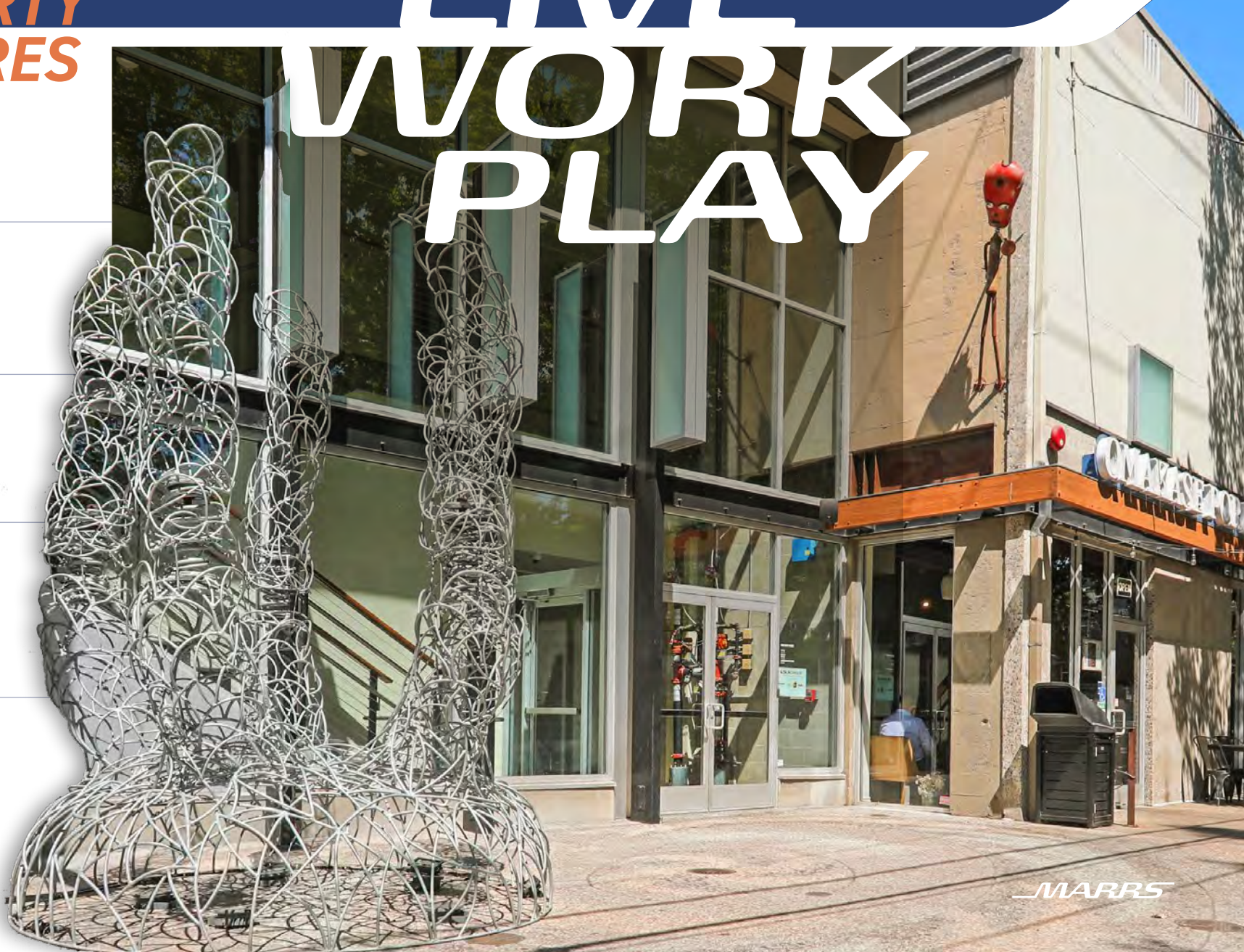
±6,763-15,366 RSF
Available for Lease

Abundance of
Natural Light

24/7 Secure
Facility

Surrounded by
Sacramento's Most
Desirable Retailers

Modern, Creative
& Move-In Ready
Offices Available
for Lease





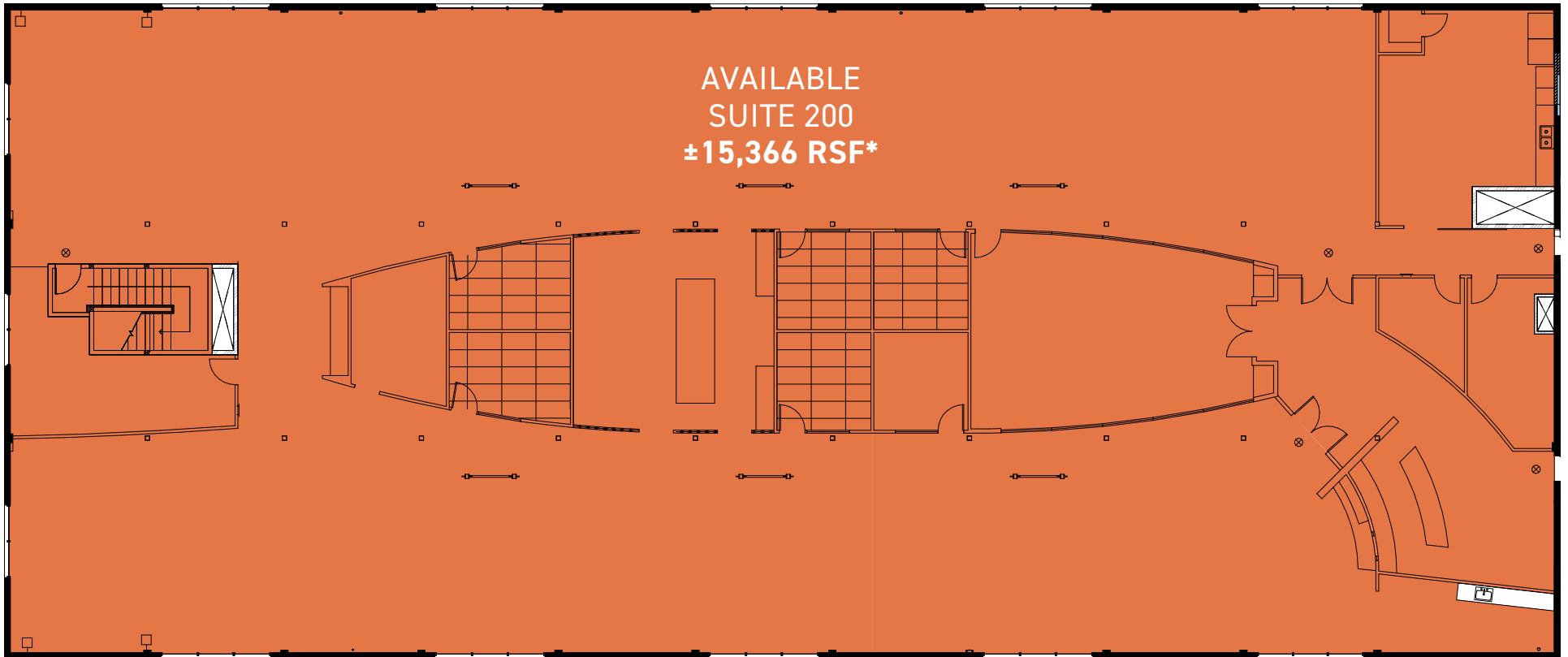
PROPERTY PHOTOS



FLOOR PLAN 2ND FLOOR

Turnkey Office Space
Available on the 2nd Floor

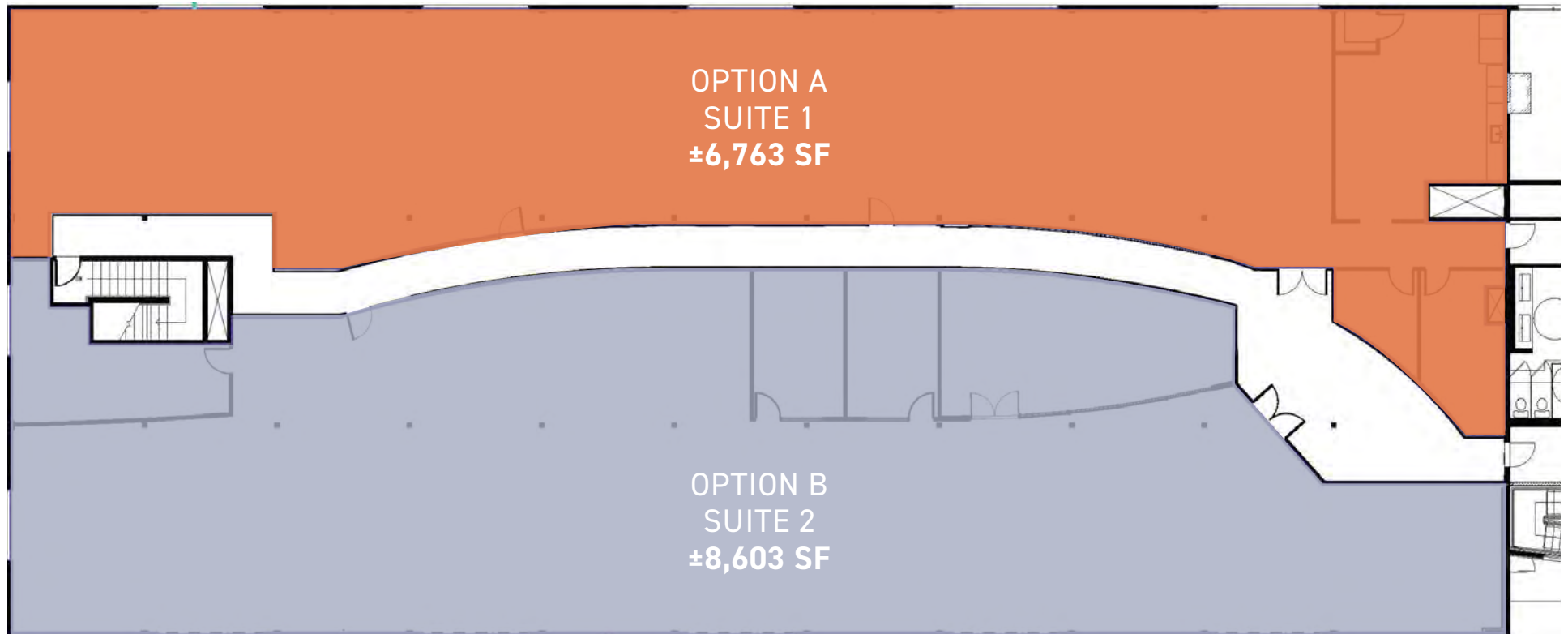
AVAILABLE
SUITE 200
±15,366 RSF*



NOTE: THE SQUARE FOOTAGE CALCULATIONS ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED.

FLOOR PLAN 2ND FLOOR

SUITE 200:
Hypothetical Demise Plan



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SUITE 200 RENOVATION

RENDERING



AREA PARKING

YOU NEED PARKING?
**WE'VE
GOT YOU
COVERED!**

MARRS has a master lease of three parking lots, directly across the street that currently have nearly 50 stalls available.

You need more parking?
We've got you covered!

There are up to an additional 200 spaces available located along the Union Pacific rail line and parking lots along 20th Street.



Magpie Cafe
Naked Lounge
Karma Brew
University of Beer
Temple Coffee
Ramen 101
Frog & Slim
Thai Canteen
Maydoon

State Capitol



The Mix
Casa Lola
Petra Greek
Station 16
Cafeteria 15L

P.F. Changs
Mikuni
Starbucks
Pieology
Hertz

Memorial Auditorium

Bento Box
Capitol Garage

Pazza Notte
Aoili Bodega
Espanola
Old Soul
Crepeville
The Rind
Saigon Alley
Bober Tea

Zocalo
58 Degrees
The Press Bistro
Fieldwork Brewing
Pushkin's Bakery

Mulvaney's
Chipotle
Jack's Urban Eats

Streets of London
Sawasdee Thai
Spaghetti Factory

Bevmo | CVS
Target

Headhunters
Badlands
Faces
The Depot
Mango's

Midtown Farmers'
Market / 2nd
Saturday / THIS
Midtown Concerts

Low Brau
Kin Thai Eatery
Comedy Spot
Azul | Nekter
Omakase Por Favor
Peet's Coffee

Starbucks
Noah's Bagels
Domino's
Tank House BBQ

Tropics Ale House
Subway
Pachamama Coffee

MARRS

MIDTOWN AMENITIES

WHAT'S NEARBY?



**THE HOTTEST
DESTINATION IN
MIDTOWN!**

MARRS RETAILERS

- Azul
- Kin Thai Restaurant
- LowBrau
- Omakase Por Favor
- Peet's Coffee
- Nektar Juice Bar
- Comedy Spot
- Sleek Wax Bar
- Teneral Cellars

ICE BLOCKS RETAILERS

BLOCK 1 — ICE SHOPS

- West Elm (anchor)
- Anthropologie
- Lovesac
- Tecovas (Coming Soon)
- Mendocino Farms
- Title Boxing Club

BLOCK 2 — ICE HOUSE

- Shake Shack
- Salt & Straw
- See's Candies
- Pressed
- Creamy's

- Warby Parker
- Bonobos
- Bambina's
- Bluemercury
- Pure Barre

BLOCK 3 — ICE SHED

- Philz Coffee
- Good Neighbor



WHAT'S NEARBY?



Golden 1 Center and the surrounding Downtown Commons (DOCO) form the premier sports, dining, and entertainment district in the heart of Sacramento, California.

DOCO RETAILERS

- Urban Outfitters
- Sacramento Kings Team Store
- LIDS | Kings Locker Room
- IT'SUGAR
- Lucky Gold
- Phenom
- Capital Agenda
- CardVault by Tom Brady *(Now Open)*

Restaurants & Dining

- Echo & Rig
- Yard House
- Sauced BBQ & Spirits
- Polanco Cantina
- Chipotle Mexican Grill
- Panda Express

- El Burrito Taqueria
- Poke Ichii
- Burger Lounge
- Tandoori Pizza *(Now Open)*
- Hot Dog on a Stick

Cafés, Bakeries & Sweets

- Estelle Bakery & Patisserie
- Häagen-Dazs
- Insomnia Cookies
- Jamba
- Pressed
- RareTea
- World Traveler Coffee Roasters
- Cakes by Jeff the Chef

Bars & Nightlife

- Fizz Champagne & Bubbles Bar
- Tom's Watch Bar
- Cabana Club

Entertainment

- Century DOCO and XD
- Sandbox VR *(Now Open)*
- Escapology *(Now Open)*
- Museum of Illusions

Health, Beauty & Fitness

- 24 Hour Fitness
- The Lash Lounge
- Trü Encompass Beauty
- Hotel & Hospitality
- The Kimpton Sawyer Hotel
- Revival at The Sawyer
- The Residences at the Sawyer

Venue

- Golden 1 Center



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SACRAMENTO**



WARPS

SACRAMENTO, CA

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