



**825 UNIVERSITY AVENUE**  
SACRAMENTO, CA 95825

OFFICE CONDO FOR LEASE

**1,954 SF** OFFICE CONDO IN CAMPUS COMMONS



**CONTACT US:**

**Spencer Nielsen**

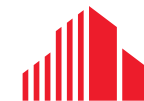
Director  
+1 916 288 4531  
spencer.nielsen@cushwake.com  
Lic #01964163

**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**

# PROPERTY HIGHLIGHTS

1,954 SF Office Condo  
in Campus Commons



\$1.95 PSF Modified Gross  
Lease Rate



Single Story with  
Mezzanine Space



## PRIME LOCATION

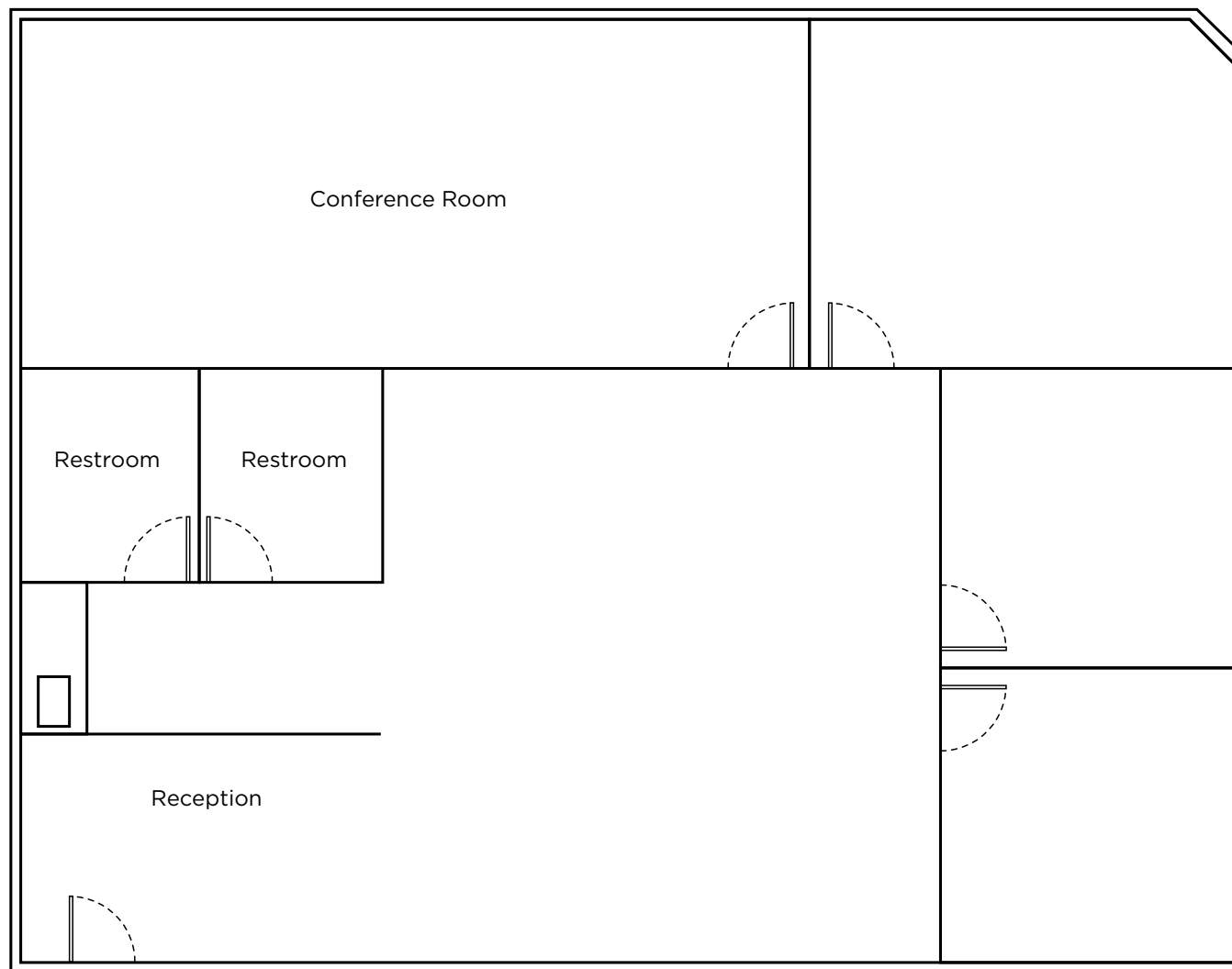
- Situated in the Campus Commons submarket, one of Sacramento's most desirable professional office corridors
- Easy access to Highway 50, Business 80, and Downtown Sacramento
- Walkable amenities including dining, retail, and banking services
- Competitive pricing

## 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**

**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

**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](https://www.cushmanwakefield.com)

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

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