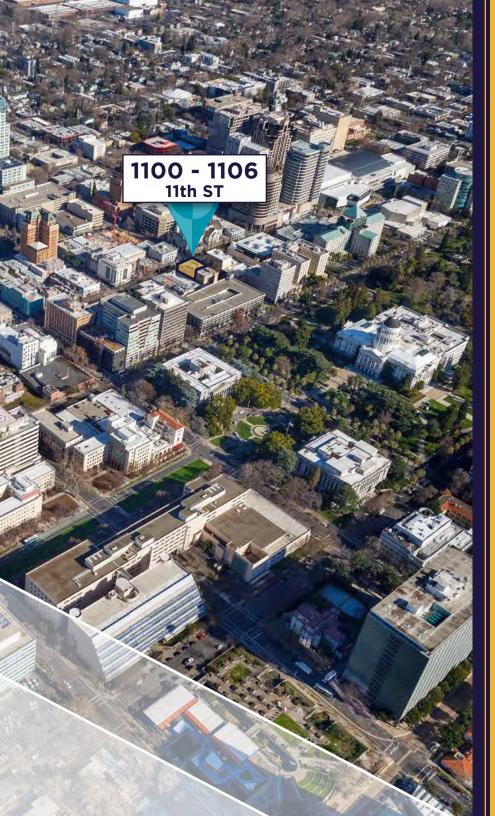




UNDER NEW OWNERSHIP & MANAGEMENT | COMMON AREA REMODEL UNDERWAY AVAILABLE FOR LEASE: MOVE-IN READY | OFFICE & GROUND FLOOR RETAIL



EXECUTIVE SUMMARY

The Regis Building at 1100-1106 11th Street offers a rare opportunity to lease space in a four-story mixed-use property located at the high-profile intersection of 11th and K Streets, just one block from the California State Capitol. Positioned at the epicenter of Sacramento's political, legal, and business communities, the building provides unmatched accessibility to government agencies, lobbying firms, and advocacy organizations.

The property features move-in ready office suites, ground-floor retail, and lower-level executive-style office space, with a common area remodel currently underway under way. With proximity to the Golden 1 Center, convention center, premier hotels, and an abundance of dining and retail amenities, The Regis Building is ideally suited for tenants seeking a strategic location in the heart of Sacramento's Central Business District.

PROPERTY / HIGHLIGHTS /

| Capitol Proximity | One block from the California State Capitol at 11th & K Streets | |
|--------------------------|---|--|
| Prime Corner Location | High visibility at the epicenter of Sacramento's political and business core | |
| Mixed-Use Offering | Four-story building with ground-floor retail and upper-level office suites | |
| Available Spaces | Lower Level | 5,507 RSF office |
| | 1st Floor Retail | 3,023 RSF (Suite 100A), 2,138 RSF (Suite 100B) - 5,160 RSF combined |
| | 2nd Floor Office | 5,472 RSF - wellness room, conference, bullpen & focus rooms |
| Move-In Ready | Flexible layouts with private offices, conference rooms, kitchens & collaborative areas | |
| Upgrades Underway | Common area renovations, new ownership & professional management | |
| Walkable Amenities | Steps to Golden 1 Center, convention center, hotels, dining & retail | |
| Excellent Connectivity | Fasy access to transit and multiple downtown parking garages | |

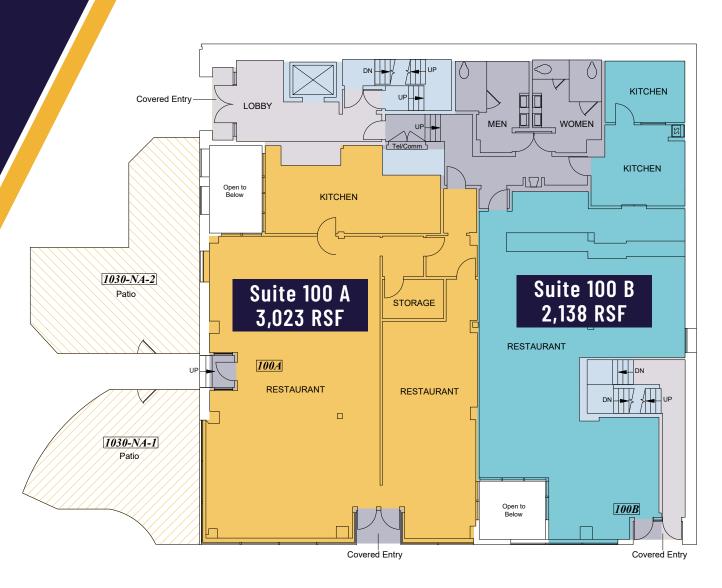
FLOOR PLAN AVAILABILITY

1ST FLOOR | RETAIL

SUITE 100A: 3,023 RSF

SUITE 100B: 2,138 RSF

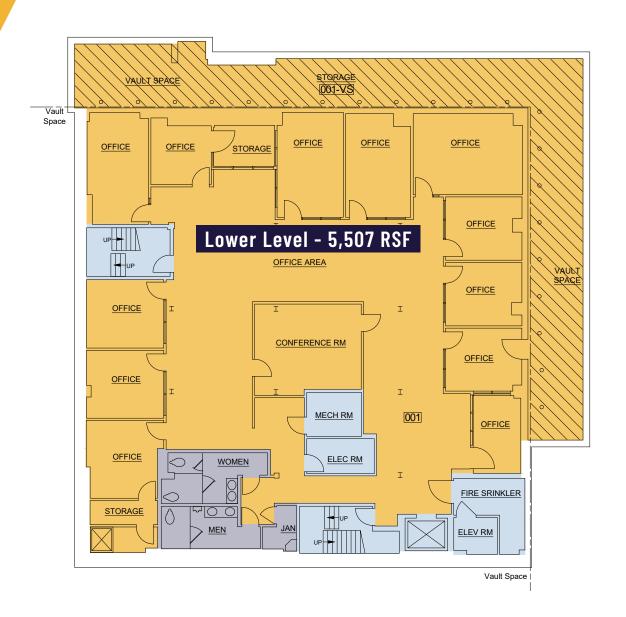
SUITES 100A/B: 5,160 RSF



FLOOR PLAN AVAILABILITY

LOWER LEVEL | OFFICE

5,507 RSF



FLOOR PLAN AVAILABILITY

2ND FLOOR | OFFICE

SUITE 200: 5,472 RSF

SPACE DESCRIPTION:

- MOVE IN READY
- PRODUCTION
- BREAK ROOM
- SERVER ROOM
- CONFERENCE
- 3 PRIVATE OFFICES
- 4 FOCUS ROOMS
- LARGE BULLPEN

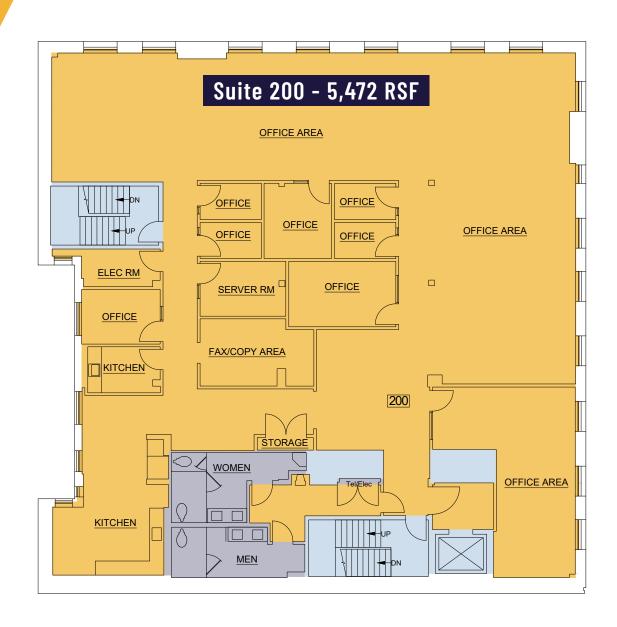


PHOTO GALLERY

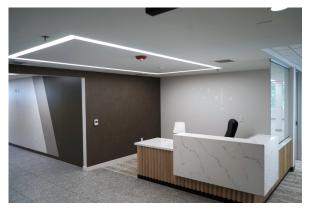


















AMENITY MAP

City Parking

ENTERTAINMENT

- 1. Golden1 Center
- 2. Cinemark Next Gen
- 3. Punch Bowl Social
- 4. Flatstick Pub
- 5. Crocker Art Museum
- 6. Sacramento **Convention Center**

RT Light Rail

HOTELS

- 7. Hyatt Centric
- 8. Kimpton Sawyer Hotel
- 9. The Exchange Hotel
- 10. Hyatt Regency
- 11. Sheraton Grand
- 12. Holiday Inn

GYMS

- 13. 24 Hour Fitness
- 14. In-Shape Fitness
- 15. Capital YMCA

RETAIL

- 16. ITS SUGAR, LIDS, PHENOM
- 17. Urban Outfitters

RESTAURANTS

- 18. Yard House, Burger Lounge, Panda Express, Jimboy's Tacos, Poke Ichii

 19. Echo & Rig Butcher & Steakhouse, Polanco

 20. Sauced BBQ & Spirits, Häägen-Dazs, Fizz Champagne Bar,
- Estelle Patisserie, Con Azucar Café
- 21. Camden Spit & Larder, OldSoul Cafe, House
- 22. Il Fornaio
- 23. Foundation, My Sister's Cafe, Whired
- 24. Tiger®, Koja Kitchen, Darling Aviary, Kodaiko Ramen & Bar, Solomon's Delicatessen, Bailarin Cellars, Ruhstaller Basement
- 25. Empress Tavern





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