

FOR SALE & LEASE



FREE/REDUCED RENT!

**FOR QUALIFIED TENANTS
MUST SIGN BY JUN 15, 2025**

1314 H Street
Sacramento, CA 95814

The Vollman Company is pleased to present 1314 H Street, featuring well-maintained office suites in the heart of Downtown. Located within walking distance of the Capitol, County Courthouse, and City Hall, 1314 H Street provides unparalleled convenience for professionals seeking proximity to key government and legal institutions.

This property is ideal for lobbyists, non-profits, and legal firms looking to leverage its prime location. The building offers secure gated access, key fob entry, and convenient on-site parking. The immediate surrounding areas offer a wide range of dining, coffee, and entertainment options.

\$2,400,000
\$198/SF

Full-Service Lease
±1,150 to ± 2,900 SF
\$1.50 - \$1.75/SF
Free Parking

Zoned: C-2 SPD
Opportunity Zone
Excellent Location

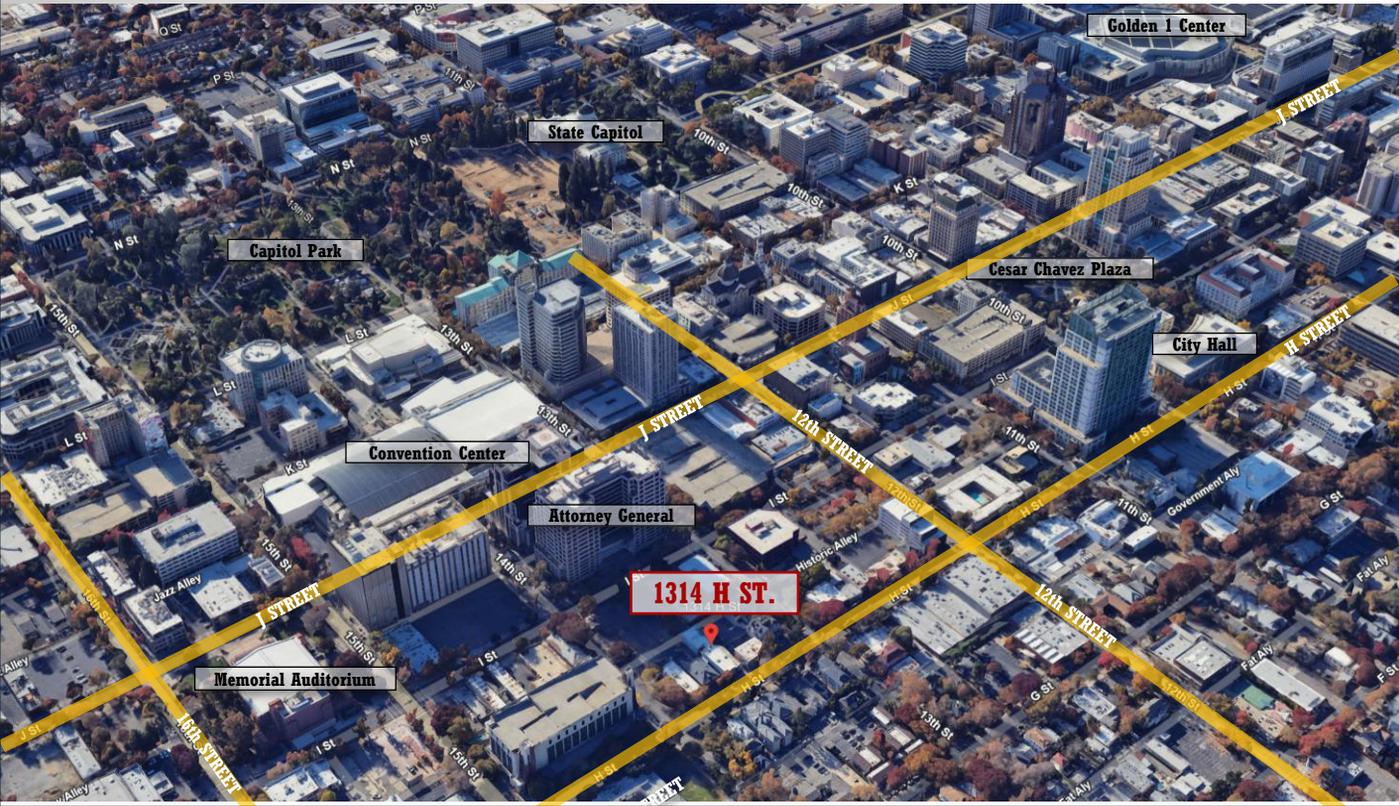
The
VOLLMAN
COMPANY

Commercial Real Estate Brokerage
11500 Sunrise Gold Circle, Suite E
Rancho Cordova, CA 95742
O: 916.929.2000 | F: 916.372.7717
Cal DRE# 02091276
www.thevollmancompany.com

IAN A. FORNER
916.996.4809
IForner@TheVollmanCompany.com
Cal DRE# 01967116

1314 H Street, Sacramento, CA 95817

PURCHASE DETAILS



\$2,400,000

PURCHASE PRICE

± 12,115 SF

TOTAL BUILDING SF

\$198/SF

PRICE/SF

± 14,375 SF

LOT SIZE
0.33 ACRES

GROUND FLOOR:



DETAILS:

- Well Maintained Property
- Free Onsite Parking
- Gated/Fenced Entrance
- Key FOB Entry
- Zoned: C-2 SPD
- Opportunity Zone

SECOND FLOOR:



- 100 ± 2,955 SF
- 101 ± 2,330 SF
- 102 ± 160 SF
- 200 ± 2,250 SF
- 201 ± 650 SF
- 202 ± 1,255 SF
- 203 ± 1,165 SF

OWNER-USER PROFORMA

RENT SCHEDULE:

SUITE	SIZE (SF)	RENT/SF	MONTHLY RENT	ANNUAL RENT	
STE 100	± 3,115 SF	\$1.75/SF	\$6,045.05	\$72,540.56	5 Year Lease (Commencement Upon Sale) - 3% Increases Annually
STE 101	± 2,330 SF	\$1.55/SF	\$4,017.79	\$48,213.53	
STE 200	± 2,250 SF	\$1.65/SF	\$4,130.16	\$49,561.88	
STE 201	± 650 SF	\$1.65/SF	\$1,200.00	\$14,400.00	1+ Year Lease (through Sep 30 th 2026) - \$100/Month Increase October, 2025
STE 202	± 1,255 SF	\$1.75/SF	\$2,443.33	\$29,319.94	
STE 203	± 1,165 SF	\$1.50/SF	\$1,944.09	\$23,329.13	
TOTALS	± 12,115 SF	\$1.63/SF	\$19,780.42	\$237,365.03	
		LESS 5% VACANCY RESERVE		\$225,496.78	
		LESS OPERATING EXPENSES		\$156,758.53	

PROFORMA VALUE SUMMARY

VALUE AT 6.5% **\$2,411,669.69**

IMPROVEMENT EXPENSES

STE 203 ± 1,165 SF **\$10.00/SF** **(\$11,650.00)**

VALUE **\$198/SF** **\$2,400,019.69**

*Highlighted Rows Are Pro-Forma Estimates



PROPERTY DETAILS

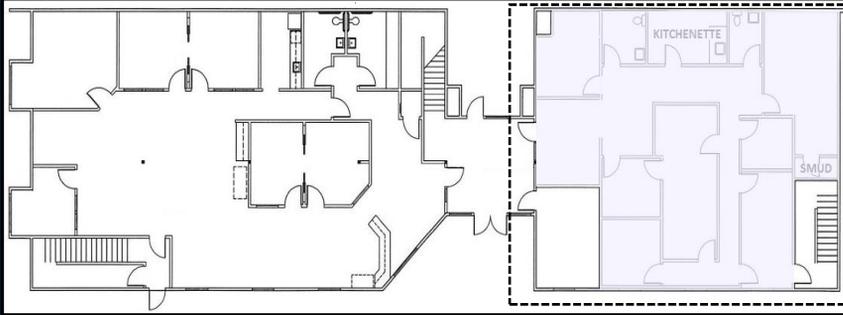
APN:	006-0053-018-0000
Building Size	± 12,115 SF
Parcel Size:	± 0.33 Acres (± 14,375 SF)
Zoning:	C2-SPD
Year Built:	1979
Parking:	Eighteen (18)
Construction:	Wood Frame
Electricity:	SMUD
Water/Sewer:	City of Sacramento
Gas:	PG&E
# of Suites:	Six (6)
Percent Vacant:	65 %

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

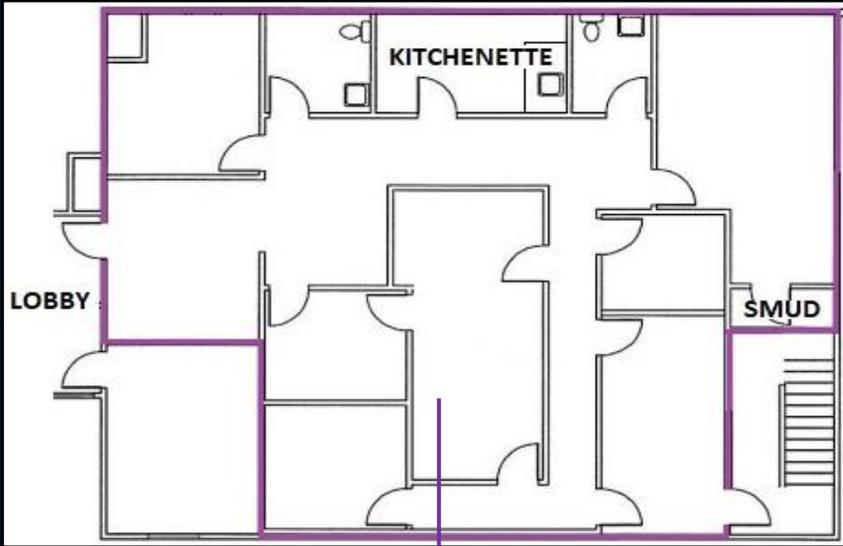


IAN A. FORNER
 916.996.4809
 IForner@TheVollmanCompany.com
 Cal DRE# 01967116

GROUND FLOOR LAYOUT:



SUITE 101 LAYOUT:



Suite 101: ± 2,330 SF
Asking: \$1.55/SF (FS)

SUITE 101 DETAILS

- Size: ±2,330 SF
- Asking: \$1.55/SF (FS)
- Private Restrooms
- Kitchenette
- 4 Private Offices
- Conference Room
- Reception Area
- Copy Room/Storage Space



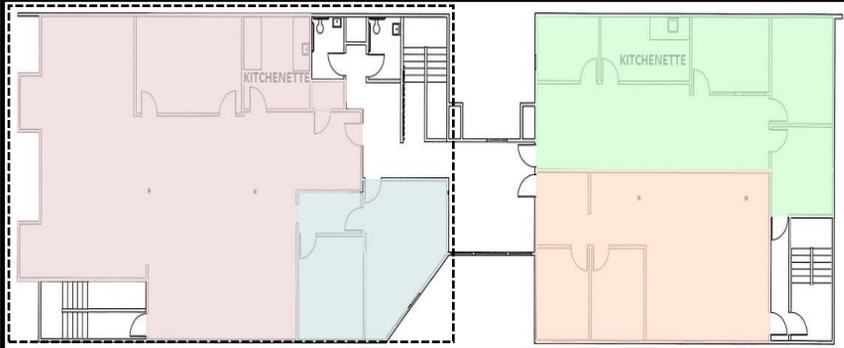
IAN A. FORNER

916.996.4809

IForner@TheVollmanCompany.com

Cal DRE# 01967116

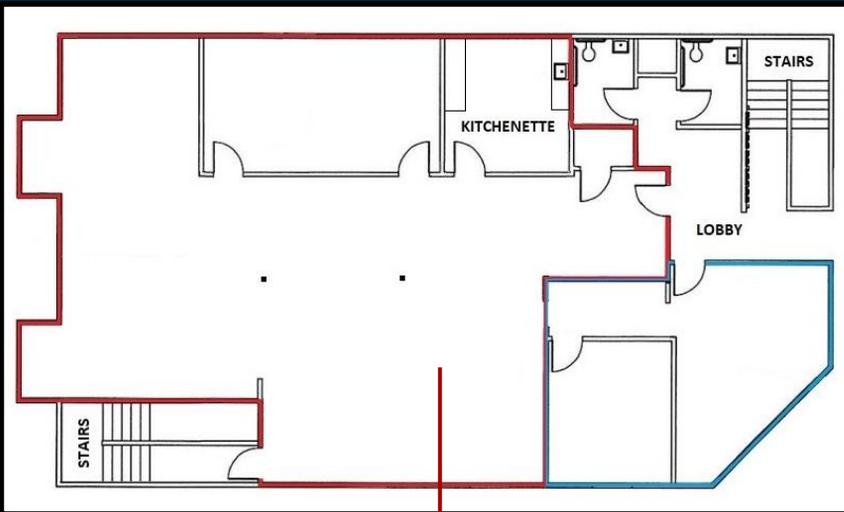
2nd FLOOR LAYOUT:



SUITE 200 DETAILS

- Size: ±2,250 SF
- Asking: \$1.65/SF (FS)
- Kitchenette
- Glass Conference Room
- Many Large Windows
- Open Office Concept

SUITE 200 LAYOUT:



Suite 200: ± 2,250 SF
Asking: \$1.65/SF (FS)



IAN A. FORNER

916.996.4809

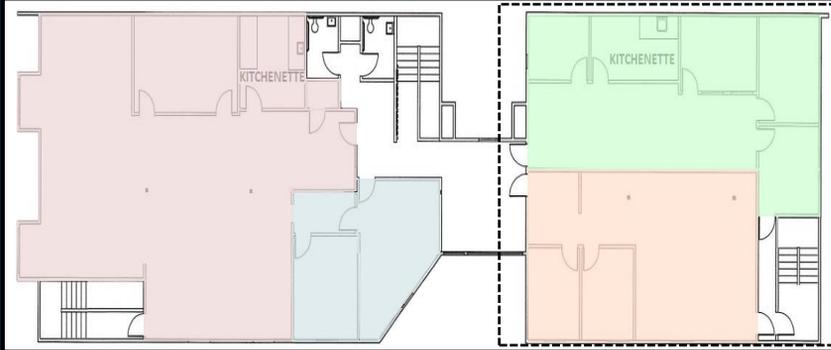
IForner@TheVollmanCompany.com

Cal DRE# 01967116

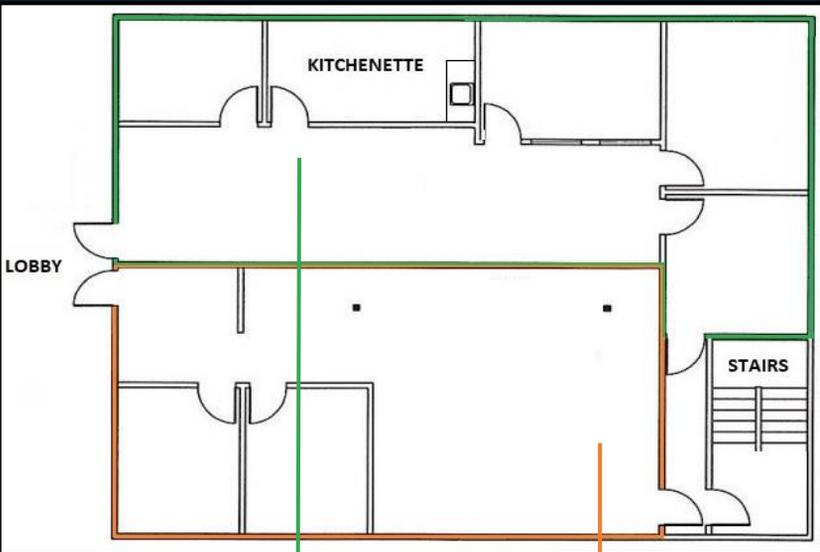


2nd FLOOR LAYOUT:

SECOND FLOOR:



SUITE 200 LAYOUT:



SUITE 202 & 203 DETAILS

• SUITE 202

- Size: ±1,255 SF
- Asking: \$1.75/SF (FS)
- Kitchenette
- 3 Private Offices
- Conference Room

• SUITE 203

- Size: ±1,165 SF
- Asking: \$1.50/SF (FS)
- 2 Private Offices
- Large Open Office Space

Suite 202: ± 1,255 SF

Asking: \$1.75/SF (FS)

Suite 203: ± 1,165 SF

Asking: \$1.50/SF (FS)



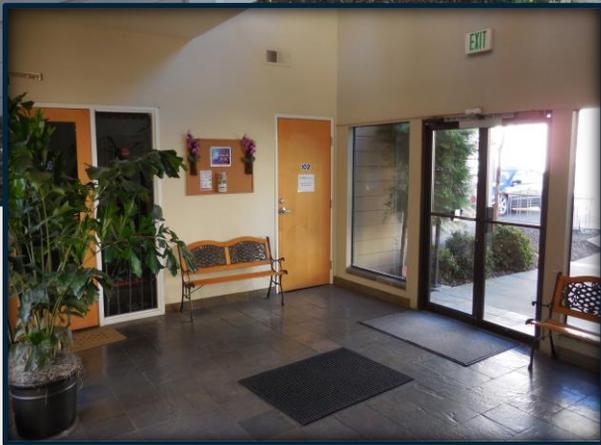
IAN A. FORNER

916.996.4809

IForner@TheVollmanCompany.com

Cal DRE# 01967116





The Sacramento Metropolitan Area has an estimated 2 million plus residents and spans seven different counties. The City of Sacramento shows fantastic economic health, with large increases in the healthcare, education and technology sectors.

Companies and individuals are being drawn to Sacramento's lower cost of living, high quality of life and desirable real estate. Jobs and opportunities fuel the residential migration from The Bay and its surrounding areas and the ideal location aids to growth in the city's expanding infrastructure. From locally owned farm-to-fork restaurants to world class entertainment in music and sports, Sacramento is the perfect blend of possibility and opportunity.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



IAN A. FORNER

916.996.4809

IForner@TheVollmanCompany.com

Cal DRE# 01967116