FOR SUBLEASE

901-C NORTH B STREET

SACRAMENTO, CA

KIDDER.COM

Kidder Mathews

±24,869 SF Warehouse Available for Sublease

Lease Rate: $0.50/PSF ($12,434.50/month)

Current NNN's $6,110/month ($0.245/PSF)

±2,100 SF of office area with 7-private offices

18-sky lights, heavy electrical power

Sublease Expiration: 7/31/2028

4 MIN
HIGHWAY 160

4 MIN
INTERSTATE 5

11 MIN
HIGHWAY 50

12 MIN
INTERSTATE 80

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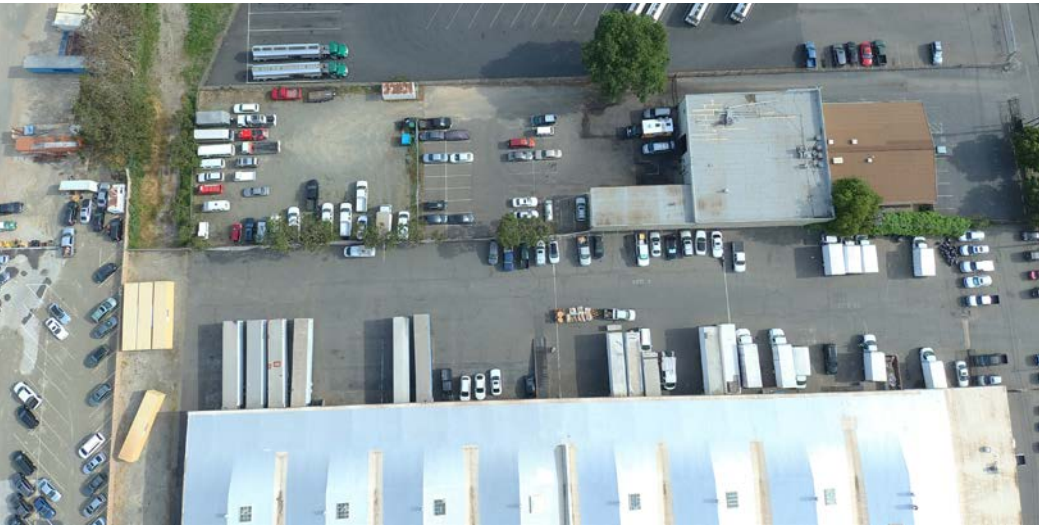

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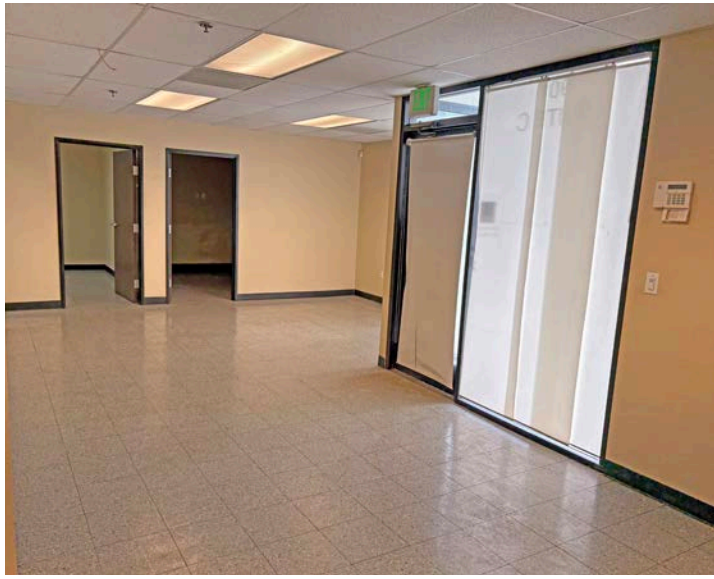

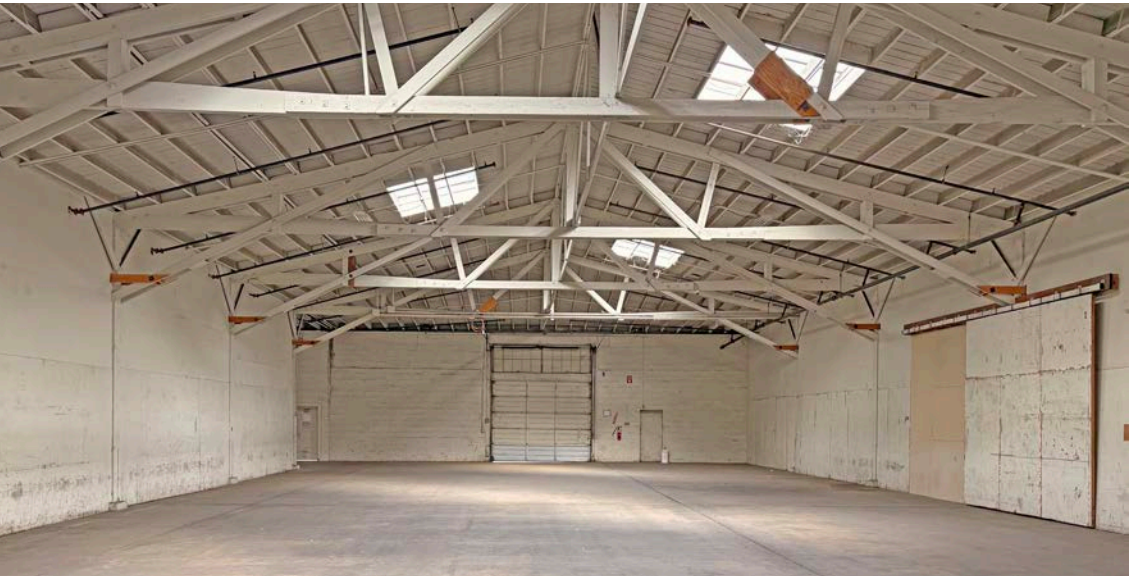

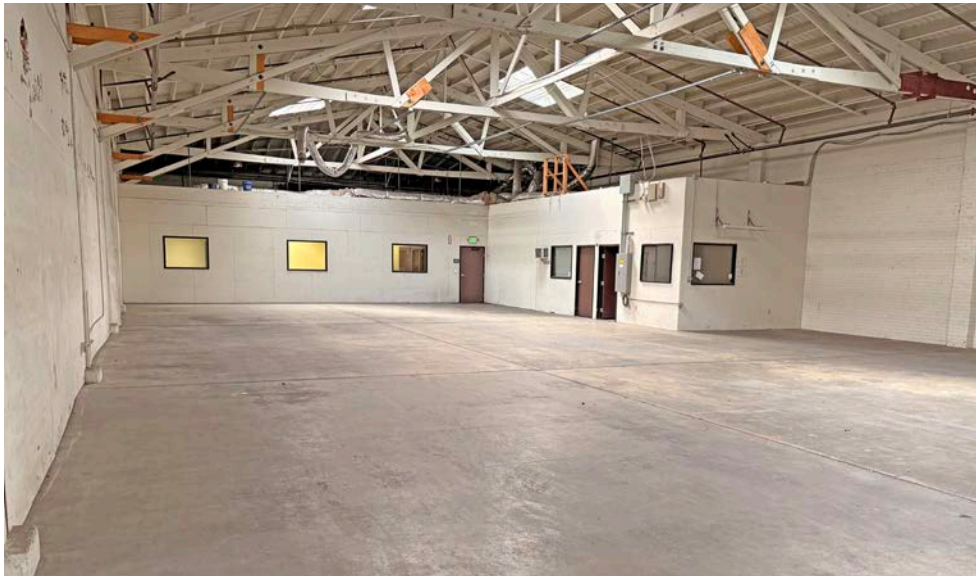

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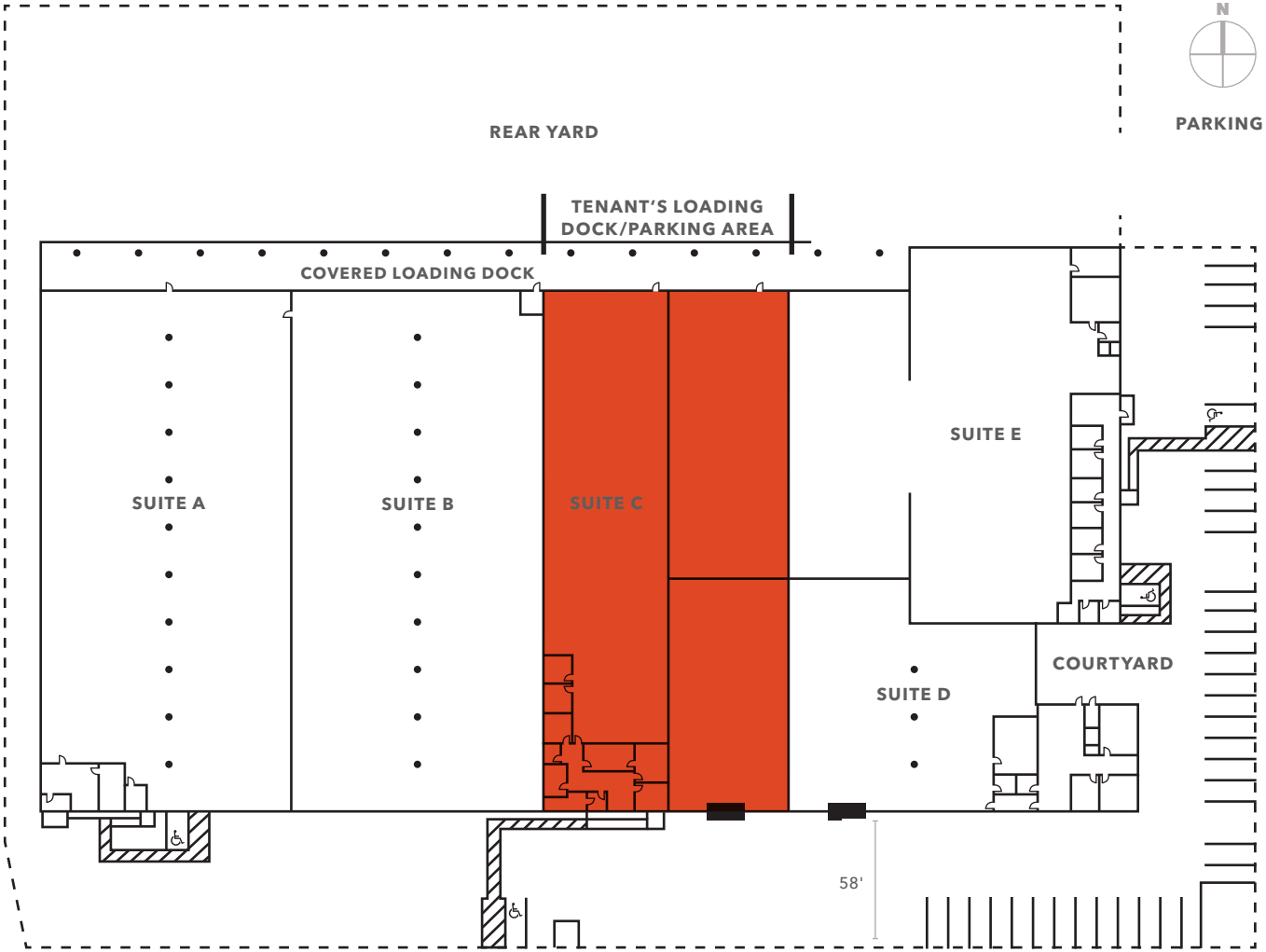
SITE PLAN



$0.50/PSF

LEASE RATE / SF

$12,434.50

LEASE RATE / MONTH

7/31/2028

SUBLEASE EXPIRATION

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The Richards Boulevard area in Sacramento's River District is a dynamic and evolving hub for industrial and commercial activity

Historically an industrial zone, it is now experiencing a significant transformation, blending its industrial roots with modern developments to create a vibrant business environment.

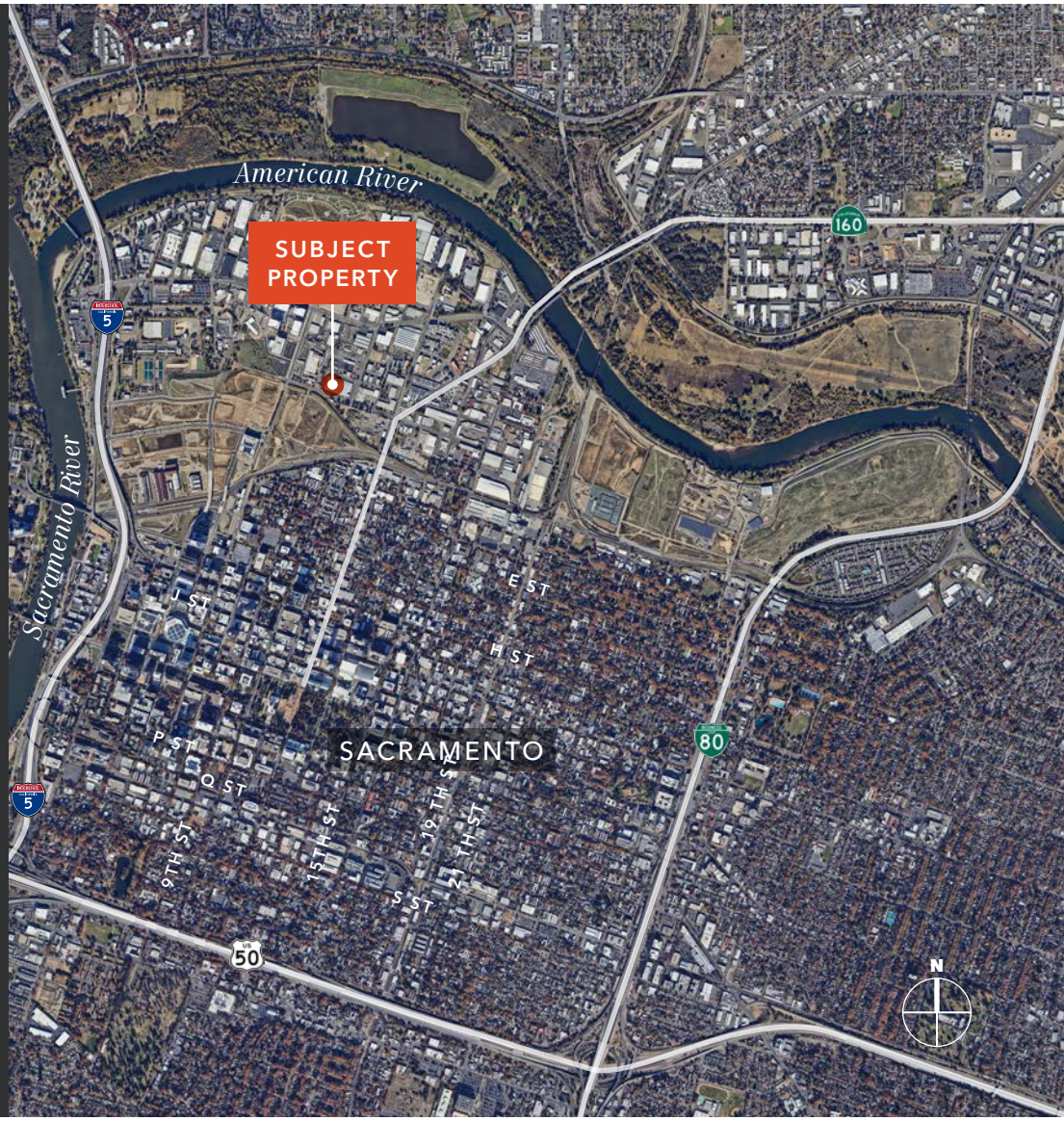
A notable development in the area is the Richards Boulevard Office Complex (RBOC), a 1.25 million square foot project designed to house up to 5,000 workers. The design incorporates elements reflecting the River District's industrial heritage, such as wood and metal materials, and includes amenities like a Town Square and Green Pathway to enhance the urban experience .

The area is well-served by transportation infrastructure, including the 7th & Richards/ Township 9 light rail station, which connects to Sacramento International Airport and is adjacent to the Greyhound bus depot. These transit options facilitate efficient movement of goods and personnel, enhancing the area's appeal for businesses reliant on robust transportation networks.

Richards Boulevard is directly accessible via Exit 520 from northbound Interstate 5, providing a seamless connection to the freeway system. This interchange serves as a primary access point to the River District and the Railyards redevelopment area, facilitating efficient transportation for businesses and residents alike.

The area surrounding Richards Boulevard is rich in attractions and amenities:

- Old Sacramento: A historic district offering a blend of museums, shops, and restaurants, providing a glimpse into California's Gold Rush era
- Golden 1 Center: An indoor arena hosting concerts and events, contributing to the vibrant cultural scene in downtown Sacramento
- Sacramento Valley Station: A major transportation hub for Amtrak services, connecting the city to regional and national destinations



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