

1201

J Street | Sacramento CA

FULLY FURNISHED
OFFICE CONDOS NOW
AVAILABLE FOR SALE!

APPROXIMATELY
5,000 SF - 30,000 SF

OFFERED AT \$395/SF

CLASS A CREATIVE OFFICE SPACE FOR LEASE
±5,000-30,000 RSF

CBRE

PROPERTY FEATURES

- ▶ Brand new roof top event center and lounge
- ▶ Fully-furnished office condos for sale at \$395 PSF
- ▶ Two blocks from the State Capitol
- ▶ Highly visible corner location
- ▶ Walking distance to restaurants, professional amenities, DOCO, Golden 1 Center and SAFE Credit Union Convention Center
- ▶ 17 on-site parking stalls, city parking garage half a block away
- ▶ New restaurant and bar coming soon
- ▶ Coffee Shop and Restaurant On Site

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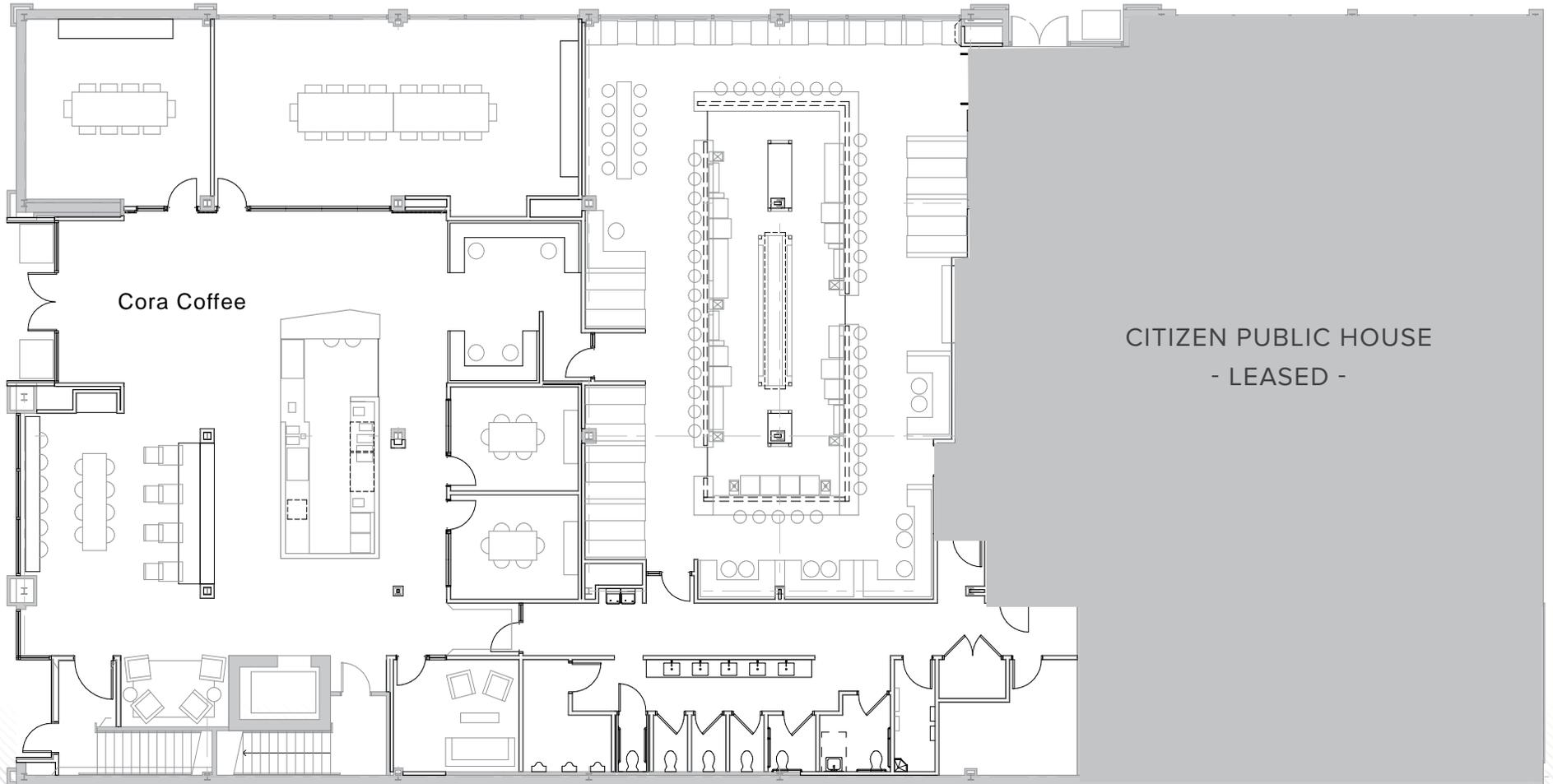
PROPERTY UPGRADES

- ▶ Fully improved turnkey creative office
- ▶ Updated building exterior
- ▶ New lobby at building entry
- ▶ Main elevator updated and modernized
- ▶ T-bar ceilings removed and structure exposed
- ▶ Concrete floors exposed and polished
- ▶ New rooftop terrace
- ▶ New light fixtures throughout
- ▶ New offices and break rooms
- ▶ Fully fitted with high end/modern FF&E



FLOOR PLANS

GROUND FLOOR - ±6,708 RSF



First, Second & Third Floors Contiguous Up To ±30,035 RSF

FLOOR PLANS

SECOND FLOOR - ±11,851 RSF

FOR SALE AT \$395 PSF WITH FURNITURE



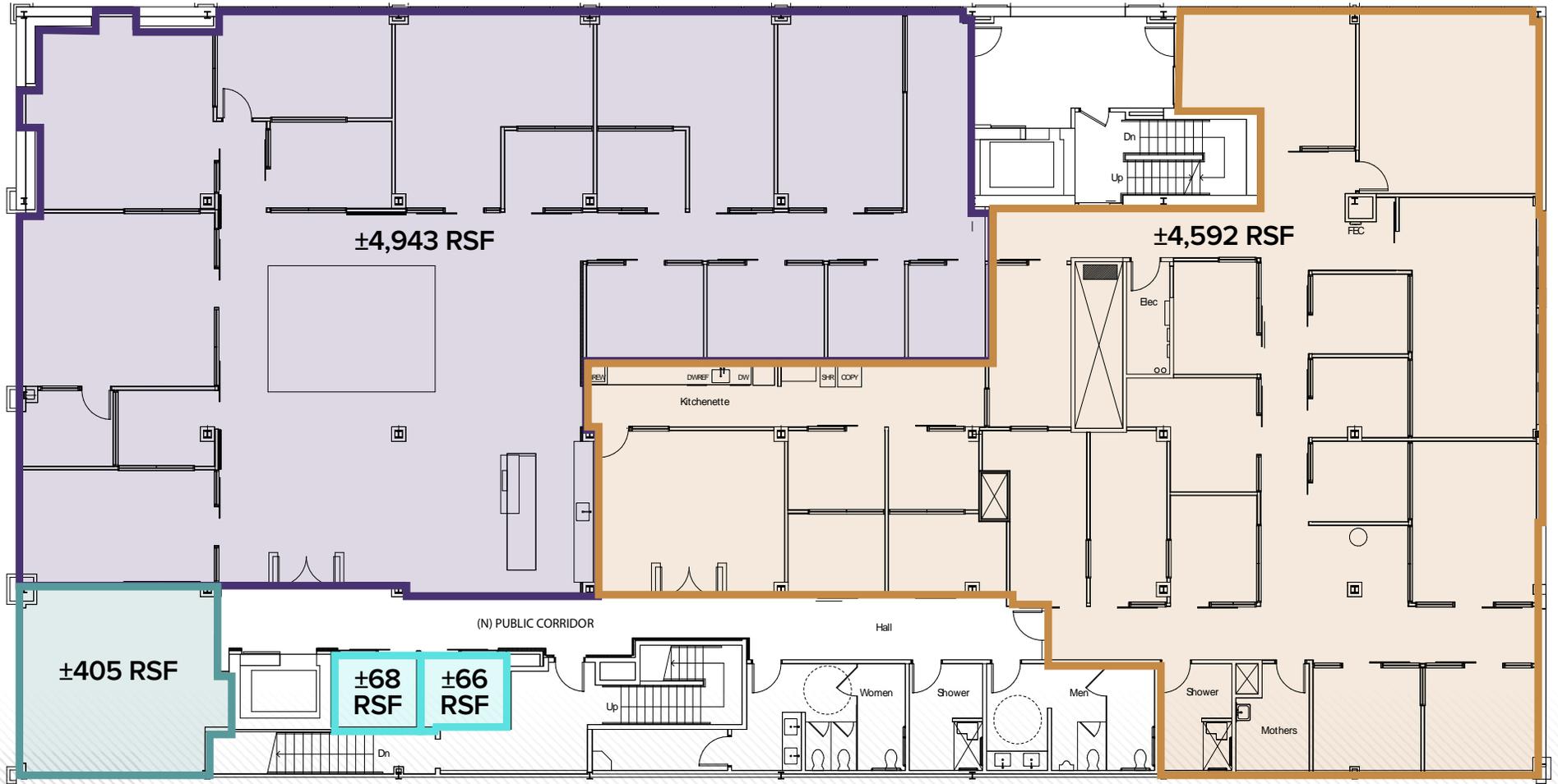
First, Second & Third Floors Contiguous Up To ±30,035 RSF

FLOOR PLANS

SECOND FLOOR - ±11,851 RSF

DEMISING PERSPECTIVE

FOR SALE AT \$395 PSF WITH FURNITURE

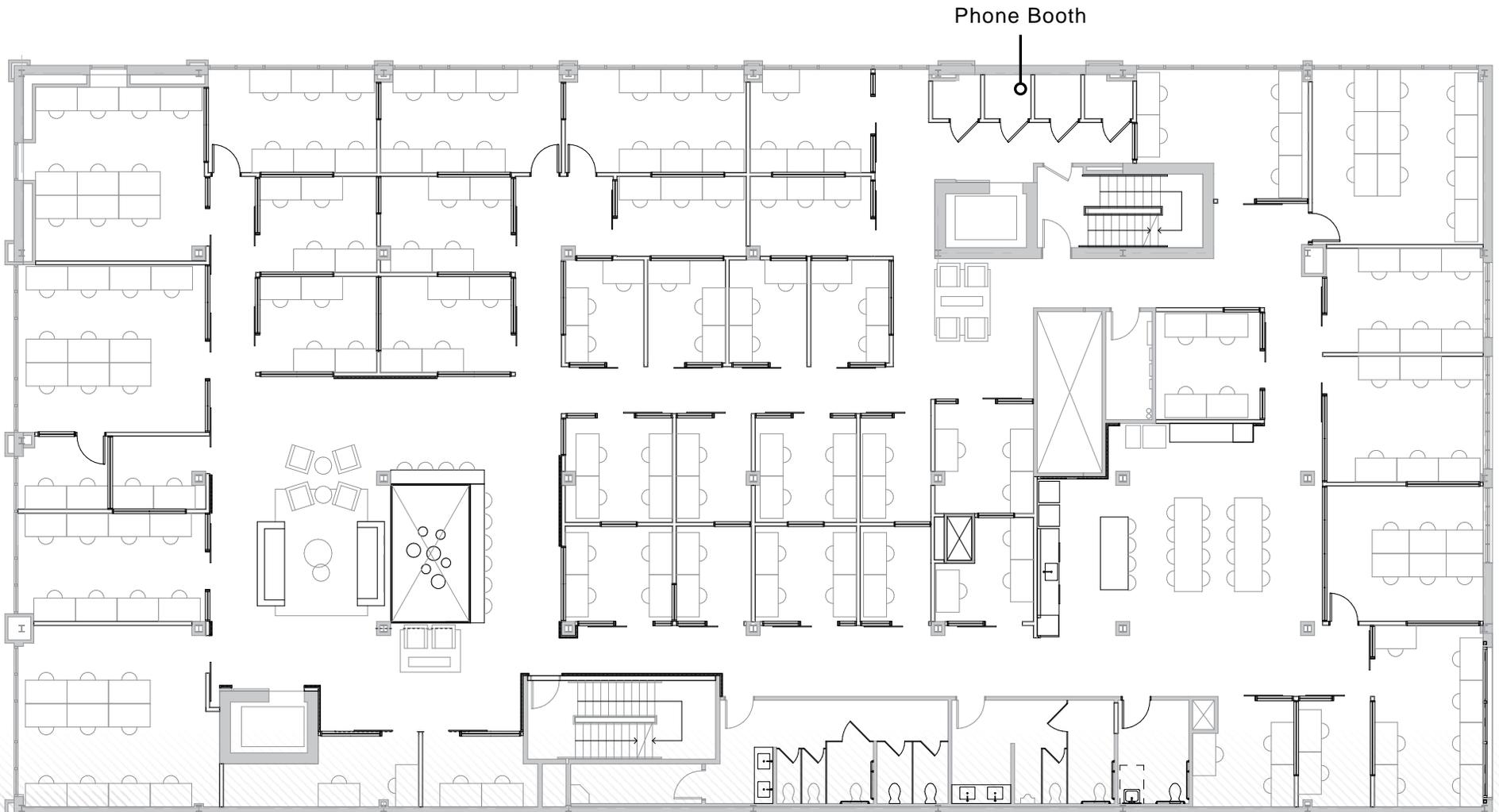


First, Second & Third Floors Contiguous Up To ±30,035 RSF

FLOOR PLANS

THIRD FLOOR - ±11,476 RSF

FOR SALE AT \$395 PSF WITH FURNITURE



First, Second & Third Floors Contiguous Up To ±30,035 RSF

FLOOR PLANS

THIRD FLOOR - ±11,476 RSF

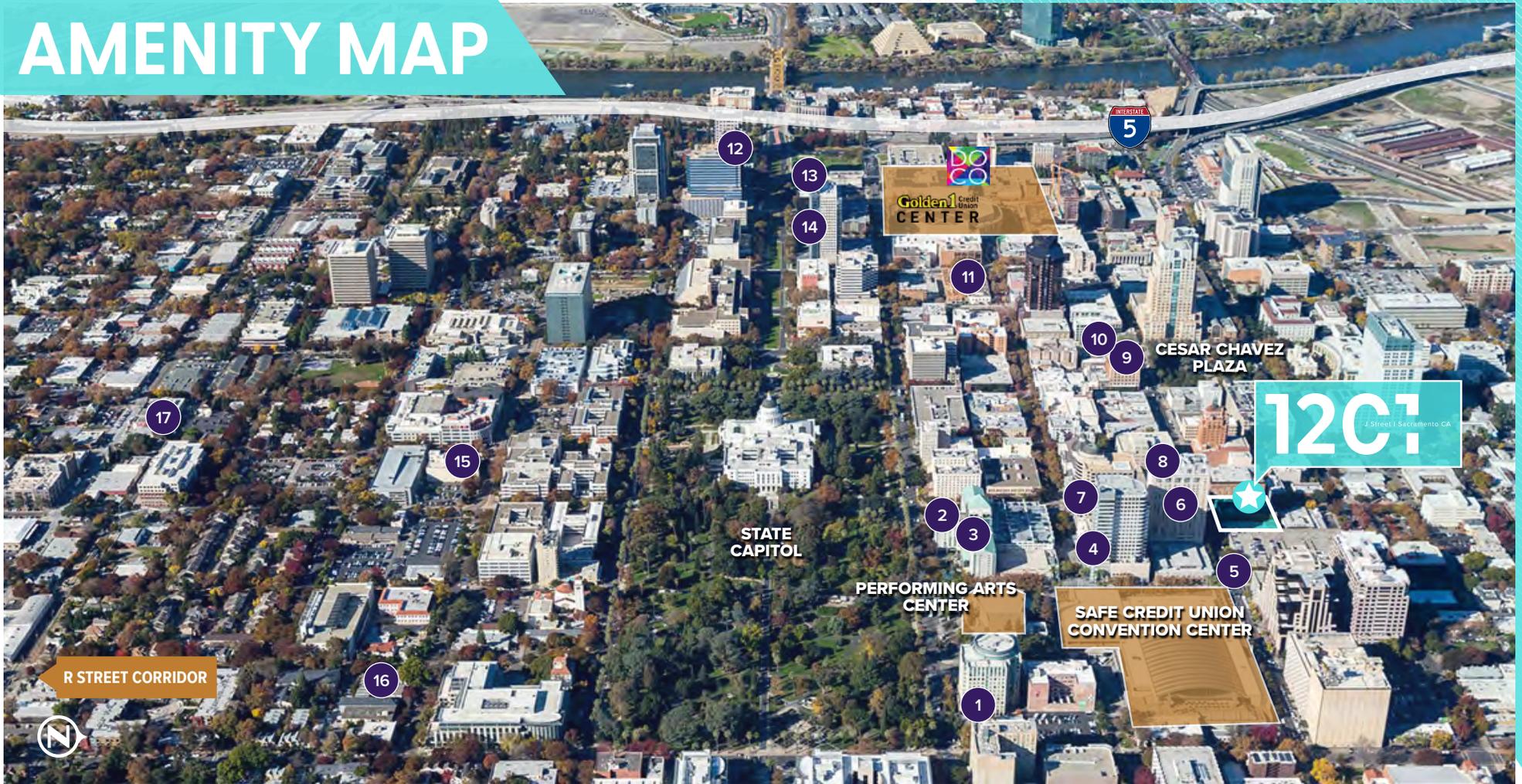
DEMISING PERSPECTIVE

FOR SALE AT \$395 PSF WITH FURNITURE



First, Second & Third Floors Contiguous Up To ±30,035 RSF

AMENITY MAP



R STREET CORRIDOR

Iron Horse Tavern
Cafe Bernardo
Burgers and Brew
The Shady Lady Saloon
Ace of Spades
Mas Taco Bar
Bottle & Barlow

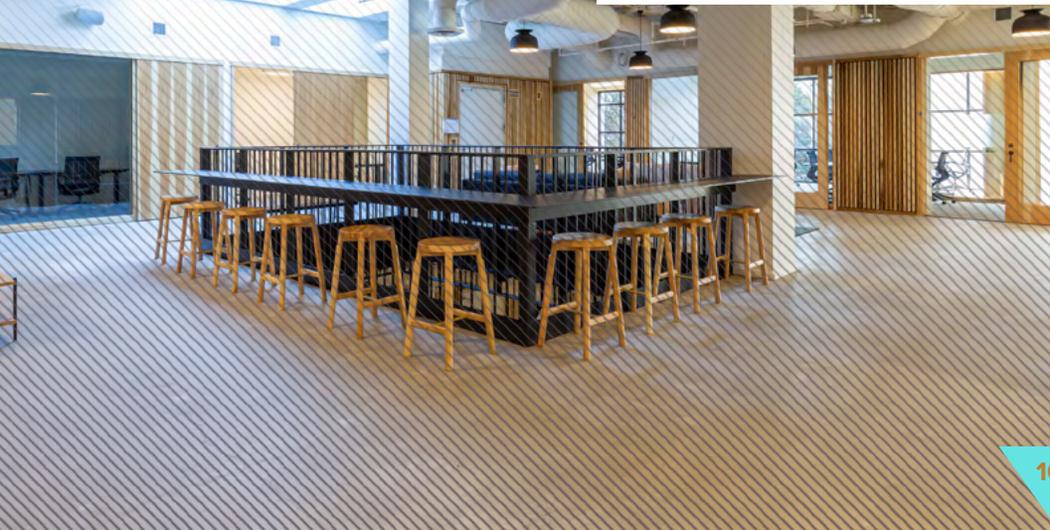
- 1 Cafeteria 15L
- 2 Starbucks
- 3 Hyatt Regency Sacramento
- 4 Esquire IMAX Theatre
- 5 Subway
- 6 Sheraton Grand Sacramento
- 7 Ella Dining Room & Bar
- 8 FedEx
- 9 Citizen Hotel and Grange Restaurant
- 10 Temple Coffee Roasters
- 11 Darling Aviary
- 12 Il Fornaio
- 13 House Kitchen & Bar
- 14 Morton's Steakhouse
- 15 La Bou
- 16 Table Vine
- 17 Fox & Goose Public House



Golden 1 Center
Sauced BBQ & Spirits
24 Hour Fitness
Starbucks
Union Bank
Polanco Cantina
Punch Bowl Social
Urban Outfitters
Kimpton Sawyer Roots
Coffee
Yard House
Insomnia Cookies
Pressed Juice Bar

12C1
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PHOTOS



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The CBRE logo is displayed in white, bold, sans-serif capital letters on a teal background. The background of the entire page is a photograph of a modern, multi-story white brick building with large windows and a flat roof. The building is situated on a city street with trees and a clear blue sky. A dark pickup truck is parked on the street in front of the building. The image is partially overlaid with a teal graphic element in the top left and bottom right corners.