FULCRUM

Heller Pacific

CBRE



1050 20TH STREET IN MIDTOWN SACRAMENTO

MARRS

SACRAMENTO, CA

360° VIRTUAL TOUR

THE PROPERTY FEATURES

LOCATED IN THE EPICENTER OF MIDTOWN'S

LIVE WORK PLAY



±2,101-15,366 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



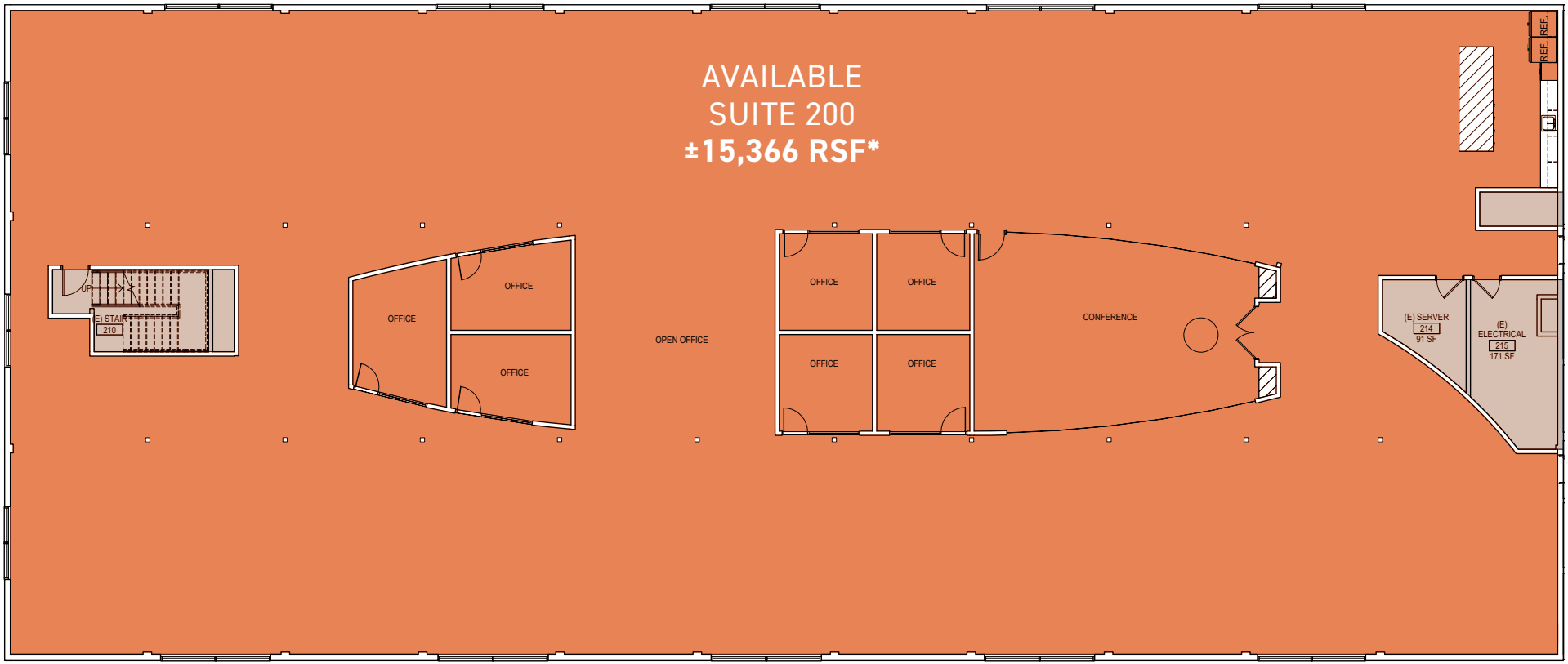


FLOOR PLAN

2ND FLOOR

Turnkey Office Space
Available on the 2nd Floor

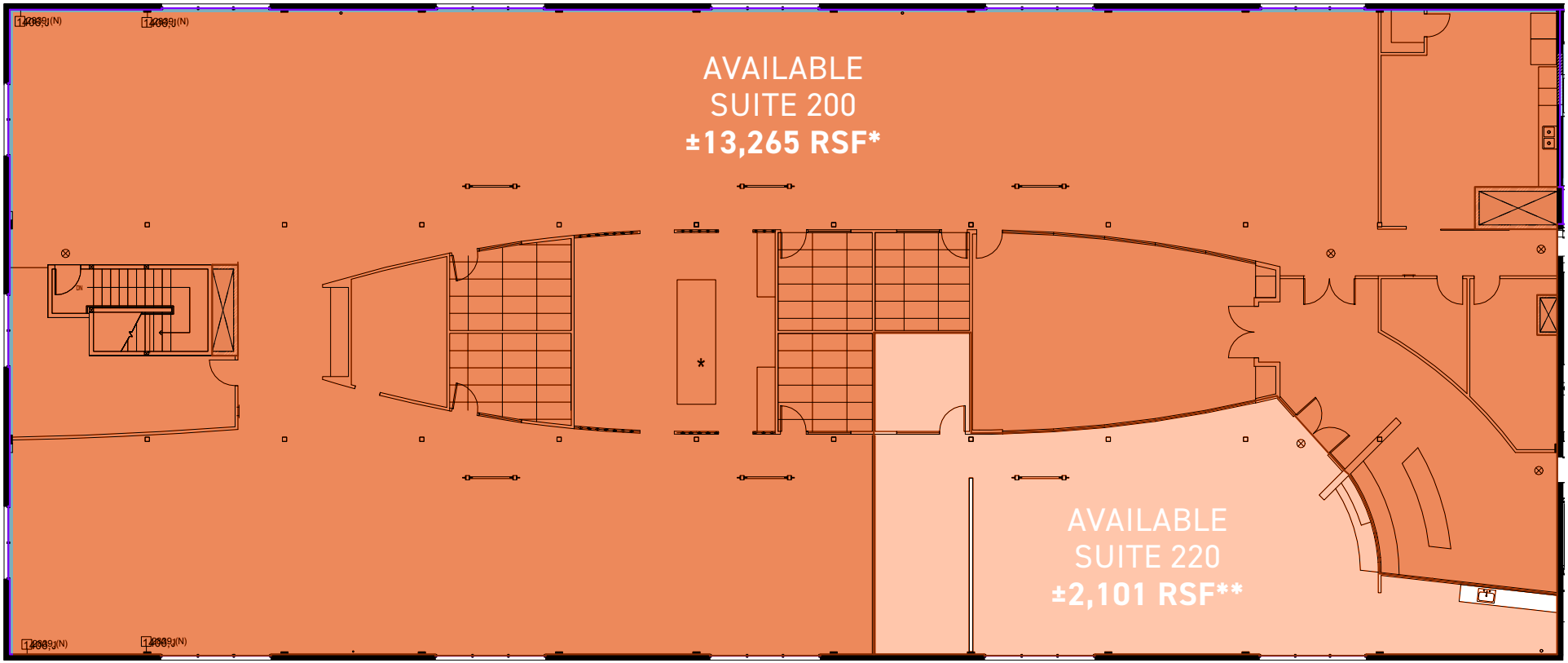
360° VIRTUAL TOUR



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

FLOOR PLAN
2ND FLOOR

SUITE 200:
Hypothetical Demise Plan



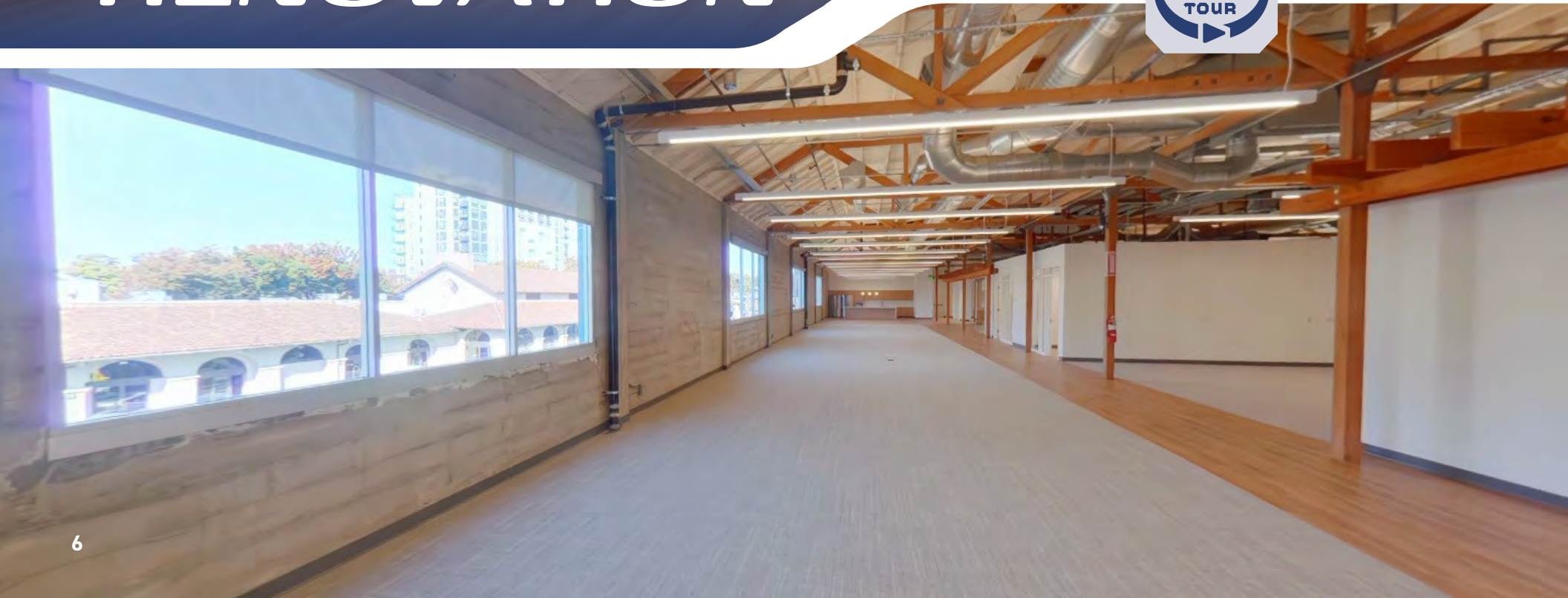
NOTE: THE SQUARE FOOTAGE CALCULATIONS ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED.*

*NOTE**: SMALLER SUITE CONTINGENT ON LEASE OF LARGER SUITE.*

SUITE 200 RENOVATION



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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.





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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FOR MORE INFORMATION, PLEASE CONTACTS:

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FULCRUM

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