



945 UNIVERSITY AVENUE SACRAMENTO, CA 95825

OFFICE SPACE FOR LEASE

TWO-STORY PROFESSIONAL OFFICE BUILDING
WITH GROUND AND UPPER FLOOR AVAILABILITY
ON UNIVERSITY AVENUE



CONTACT US:

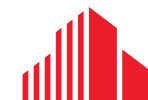
Freddie Fiske

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**CUSHMAN &
WAKEFIELD**

4,656 SF
office building



\$2.25 PSF



Two-story building
with 2,328 SF per floor



PRIME LOCATION

- **Address that impresses** — A prestigious University Avenue location that signals credibility the moment clients arrive
- **Unmatched connectivity** — Quick access to Highway 50, Business 80, and Downtown Sacramento keeps you connected to the whole region
- **Steps from Sacramento State** — Direct walking bridge access to CSUS opens the door to student talent, partnerships, and foot traffic
- **Everything within reach** — Walk to dining, retail, and banking without ever getting in your car
- **A setting that feels different** — Quiet, private, and beautifully landscaped — an environment your clients and employees will actually enjoy
- **In good company** — Surrounded by established businesses and affluent residential neighborhoods that reinforce your brand

PROPERTY DETAILS

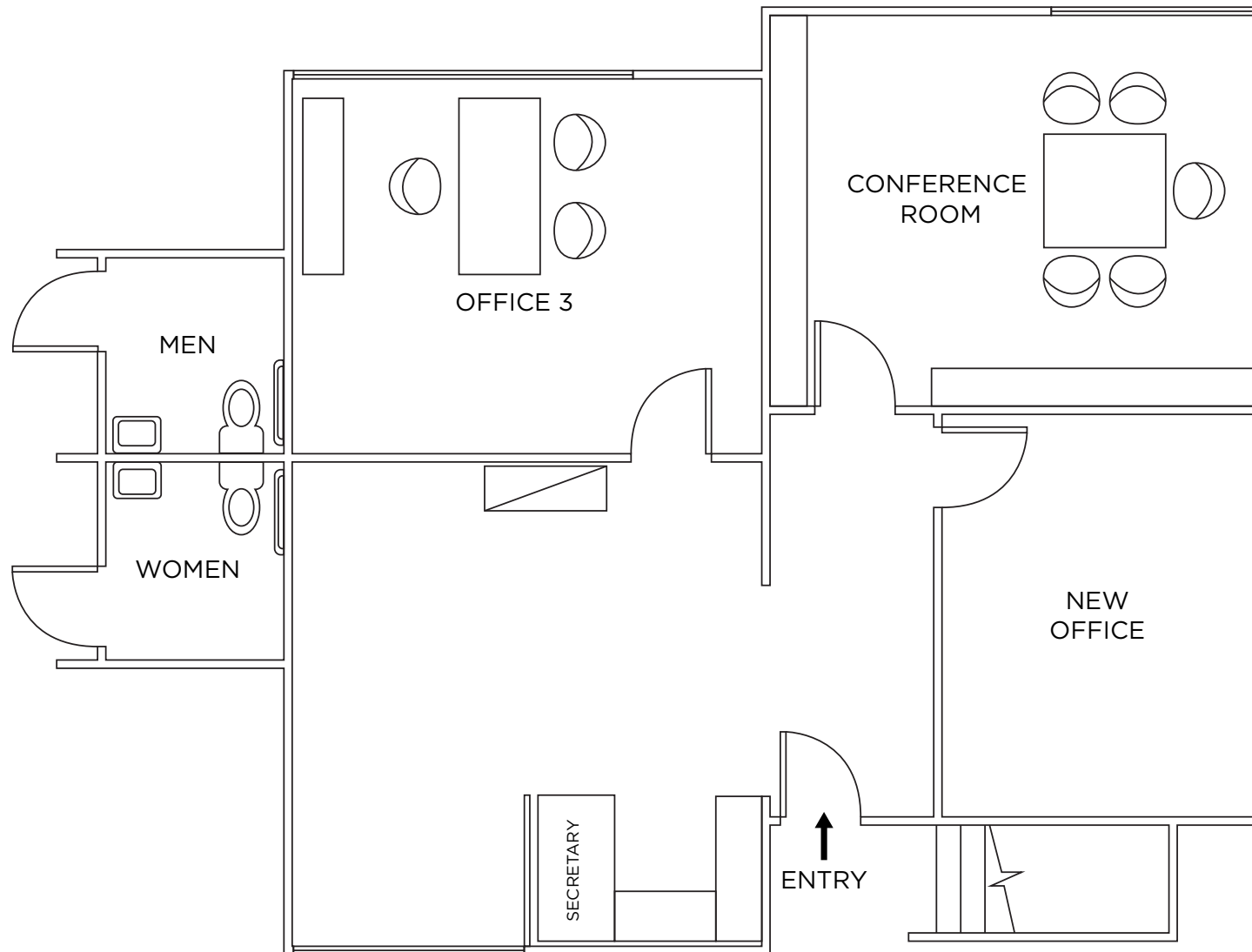
- **Competitive pricing at \$2.25 PSF FS**
- **Flexible suites from 1,000 - 1,500 SF** — scale your space to fit your business, not the other way around
- **Sun-filled interiors** — Ample natural light throughout creates a brighter, more energizing workplace
- **Effortless parking** — Generous 3.86/1,000 SF ratio means stress-free access for clients and staff alike
- **Built for your business** — Ideal for medical practices, law firms, financial services, or creative offices (buyers to verify zoning compatibility)
- **Strong bones, better upside** — Move-in ready with room to customize to your brand
- **Proven demographics** — A professional tenant mix and strong surrounding economics validate long-term value
- **Zoning:** OB-PC
- **Year Built:** 1984

COMMERCIAL OFFICE SPACE



FLOOR PLAN

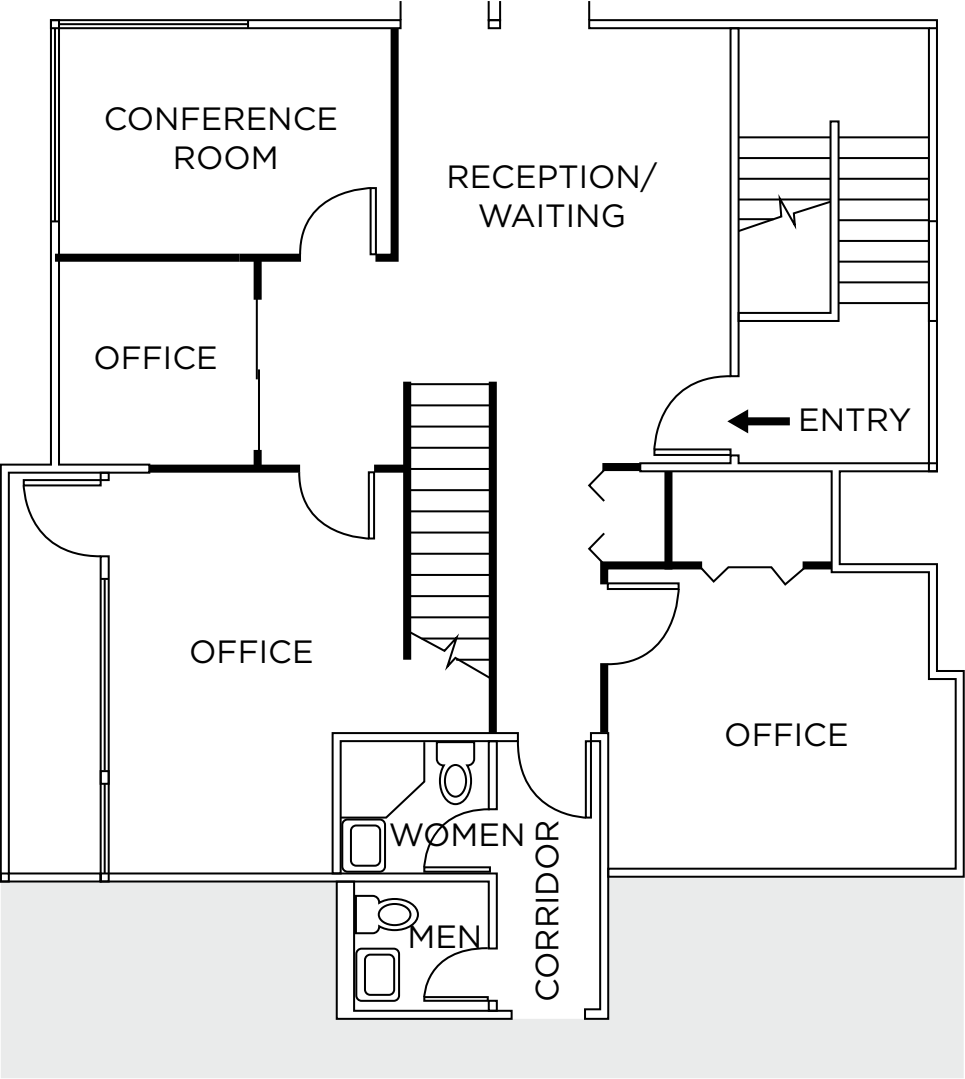
**FIRST FLOOR
SUITE 100
982 SF**



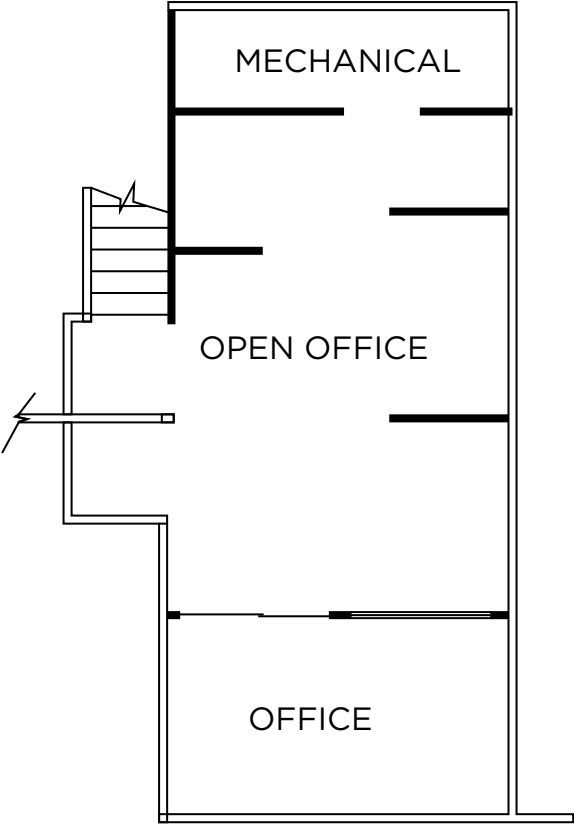
**Not to Scale*

FLOOR PLAN

SECOND FLOOR
SUITE 201
1,518 SF



MEZZANINE



**Not to Scale*



AERIAL MAP

945 UNIVERSITY AVENUE

Guy West Bridge

University Ave

California State University, Sacramento

State University Dr

College Town Dr

AMENITIES MAP



1

- Pearls Boba
- Bennett's American Cooking
- Ike's Love & Sandwiches
- Safeway
- Citi
- Buckhorn's BBQ + Grill
- Menchie's
- Urban Plates
- Tasty Dumpling
- Cold Stone Creamery
- The Melt

2

- Cafe Bernardo
- Ruth's Chris Steakhouse
- Wildwood Kitchen Bar
- Piatti Restaurant Bar

3

- Lemongrass Restaurant
- Jack's Urban Eats
- Chipotle Mexican Grill
- Nothing Bundt Cakes
- Moneygram
- Smashburger
- Noah's NY Bagels
- Boudin SF
- Taqueria Los Compadres
- Yo-Yo Yogurt
- Miyagi Bar & Sushi
- Wells Fargo Bank

PROPERTY PHOTOS





CONTACT INFORMATION

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