



825 UNIVERSITY AVENUE
SACRAMENTO, CA 95825

OFFICE CONDO FOR LEASE

1,954 SF OFFICE CONDO IN CAMPUS COMMONS



CONTACT US:

Spencer Nielsen

Director

+1 916 288 4531

spencer.nielsen@cushwake.com

Lic #01964163

Jessi Muljat

Senior Associate

+1 916 524 9109

jessi.muljat@cushwake.com

Lic #02191822

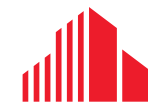
Freddie Fiske

Associate

+1 916 617 4265

frederick.fiske@cushwake.com

Lic #02347472



**CUSHMAN &
WAKEFIELD**

1,954 SF Office Condo
in Campus Commons



\$1.95 PSF Modified Gross
Lease Rate



PRIME LOCATION

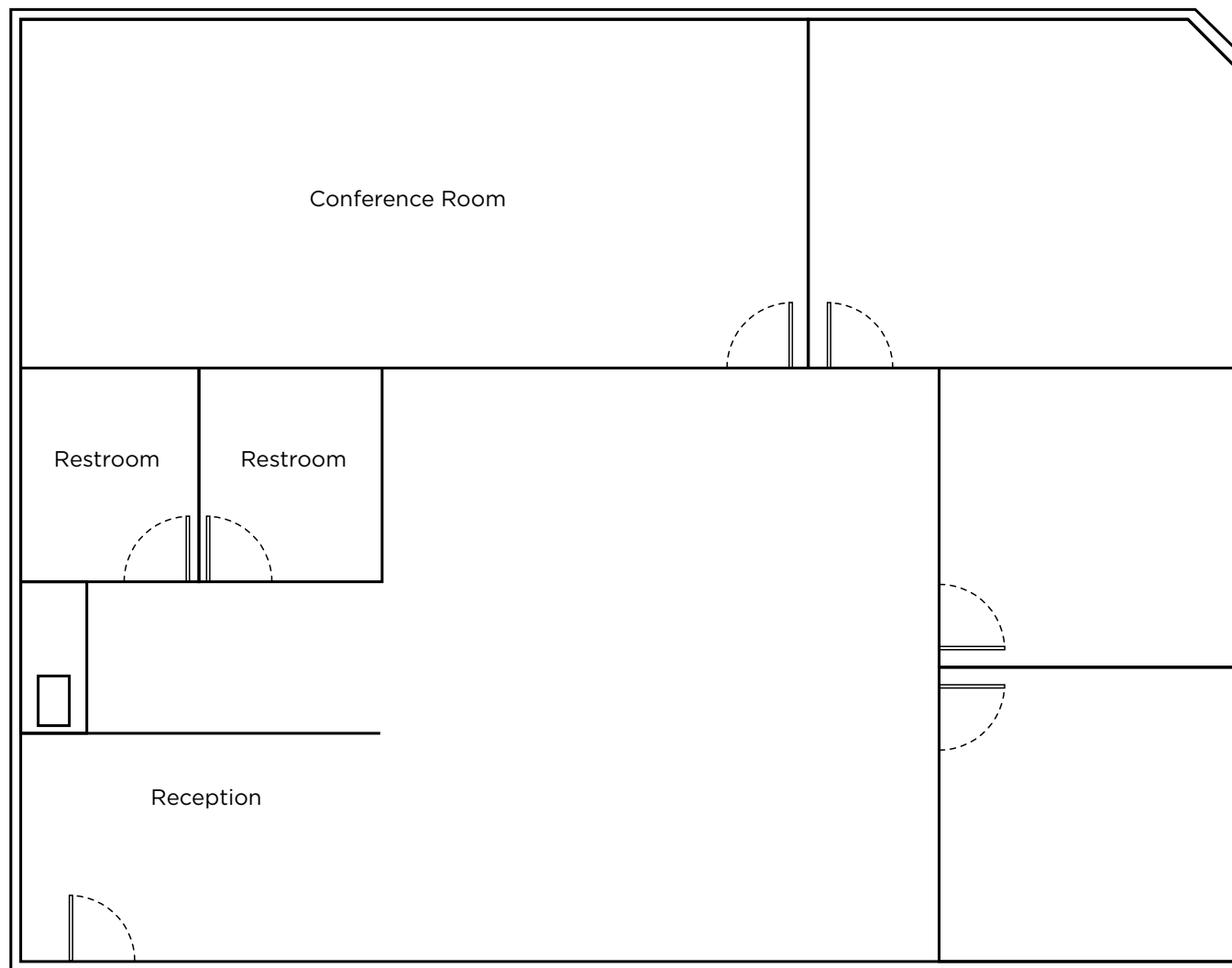
- Situated in the Campus Commons submarket, one of Sacramento's most desirable professional office corridors
- Easy access to Highway 50, Business 80, and Downtown Sacramento
- Walkable amenities including dining, retail, and banking services
- Competitive pricing

PROPERTY DETAILS

- Efficient floor plan with numerous private offices
- Ample natural light with large windows overlooking landscaped surroundings
- On-site parking with convenient access for clients and employees
- Commercial Office Condo with potential for law firms, financial services, medical practices, or creative offices
- Prestigious University Avenue address
- Move-in ready with potential for customization
- Surrounded by established businesses and affluent residential neighborhoods
- **Zoning:** OB-R-PC-PU - [Zoning Code](#)
- **Year Built:** 1983/1984



FLOOR PLAN



**Not to Scale*



AERIAL MAP

825 UNIVERSITY AVENUE

Guy West Bridge

California State University, Sacramento

State University Dr

College Town Dr

University Ave

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

Spencer Nielsen
Director
+1 916 288 4531
spencer.nielsen@cushwake.com
Lic #01964163

400 Capitol Mall, Suite 1800
Wells Fargo Center
Sacramento, CA 95814

Freddie Fiske
Associate
+1 916 617 4265
frederick.fiske@cushwake.com
Lic #02347472

cushmanwakefield.com

Jessi Muljat
Senior Associate
+1 916 524 9109
jessi.muljat@cushwake.com
Lic #02191822

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-187126 V4