

FOR LEASE

FORT SUTTER MEDICAL COMPLEX



ANCHOR
HEALTH PROPERTIES





Sought after location in the heart of **Sacramento**

Fort Sutter Medical Complex presents a comprehensive medical facility package with unparalleled convenience and amenities. Connected directly to Sutter Hospital via a sky-bridge, it offers 1,230 to 8,603 square feet of on-campus Medical Office Building (MOB) space, including second-generation medical facilities, and features an on-site pharmacy. Situated close to major medical institutions like Sutter Health, Dignity Health, and UC Davis hospitals, it ensures easy access via the adjacent Capital City Freeway, I-80, and Highway 50, with on-site parking garage facilities with monthly parking available. Security is ensured with an on-site security with additional weekend patrols, while ground floor retail opportunities complement the vibrant atmosphere of this bustling medical hub.



Sutter Medical Center



903,841 SF

Short Term Acute Care Hospital



523

Staffed Beds



5.1 Days

Average Stay



877

Affiliated Physicians



3,085

Employees



Downtown Sacramento

Sutter Health
General Hospital

Sutter Health
Ose Adams Medical Pavilion

FORT SUTTER
MEDICAL COMPLEX

Capital City Freeway



1020 29th Street Availability

Move in ready suites available

Suite 370 ±1,365 RSF

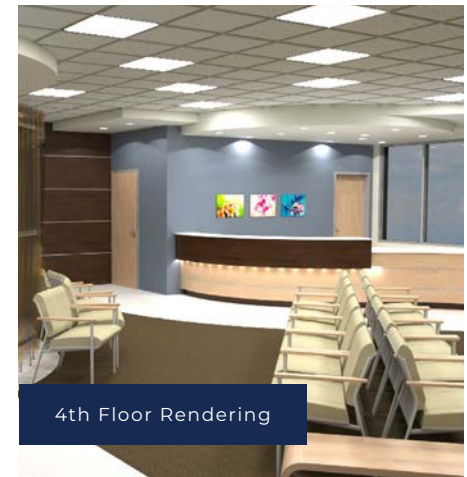
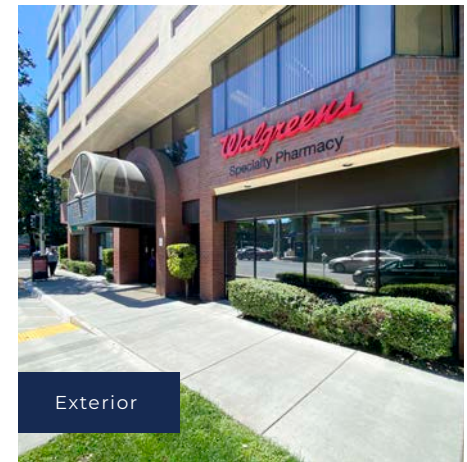
Suite 450 ±4,308 RSF

Suite 490 ±1,875 RSF

**Full Floor
(4th Floor)** ±8,603 RSF

Suite 560 ±1,359 RSF

Suite 580 ±1,827 RSF





Renovated Lobby

2801 K Street Availability

Move in ready suites available

Retail/Medical

Suite 100 ±1,230 RSF

Suite 120 ±1,581 RSF

Medical

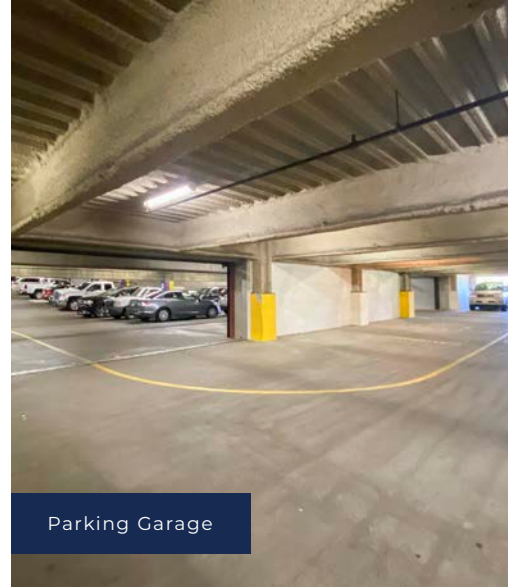
Suite 205 ±1,790 RSF

Suite 215 ±1,291 RSF

Suite 300 ±3,253 RSF



Renovated Lobby



Parking Garage



Elevators

Potential Cafe

2801 K Street
Suite 100 | 1,230 SF





Area Overview

Midtown Sacramento, a 2-square-mile district east of downtown, is the cultural hub of the city, home to a diverse array of businesses that share real estate with an eclectic mix of housing.

Compact and walkable, this vibrant neighborhood within a neighborhood is one of the most desirable places in the city to live, work and play, especially for millennials. Midtown restaurants draw rave reviews in national publications, sidewalk tables and bicycles are everywhere.



WALK SCORE

94



BIKE SCORE

99



TRANSIT SCORE

48



BLOCKS

112



AVERAGE AGE

34.6



BUSINESSES

2,200



Downtown Sacramento
1.7 Miles from Site

Midtown Sacramento

**Sutter Health
Medical Center**

**FORT SUTTER
MEDICAL COMPLEX**

FOR LEASE

FORT SUTTER MEDICAL COMPLEX

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