



SWIFT
REAL ESTATE PARTNERS

630 K STREET
DOWNTOWN SACRAMENTO

PRIME 2ND FLOOR SPACE **FOR LEASE**
UP TO 10,981 RSF AVAILABLE
AT ICONIC LOCATION



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CUSHMAN & WAKEFIELD



630 K STREET

DOWNTOWN SACRAMENTO

HIGHLIGHTS

±10,981 RSF of Premier CBD Creative Office Space

13' Ceiling Heights

Floor to Ceiling Glass

Open Floor Plan ideal for Collaborative Office Environments

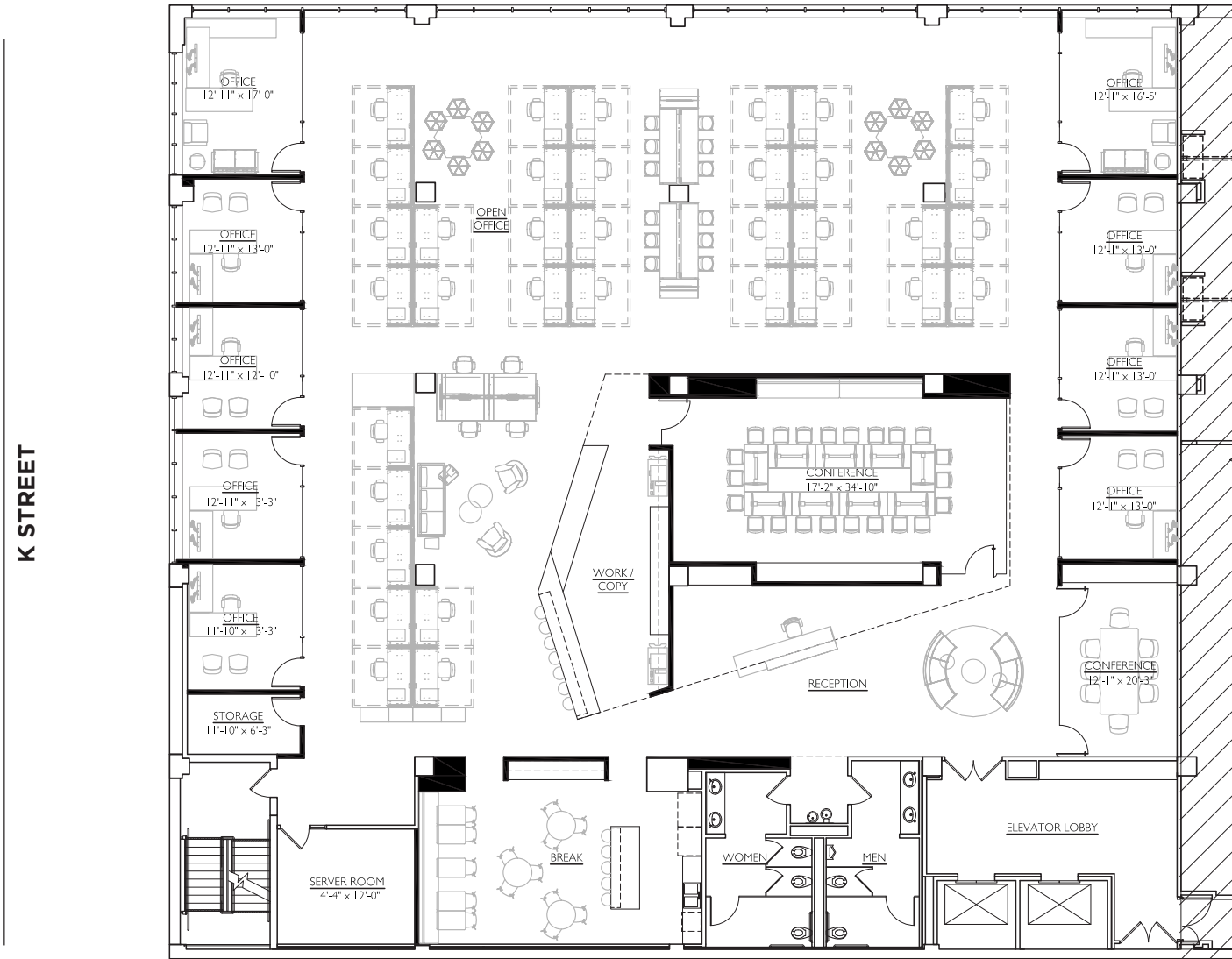
Located in the Heart of Sacramento's New Entertainment District

Distinctive Building Signage Available

Surrounded by Restaurants, Bars, Cafe's, Shopping, Fitness Facilities and Various Entertainment Amenities

Convenient Light Rail, Bus Stop, Amtrak and Freeway Access

Bike Racks



7TH STREET

K STREET

THE GOLDEN 1 CENTER

2ND FLOOR PLANS

630 K STREET
DOWNTOWN SACRAMENTO

2ND FLOOR RENDERINGS



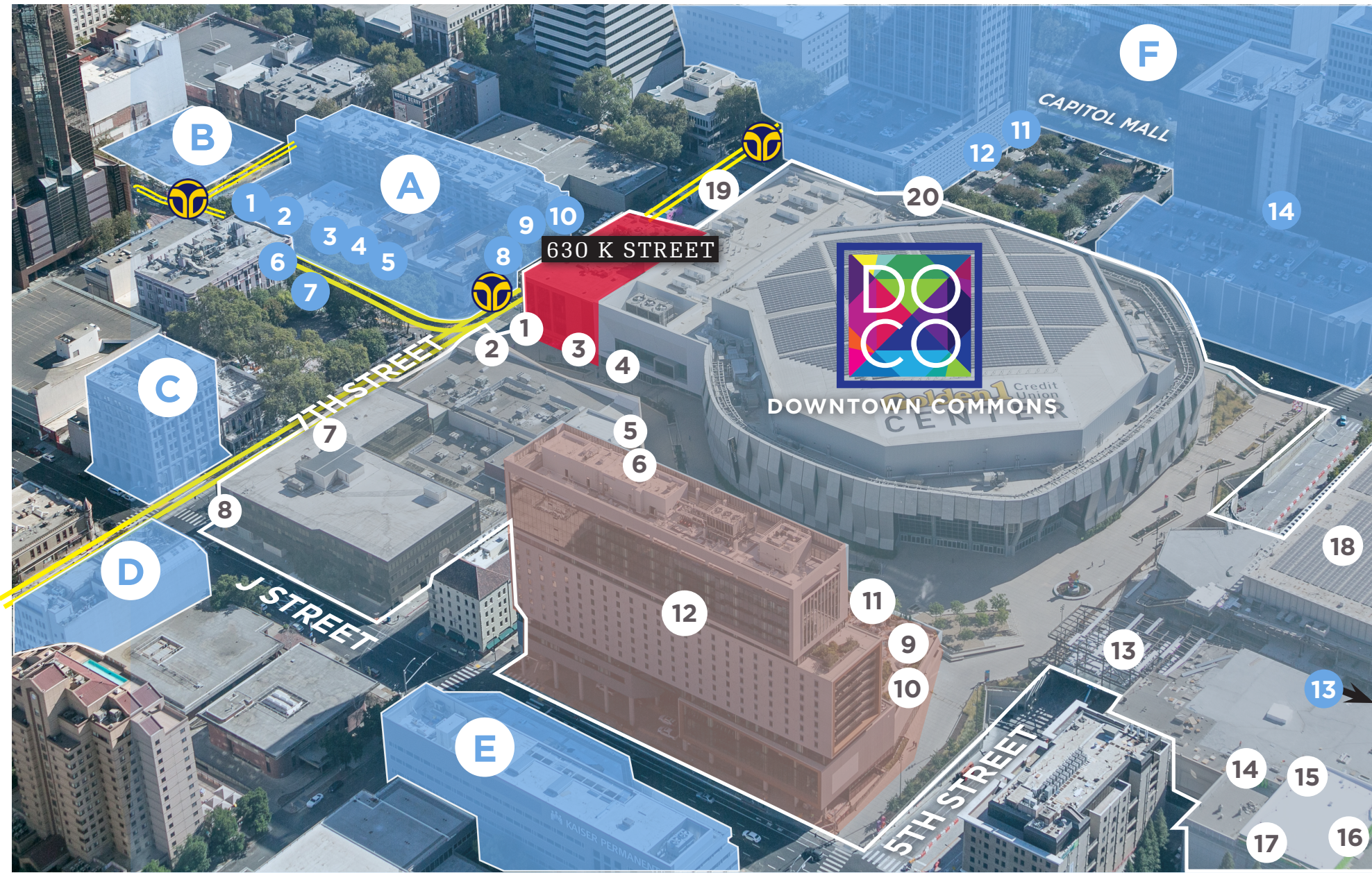
A LOOK INSIDE

630 K STREET
DOWNTOWN SACRAMENTO

2ND FLOOR RENDERINGS



630 K STREET DOWNTOWN SACRAMENTO



DOCO RETAIL - 630,000 SF

1	STARBUCKS RESERVE	2	SAUCED BAR & GRILLE
3	T-MOBILE	4	KINGS TEAM STORE
5	HÄÄGEN-DAZS	6	ESTELLE'S
7	24HOUR FITNESS	8	GOLDEN 1 CREDIT UNION
9	PUNCH BOWL SOCIAL	10	UBRAN OUTFITTERS
11	ECHO & RIG BUTCHER & STEAKHOUSE	12	KIMPTON HOTEL THE SAWYER
13	STATE FARE KITCHEN & BAR	14	GETTA CLUE STORE
15	PANDA EXPRESS	16	YARD HOUSE
17	CINEMARK NEXT GEN	18	MACY'S
19	HYATT CENTRIC	20	KAISER SPORTS MEDICINE CENTER

ADJACENT RETAIL

1	SOLOMON'S DELICATESSEN	2	KRU JAPANESE CONCEPT
3	MIDICI	4	SMOOSH
5	INSIGHT	6	EL REY
7	MALT MASH	8	BLAZE PIZZA
9	PICK 6	10	TIGER'S MILK
11	AMBROSIA	12	MORTON'S STEAKHOUSE
13	HOLIDAY INN	14	OLD SOUL CAFE

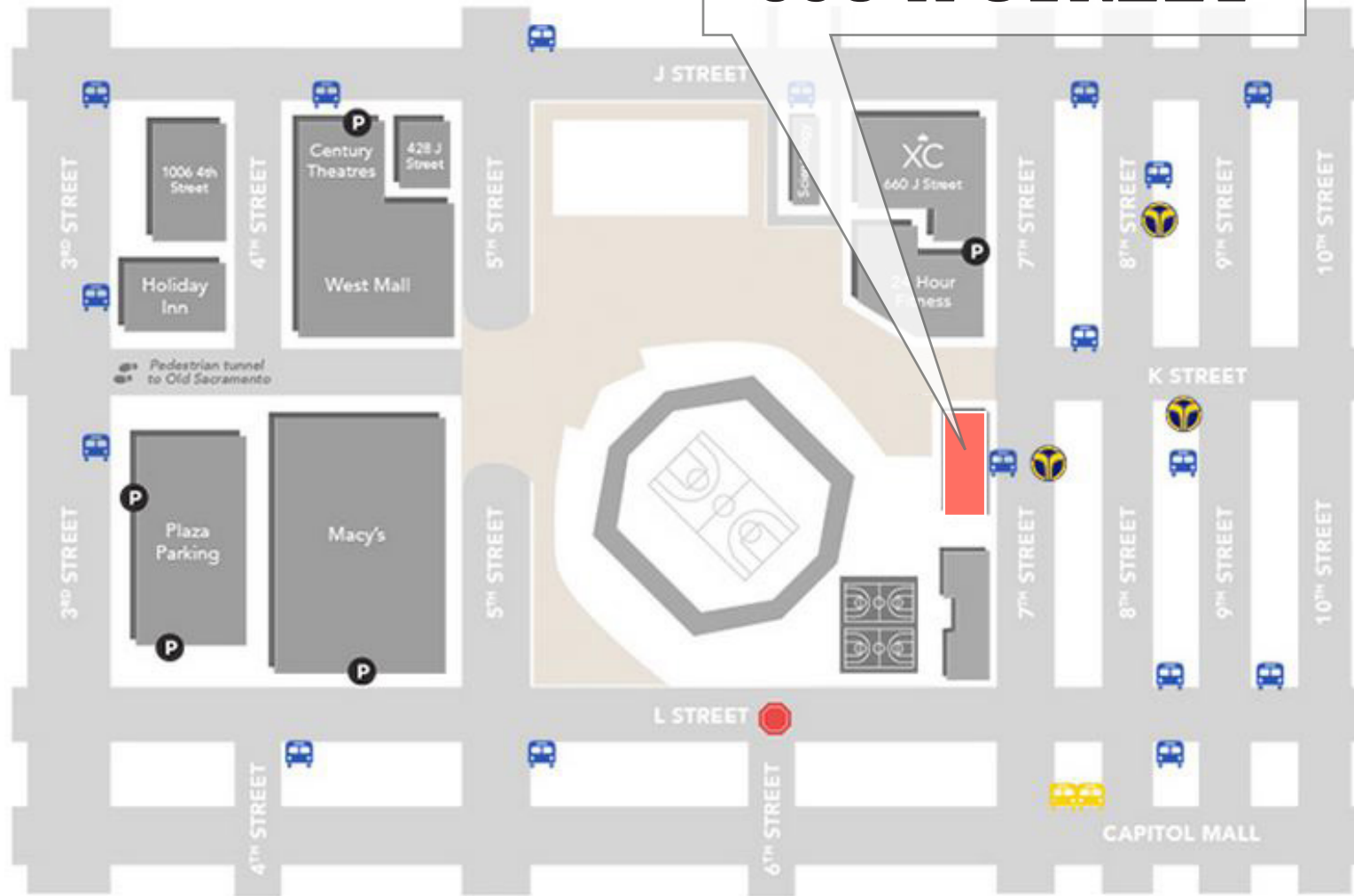
ADJACENT NEW DEVELOPMENT

A	700 BLOCK 137 APTS/72,000 SF RETAIL	B	800 BLOCK 170 APTS/20,000 SF RETAIL
C	1007 7TH STREET I/O LABS	D	D.O. MILLS BANK BUILDING THE BANK
E	501 J STREET KAISER MEDICAL OFFICE BUILDING	F	CAPITOL MALL OVER 2 MILLION SF OF CLASS A OFFICE

 RT LIGHT RAIL STATIONS

DOWNTOWN REVITALIZATION

630 K STREET



P Parking **●** Stop Sign Intersection

Regional Transit Stop

Exiting Bus Stop

New Bus Stop

PUBLIC TRANSPORTATION			
	DRIVE	WALK	DISTANCE
ST. ROSE OF LIMA PARK - 7TH & K TRANSIT...	2 MINS	2 MINS	0.1 mi
7TH & CAPITOL TRANSIT STOP	1 MIN	3 MINS	0.1 mi
8TH & K TRANSIT STOP	2 MINS	4 MINS	0.2 mi
ST. ROSE OF LIMA PARK - 9TH & K TRANSIT...	2 MINS	4 MINS	0.2 mi
8TH & CAPITOL TRANSIT STOP	2 MINS	5 MINS	0.2 mi
AMTRAK STATION	4MINS	9MINS	0.8 mi
AIRPORT	15 MINS		11.3 MILES

TRAFFIC COUNTS - AVERAGE DAILY TRAFFIC	
J ST. @ 7 ST.	20,371
L ST. @ 7 ST.	14,153
7 ST. @ K ST.	3,783
INTERSTATE 5	375,000

TRANSPORTATION

