

FOR SALE or Lease
Like New Office
6400 SF | 2-Story
"Top Drawer" T.I.s
New Roof
Elevator
On Site Parking
Turnkey

1226 H STREET

\$1,550,000
\$242/SF

Elliott Benson

1226

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PROPERTY SUMMARY

Elliot Benson
1226 H Street | Sacramento, CA 95814



For Sale or Lease

Price:	\$1,550,000
Building SF:	6,400
Price / SF:	242
Occupancy:	100 %
Lease Rate:	\$2.00
Lease Term:	5 years
Rentable SF:	6,400
Available SF:	6,400
Lot Size:	6,543 SF
Build Class:	B
Parking:	6
Year Built:	2005
Elevator?	YES
New Roof?	YES
A+ Location?	YES
Walkable?	YES
Restaurants?	YES
Priced Right?	YES
Upside?	YES
Replacement	\$500/SF
Proximity	To Everything

Overview

Pride of ownership is evident in upgraded systems, remodeled kitchens and restrooms, and well-maintained finishes throughout.

On-site parking- often the missing piece downtown - is solved with six surface stalls behind the building, paired with a freshly painted exterior and manicured landscaping that boost curb appeal and visibility. Built in 2005 under C2 zoning and currently improved as a market research facility,

Location

1226 H Street benefits from the energy of Downtown Sacramento's office, civic, and entertainment core. The Convention Center is four blocks away, and a growing roster of local restaurants and cafés—AND The Torch Club!

A short walk from the State Capitol and numerous state and regional office complexes, the property is embedded in Sacramento's employment engine while still enjoying the quieter neighborhood feel of Mansion Flats. This mix of walkable access to government, courts, and hospitality.

CLASS A IMPROVEMENTS | ELEVATOR

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1226 H Street

Property Overview & Basic Economics

1226 H Street is a purpose-built, two-story creative office building totaling approximately 6,400 square feet on a matching parcel in Sacramento's Historic Mansion Flats. Designed and occupied by a single owner-user for roughly two decades. It operates as a turnkey headquarters-style environment for marketing, research, or professional services firms seeking an efficient standalone building.

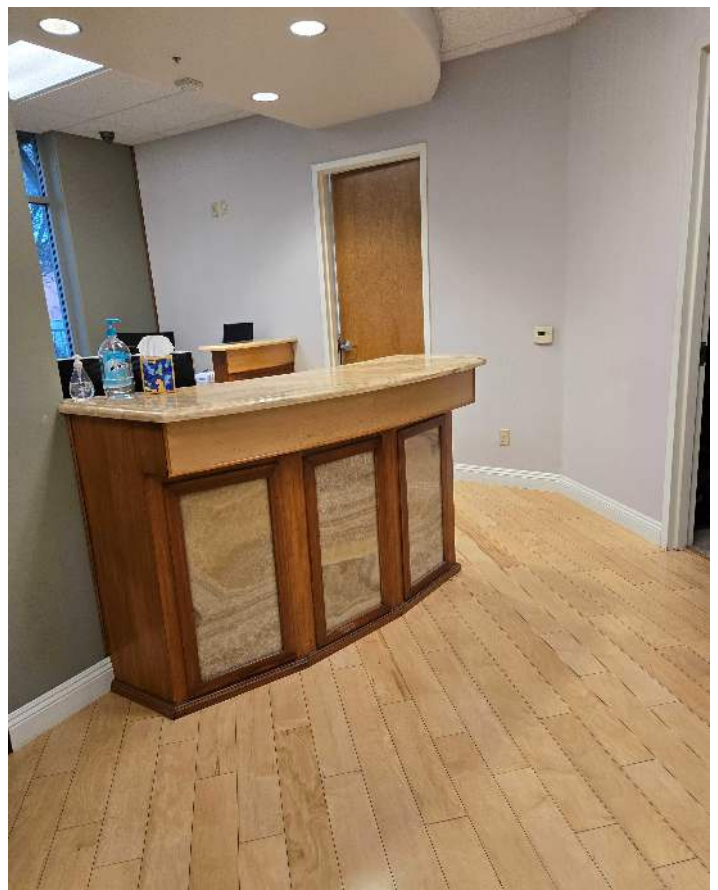
The layout includes large conference, private offices, storage, two restrooms, a generous kitchen with range and oven, and an ELEVATOR, all enhanced by upgraded systems and quality finishes. Six on-site surface parking stalls, manicured landscaping boosts curb appeal. The 2005 construction with C2 zoning gives a new user the flexibility to keep the existing research configuration or adapt it for an alternative professional use.

Key Economic Attributes

1226 H Street is offered for sale at \$1,550,000 (approximately \$242 per square foot) and for lease at \$2.00 per square foot per month on a full-service gross basis. At stabilization, the pro forma contemplates \$159,600 in annual scheduled income, including parking, against approximately \$51,504 in operating expenses, yielding a net operating income of \$108,096 and an implied 7.00% capitalization rate. Under the full-service structure, ownership covers utilities, property taxes, insurance, janitorial, landscaping, and mechanical and elevator maintenance, giving a single occupant a predictable, all-in rent profile in a private, core-area building priced below replacement cost for comparable infill office product.

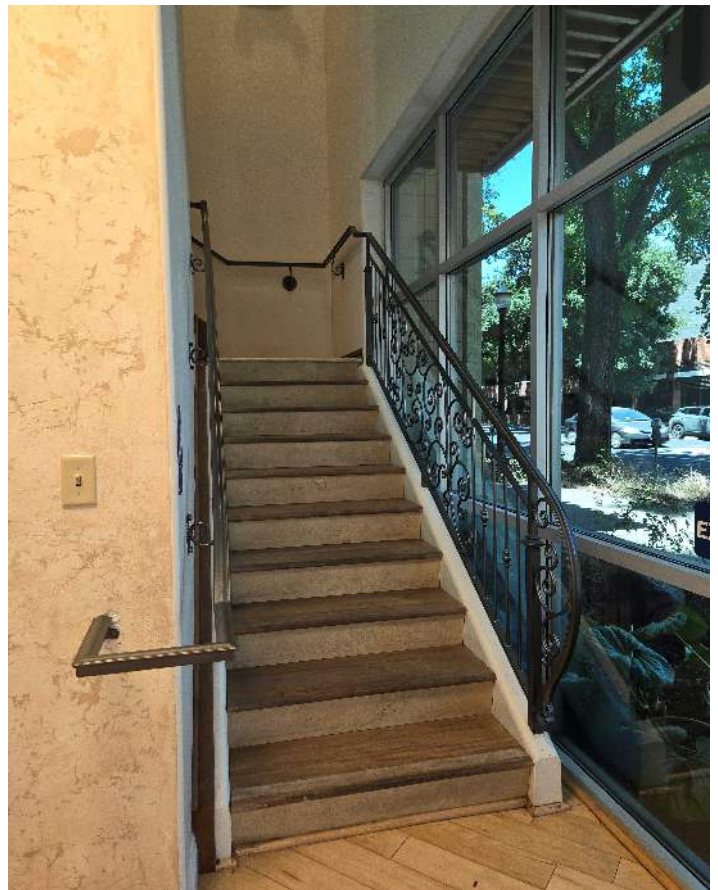
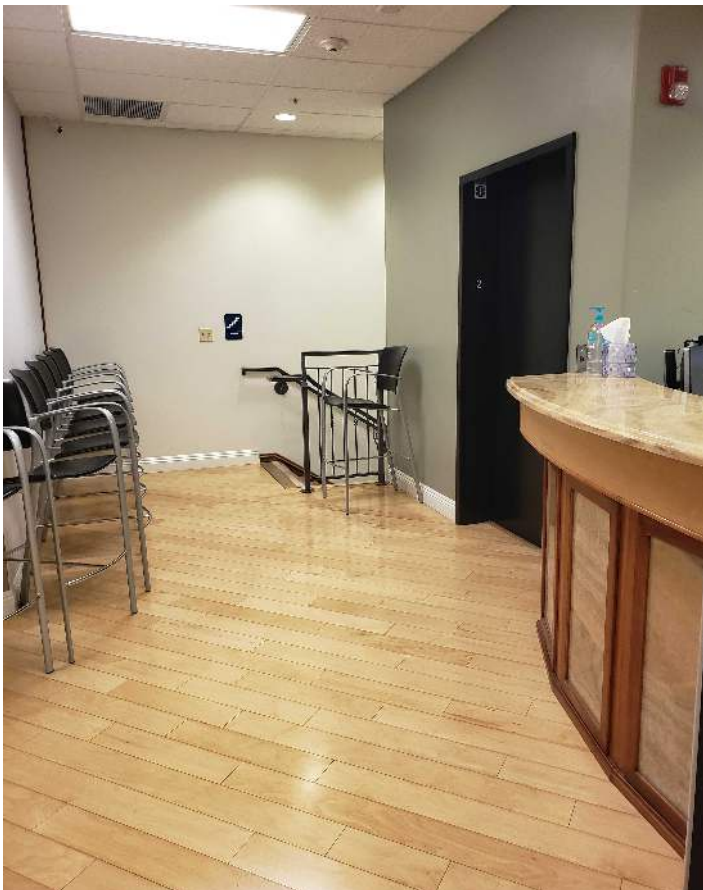
PHOTOS | FLOOR PLANS

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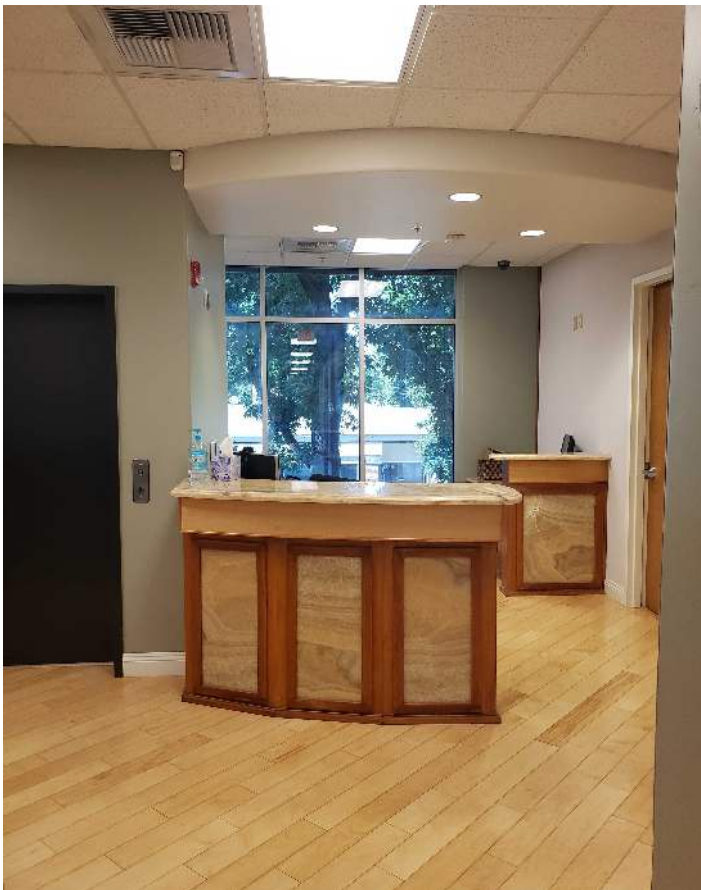
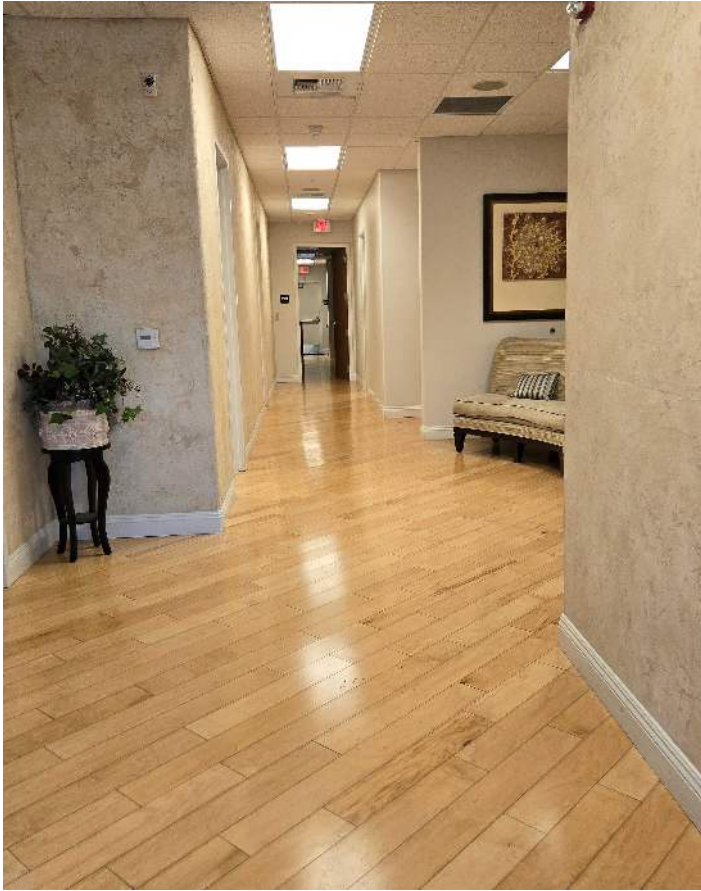
NEW ROOF!

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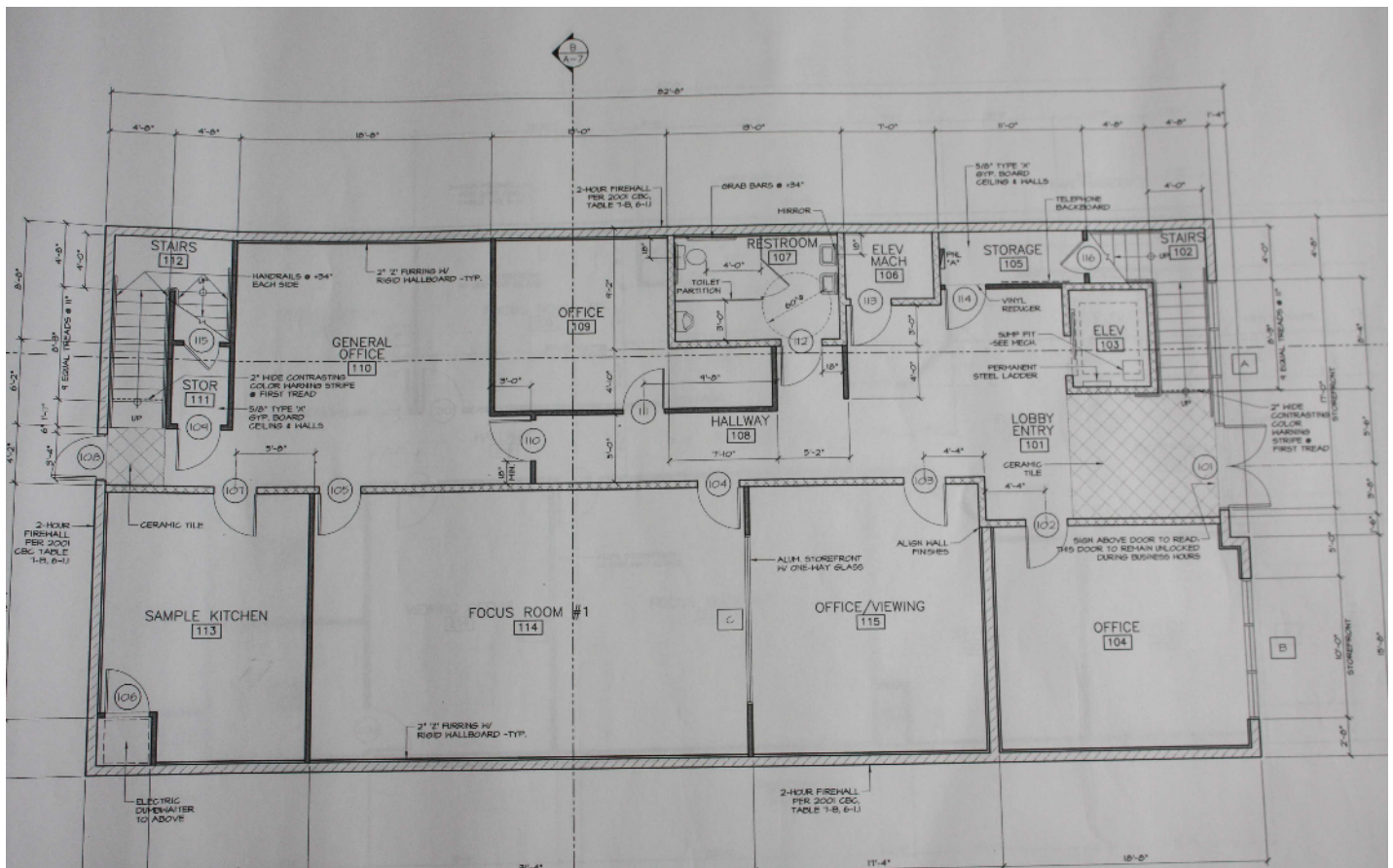
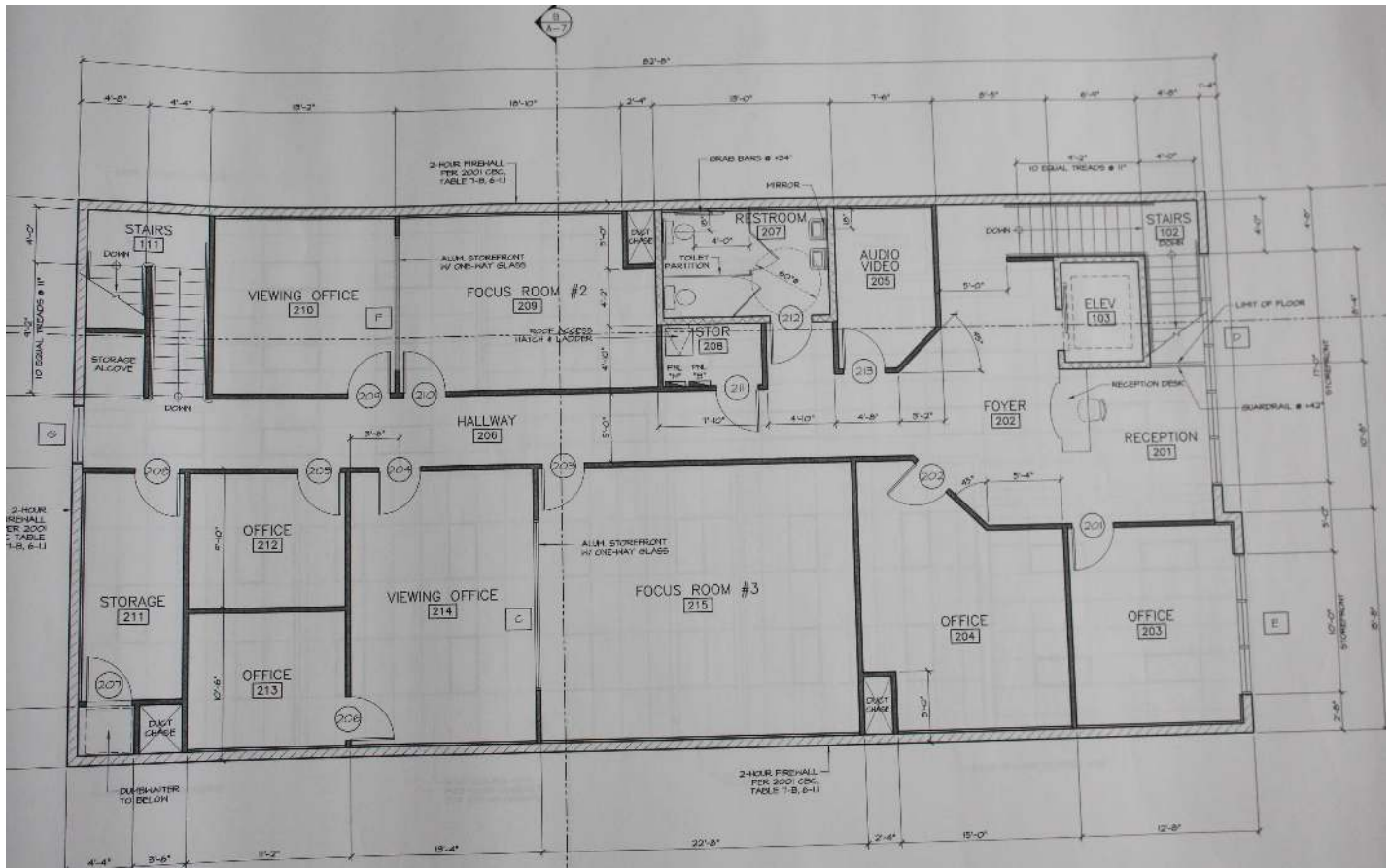
SEE THE ELEVATOR?

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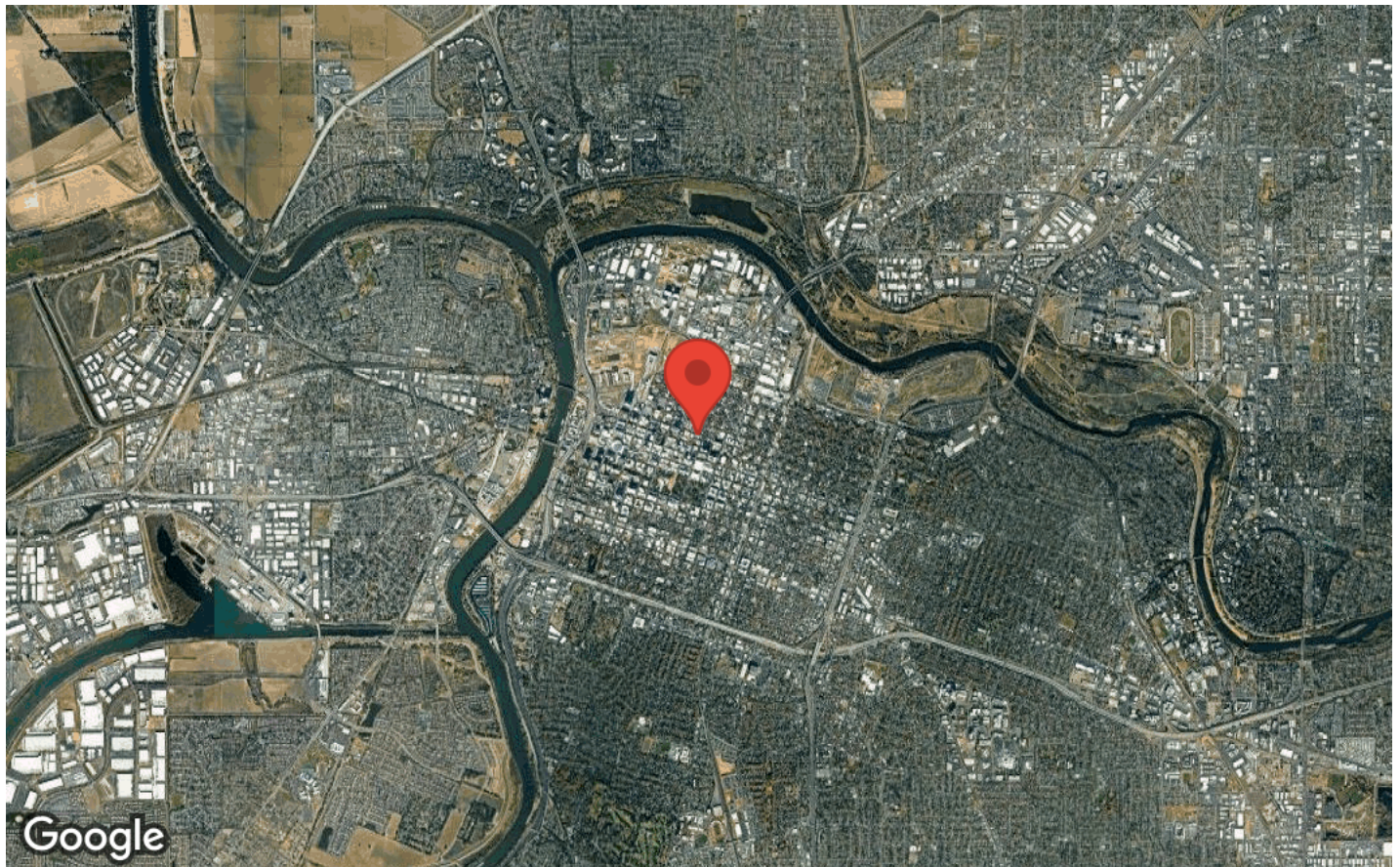
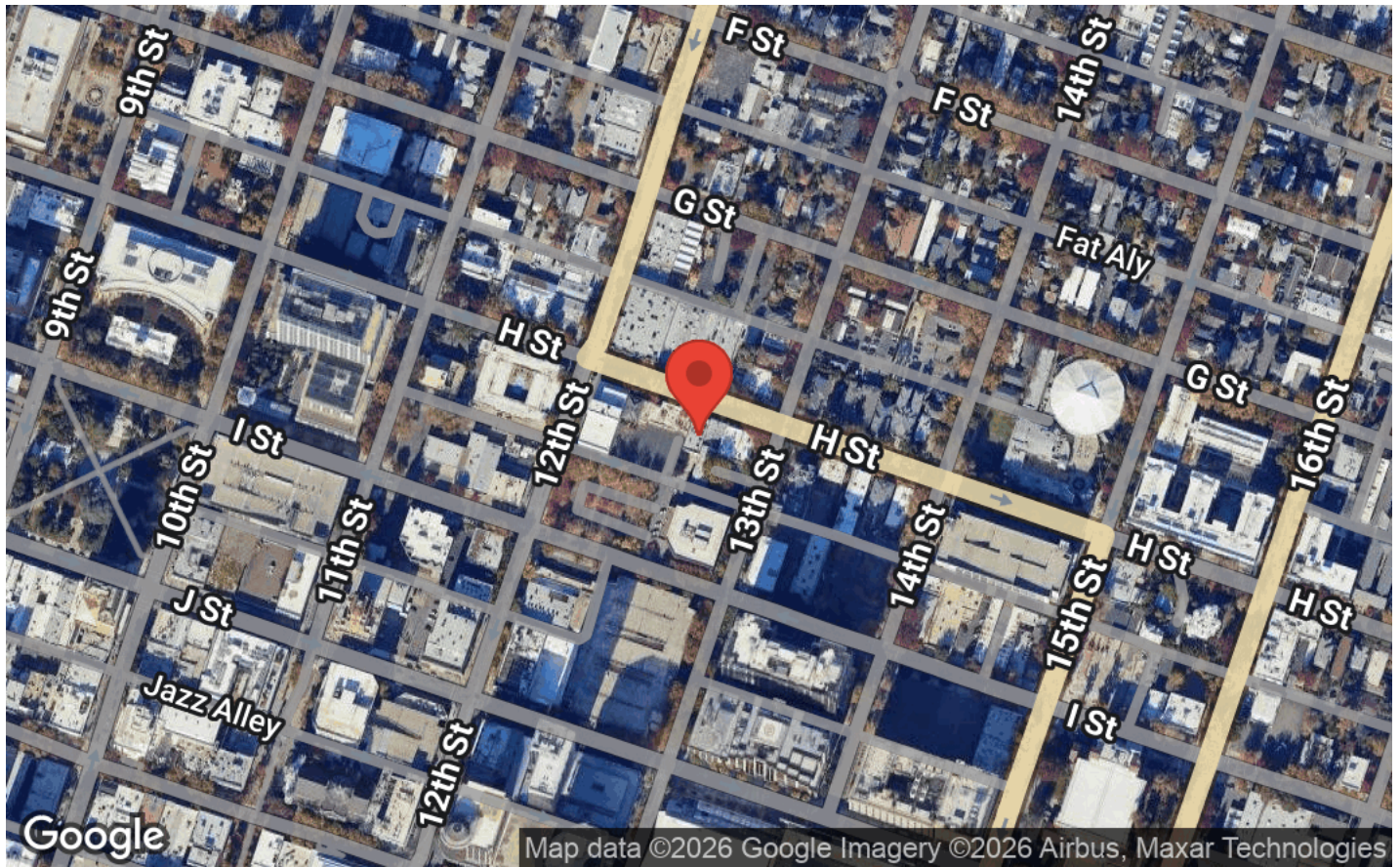
FLOORPLANS

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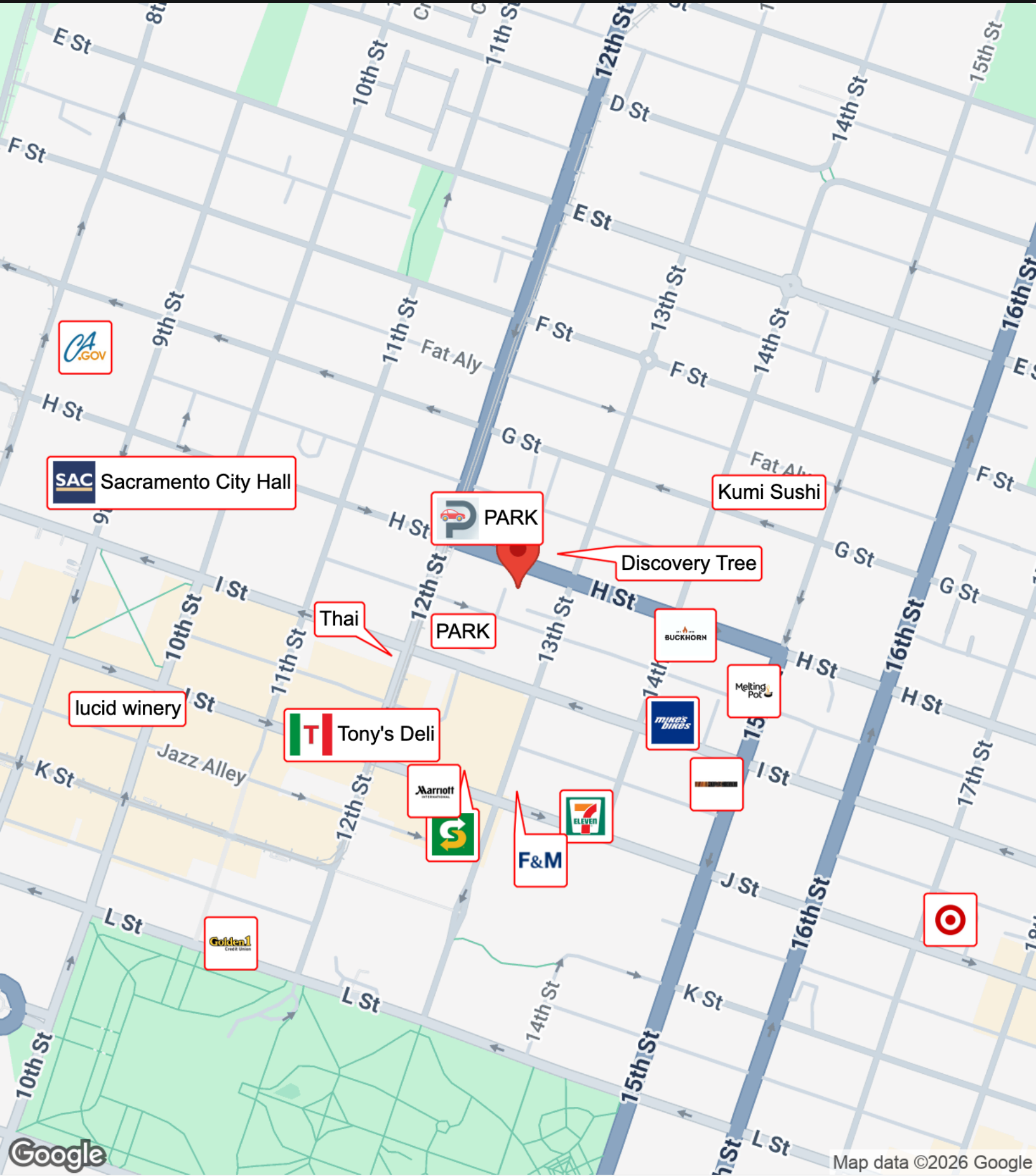
LOCATION MAPS

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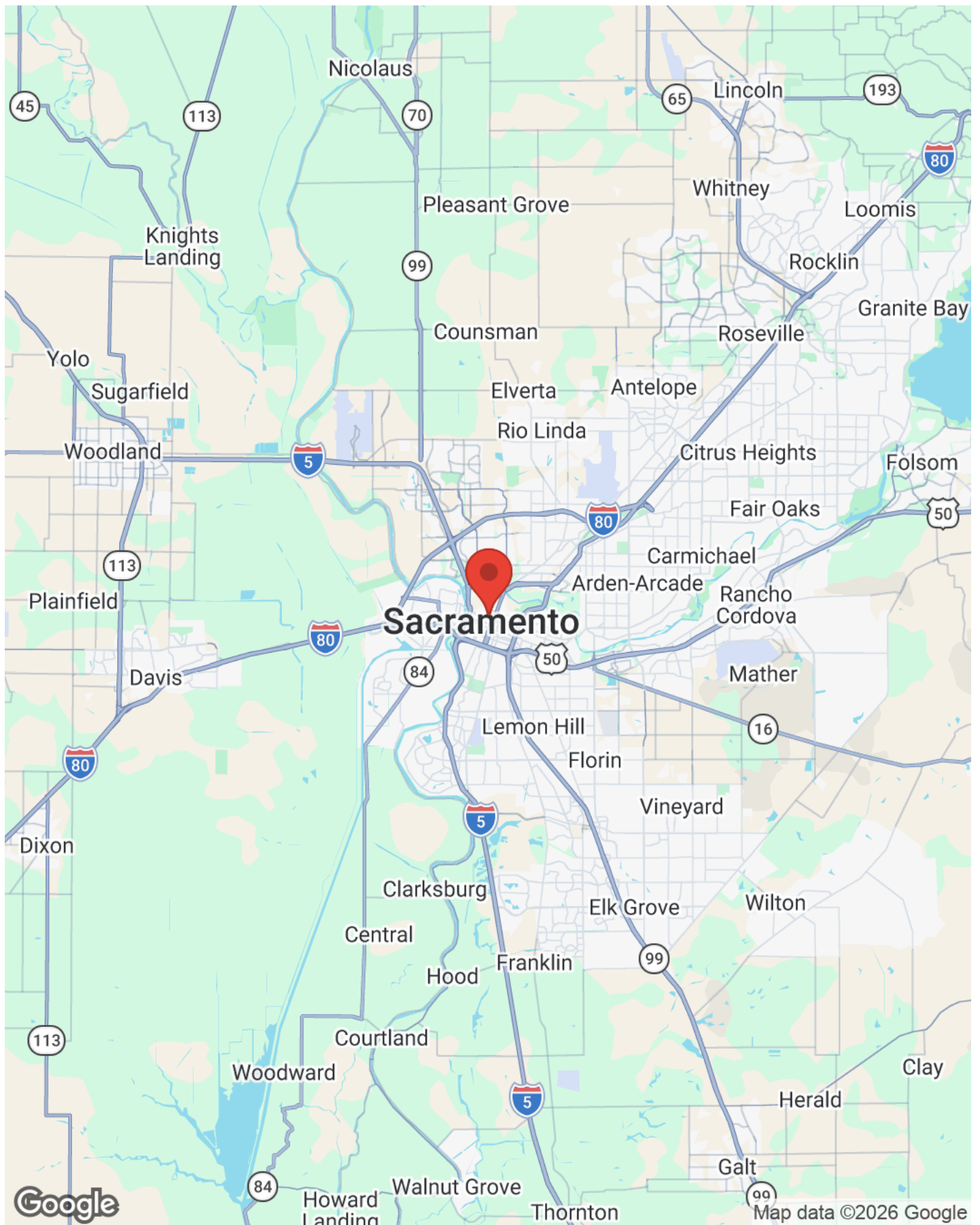
AMENITIES MAP

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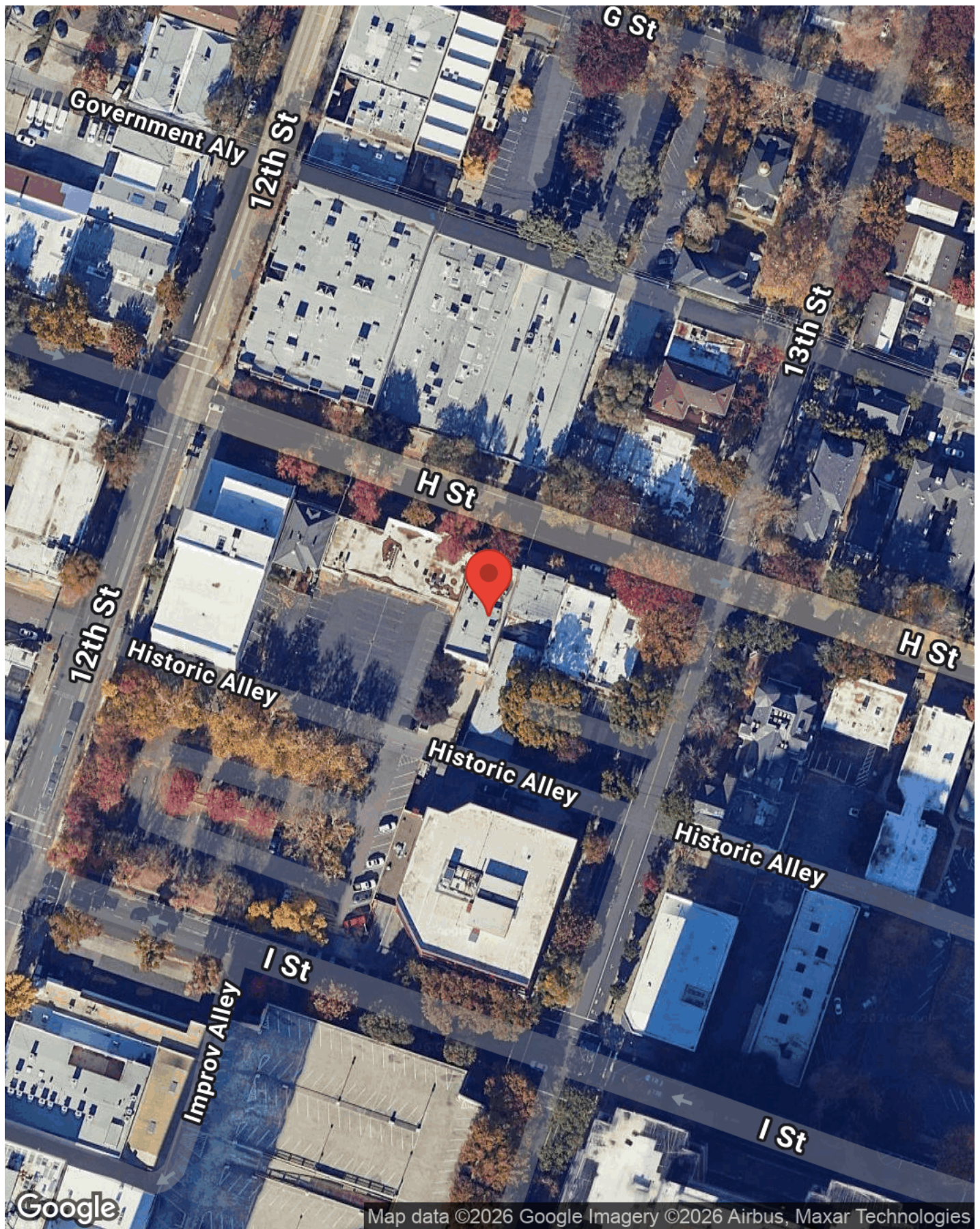
REGIONAL MAP

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UP CLOSE FROM ABOVE

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DISCLAIMER

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