

1050 20TH STREET IN MIDTOWN SACRAMENTO

# MARRS



Sacramento, CA

 Heller Pacific

**CBRE**

### FEATURES



**±6,123-15,366 RSF  
AVAILABLE FOR LEASE**



**LOCATED IN THE  
EPICENTER OF  
MIDTOWN'S LIVE-WORK-  
PLAY MOVEMENT**



**SURROUNDED BY  
SACRAMENTO'S MOST  
DESIRABLE RETAILERS**



**MODERN, CREATIVE AND  
MOVE-IN READY OFFICES  
AVAILABLE FOR LEASE**



**OFF-STREET PARKING  
AVAILABLE**

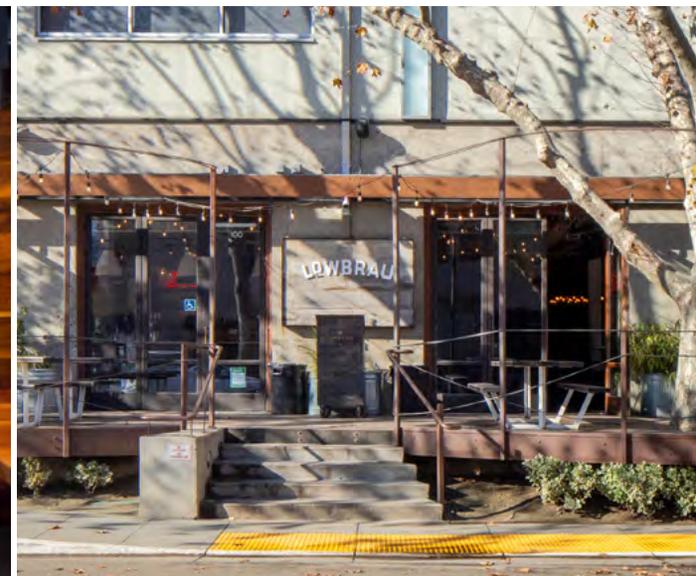


**ABUNDANCE OF  
NATURAL LIGHT**



**24/7 SECURE FACILITY**





# MARRS

## AVAILABILITY



SUITE 200:

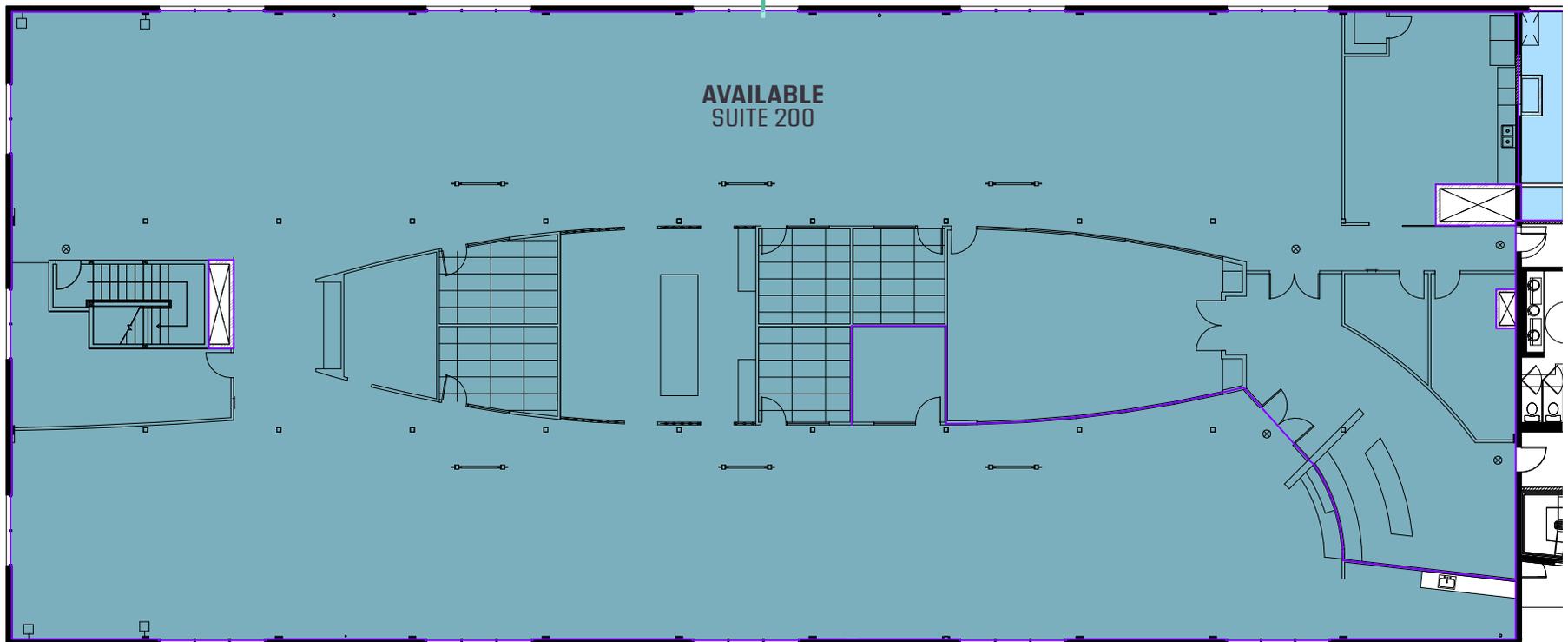
±6,123-

15,366 RSF

## TURNKEY OFFICE SPACE AVAILABLE ON THE 2ND FLOOR

## 2ND FLOOR

**AVAILABLE**  
±15,366 RSF\*

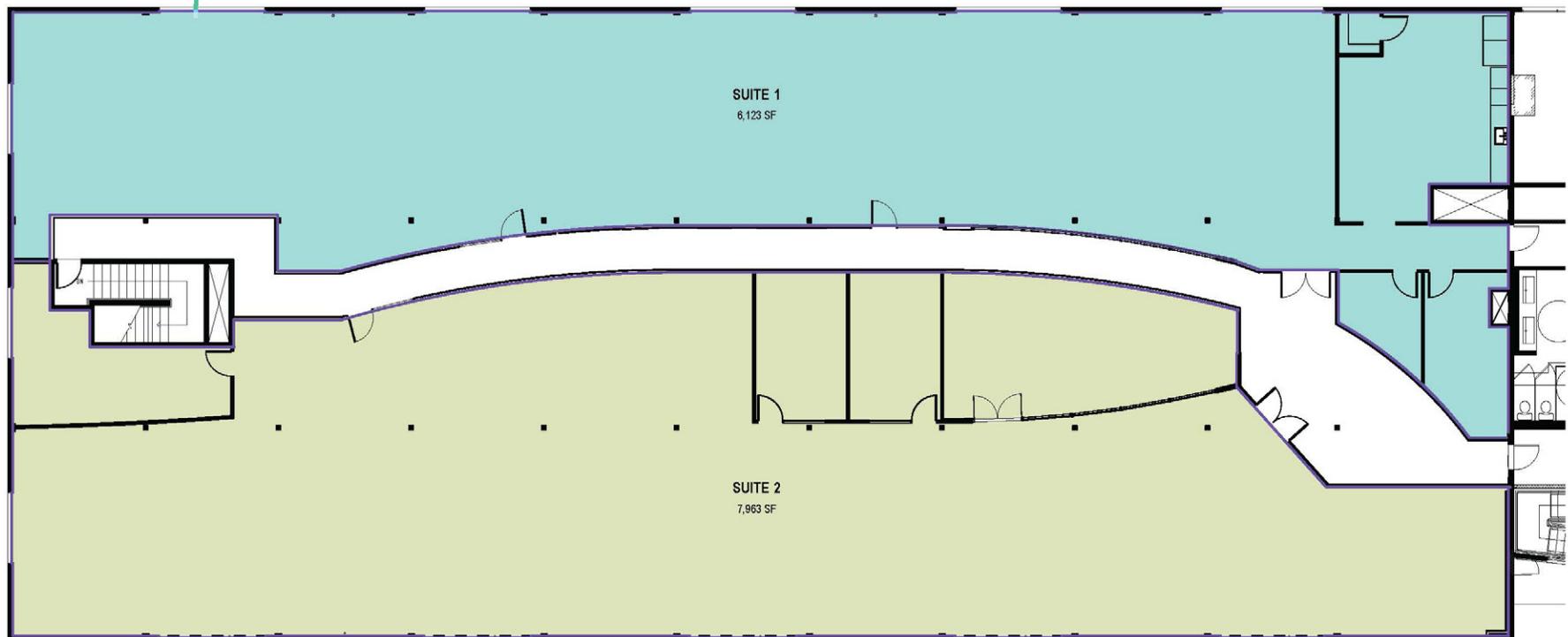


*NOTE: THE SQUARE FOOTAGE CALCULATIONS ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED.*

## SUITE 200: HYPOTHETICAL DEMISE PLAN

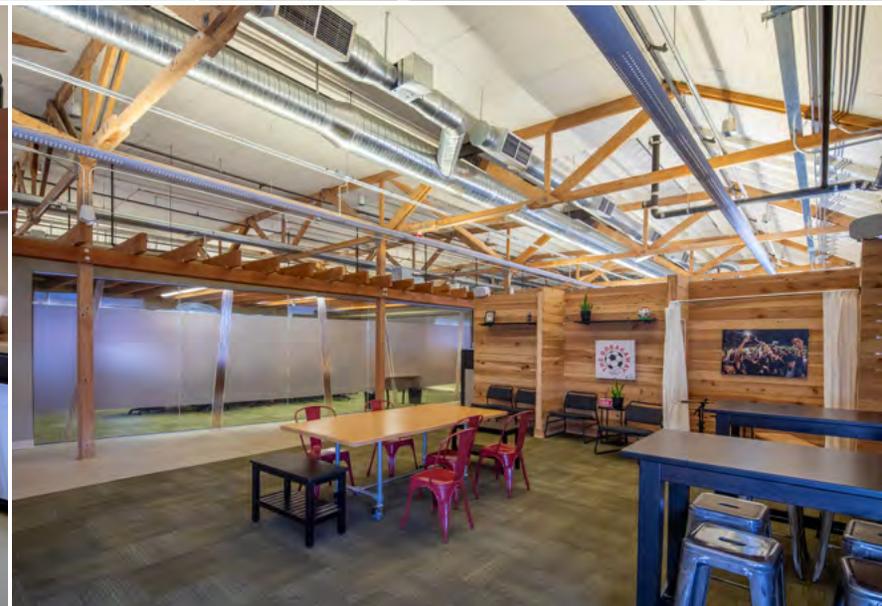
## 2ND FLOOR

**OPTION A**  
SUITE 1: ±6,123 RSF



**OPTION B**  
SUITE 2: ±7,963 RSF

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







## 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.

# MARRS

## MARRS AMENITIES

THE HOTTEST DESTINATION IN MIDTOWN!



AVAILABLE FOR LEASE

| 10 |

# MARRS

MARRS AMENITIES

IN THE HEART OF MIDTOWN SACRAMENTO



AVAILABLE FOR LEASE

| 11 |

# MARRS

## DOWNTOWN AMENITIES

GOLDEN 1 ARENA / DOCO / ICE BLOCKS



AVAILABLE FOR LEASE

1050 20TH STREET IN MIDTOWN SACRAMENTO

# MARRS

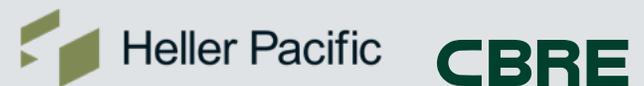


## CONTACTS

**TONY WHITTAKER**  
Senior Vice President  
+1 916 492 6914  
tony.whittaker@cbre.com  
Lic. 01780828

**NELLIE CRUZ**  
Senior Associate  
+1 916 492 6915  
nellie.cruz@cbre.com  
Lic. 02086140

[WWW.CBRE.COM/SACRAMENTO](http://WWW.CBRE.COM/SACRAMENTO)



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio\_September2024