



ONE CAPITOL MALL

SACRAMENTO, CA

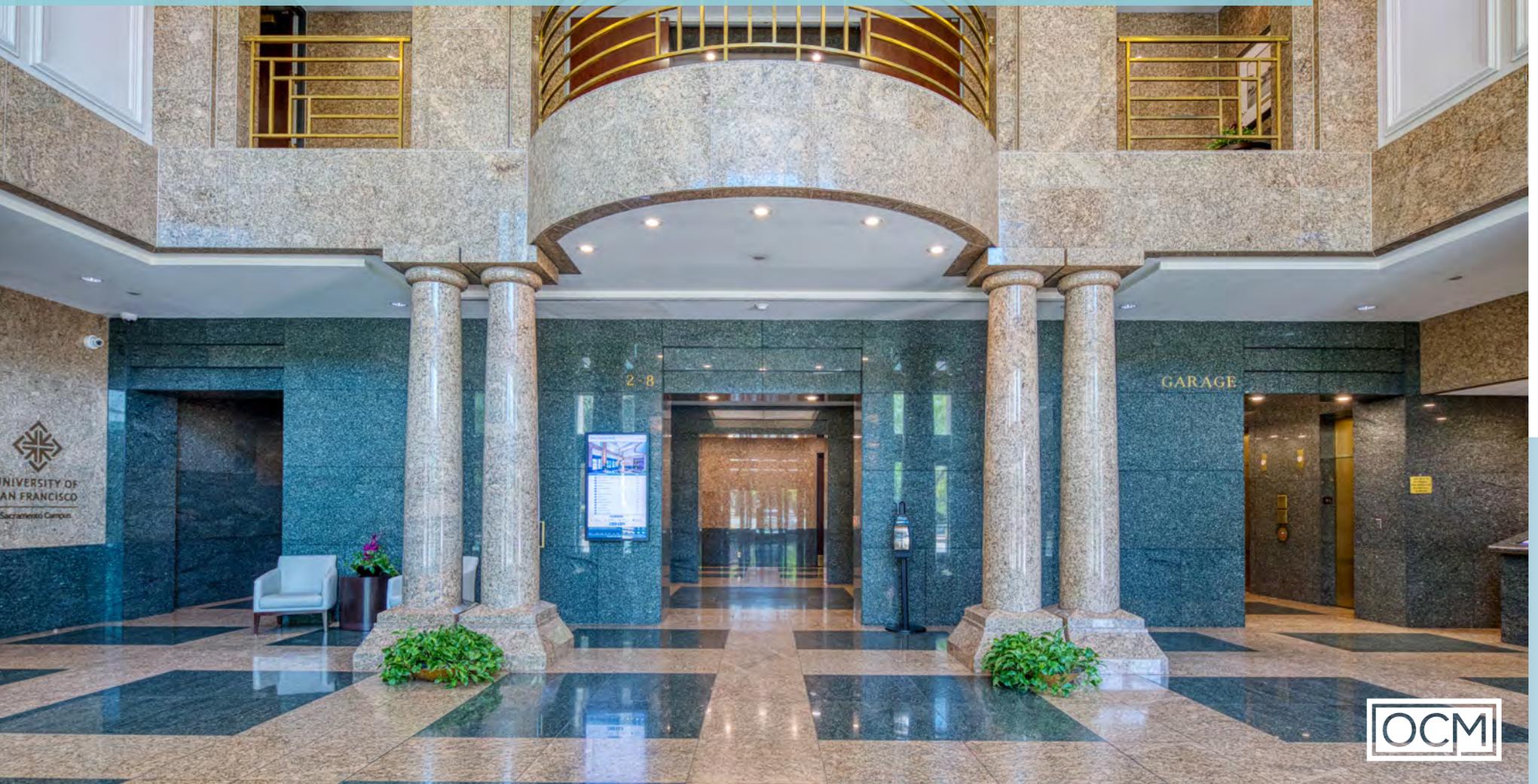
FOR LEASE
SACRAMENTO'S ICONIC CLASS A OFFICE
LOCATED AT THE ENTRANCE TO DOWNTOWN



CBRE

One Floor Above The Rest

Discover unparalleled views in a prime location at One Capitol Mall: a recently renovated, 8-story, approximately 200,000-square-foot trophy office building. Standing at the gateway to Sacramento's commercial center, this prestigious property offers breathtaking river views and an adjacent parking structure, ensuring convenience and luxury for all who work and visit here.



Building Highlights



Newly Renovated! On-Site Conference Center



On-Site Café



On-Site Bike Lockers



24/7 Building Security



Newly Renovated! On-Site Fitness Center & Showers



2/1,000 SF Covered Parking with Convenient Valet



Adjacent city parking garage that offers an abundance of spill over parking



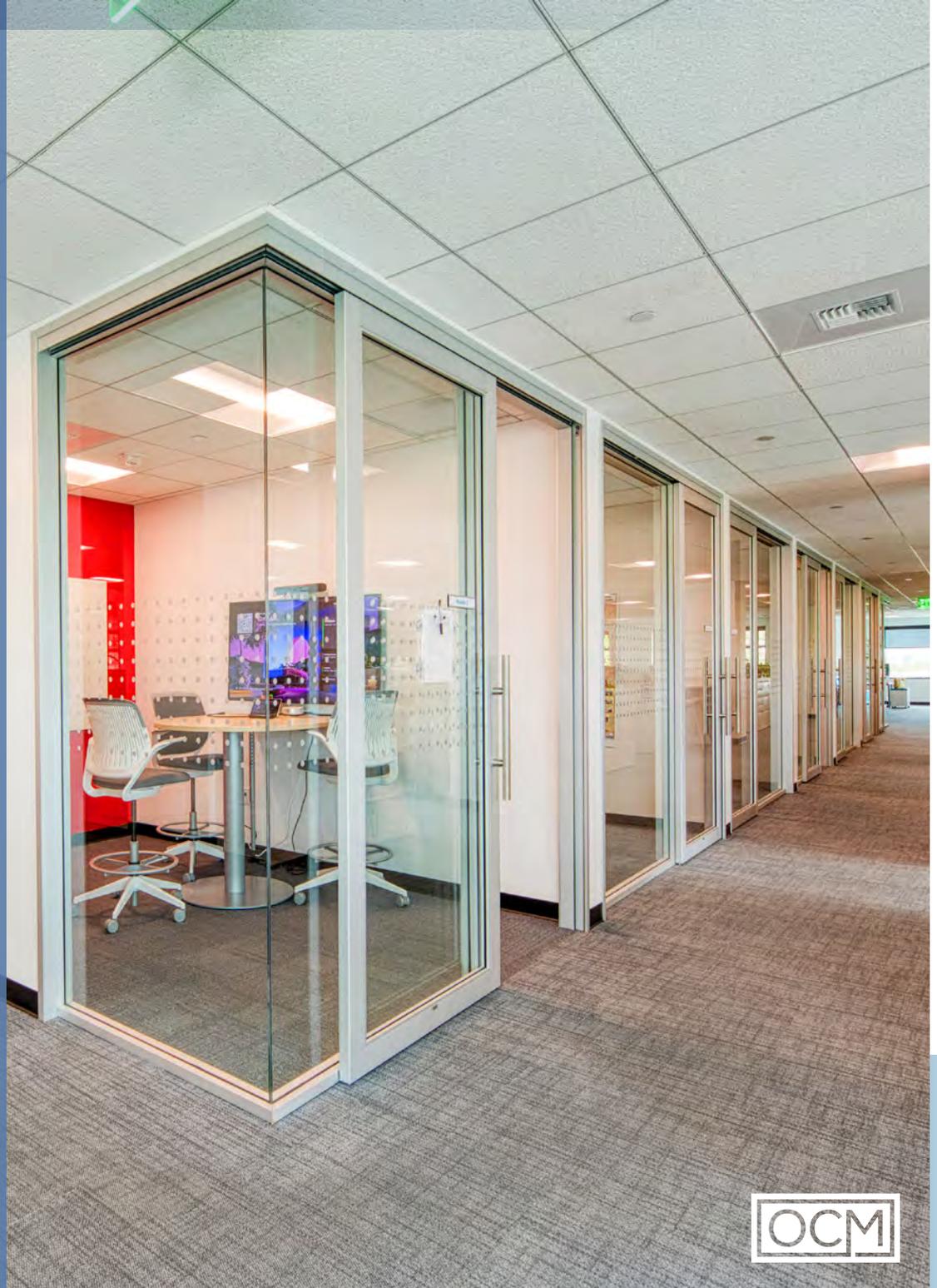
On-Site Property Management and Engineers



Day Porter Providing Constant Cleaning & Sanitizing



Outdoor Patios/Green Space



Building Availability



SUITES AVAILABLE FOR LEASE | ONE CAPITOL MALL, SACRAMENTO, CA

- | | | | |
|--------------|-------------|--------------|-------------|
| • SUITE 260 | ±22,533 RSF | • SUITE 610* | ±2,897 RSF |
| • SUITE 320 | ±3,756 RSF | • SUITE 620* | ±14,761 RSF |
| • SUITE 400* | ±22,405 RSF | • SUITE 660 | ±3,432 RSF |
| • SUITE 410* | ±14,076 RSF | • SUITE 700 | ±8,674 RSF |
| • SUITE 600* | ±7,582 RSF | | |

**Suites can be combined*

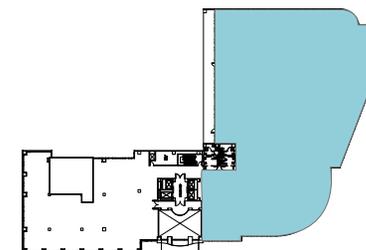


- Fully Built-Out
- Turn-Key Educational Use

SUITE 260 | ±22,533 RSF



KEY PLAN

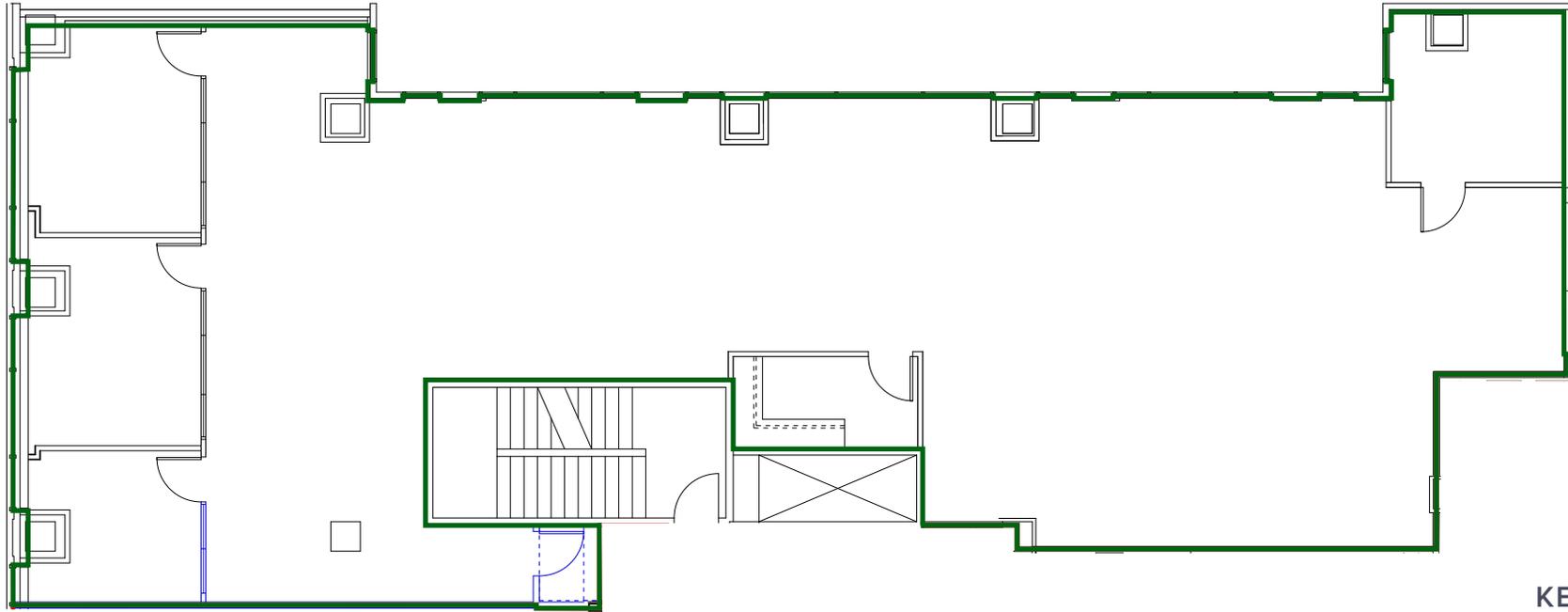


ALL MEASUREMENTS ARE APPROXIMATE

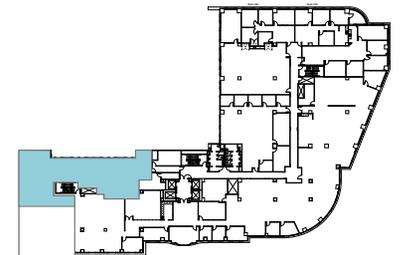
Floor Plan | Suite 260



SUITE 320 | ±3,756 RSF



KEY PLAN



ALL MEASUREMENTS ARE APPROXIMATE

Floor Plan | Suite 320

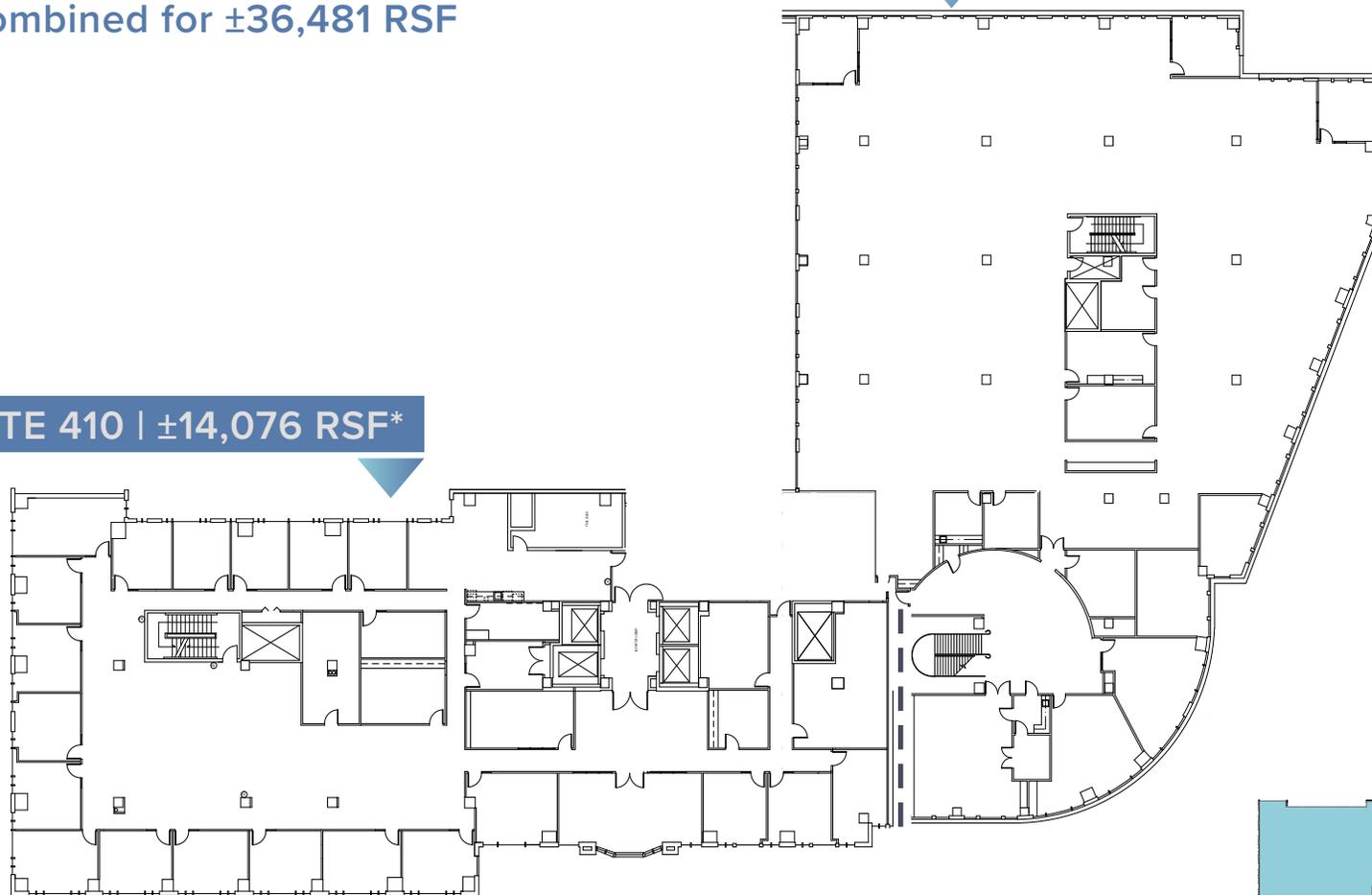


*Suites 400 & 410

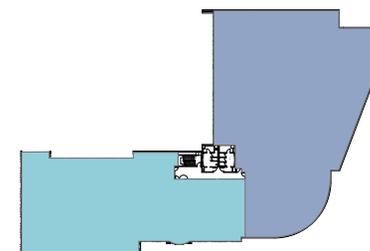
Can be combined for ±36,481 RSF

SUITE 400 | ±22,405 RSF*

SUITE 410 | ±14,076 RSF*



KEY PLAN



SHOWS SUITES DIVISION = 

ALL MEASUREMENTS ARE APPROXIMATE

Floor Plans | Suites 400 & 410



AVAILABLE | 6TH FLOOR

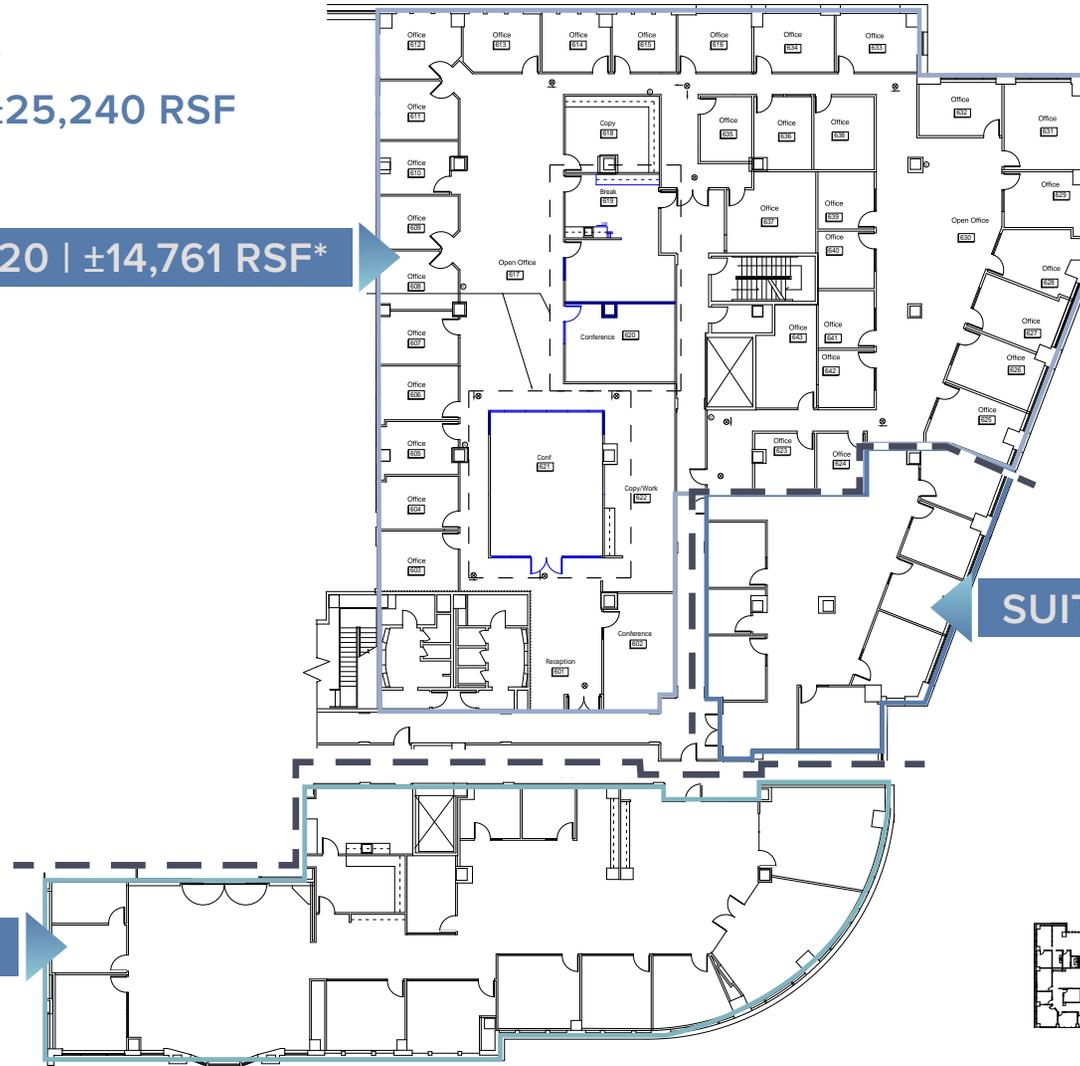
*Suites 600, 610 & 620
Can be combined for ±25,240 RSF

SUITE 620 | ±14,761 RSF*

SUITE 610 | ±2,897 RSF*

SUITE 600 | ±7,582 RSF*

SHOWS SUITES DIVISION = - - -



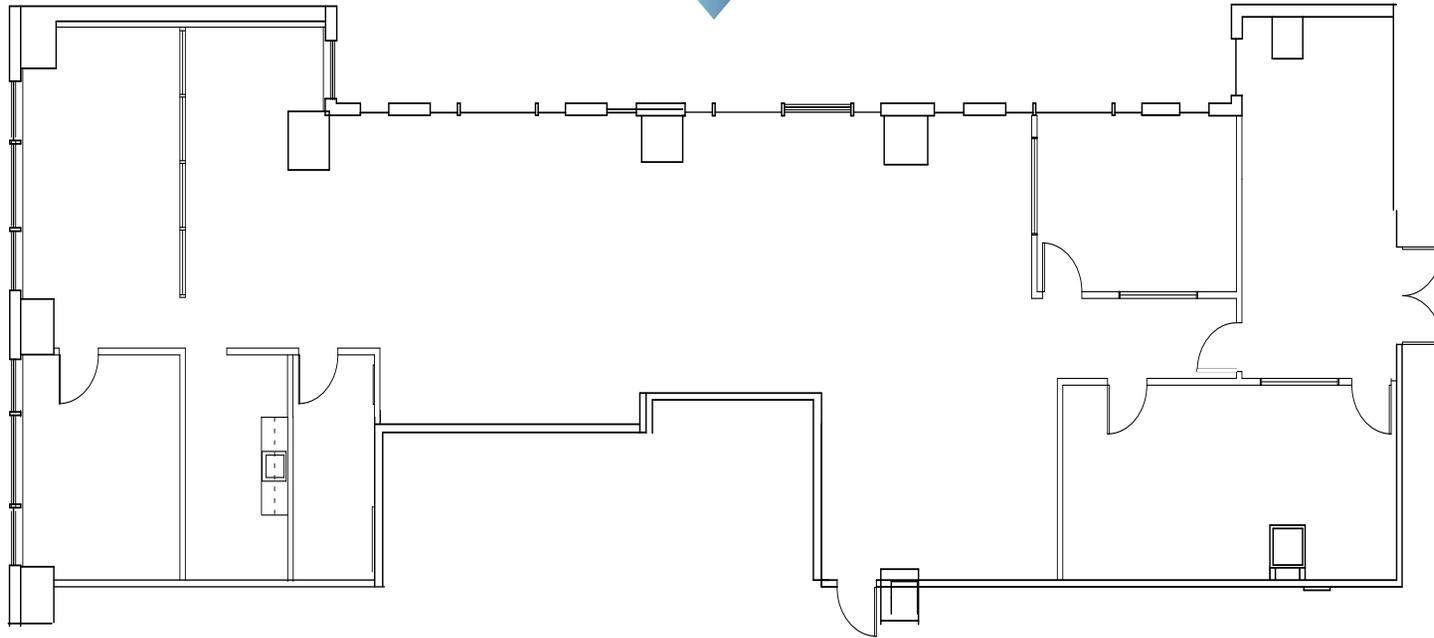
KEY PLAN

ALL MEASUREMENTS ARE APPROXIMATE

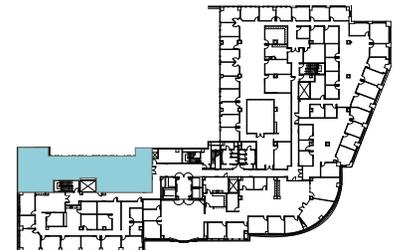
Floor Plans | Suites 600/610/620



SUITE 660 | ±3,432 RSF



KEY PLAN

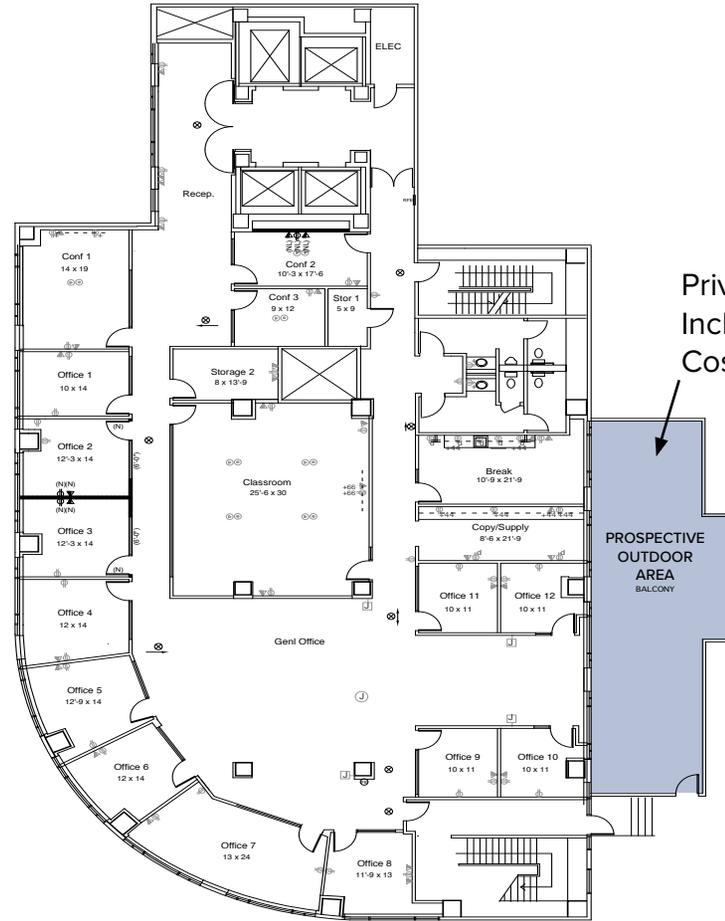


ALL MEASUREMENTS ARE APPROXIMATE

Floor Plan | Suite 660

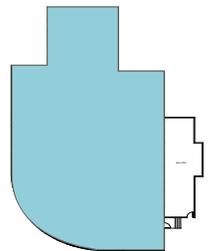


SUITE 700 | ±8,674 RSF



Private Outdoor Patio
Included at No Extra
Cost!

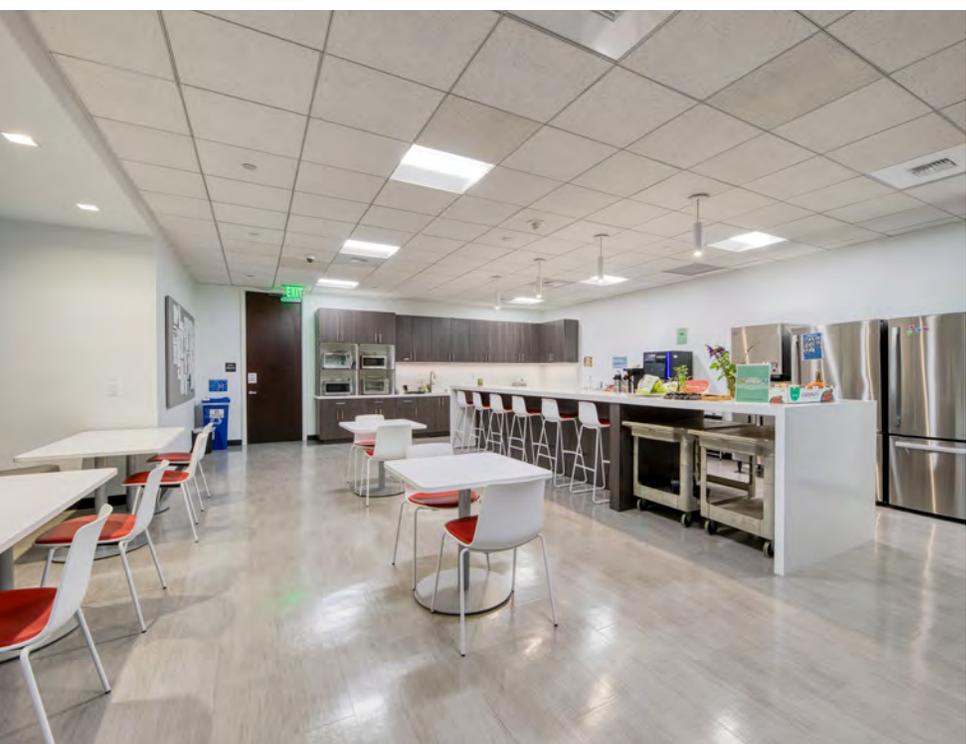
KEY PLAN

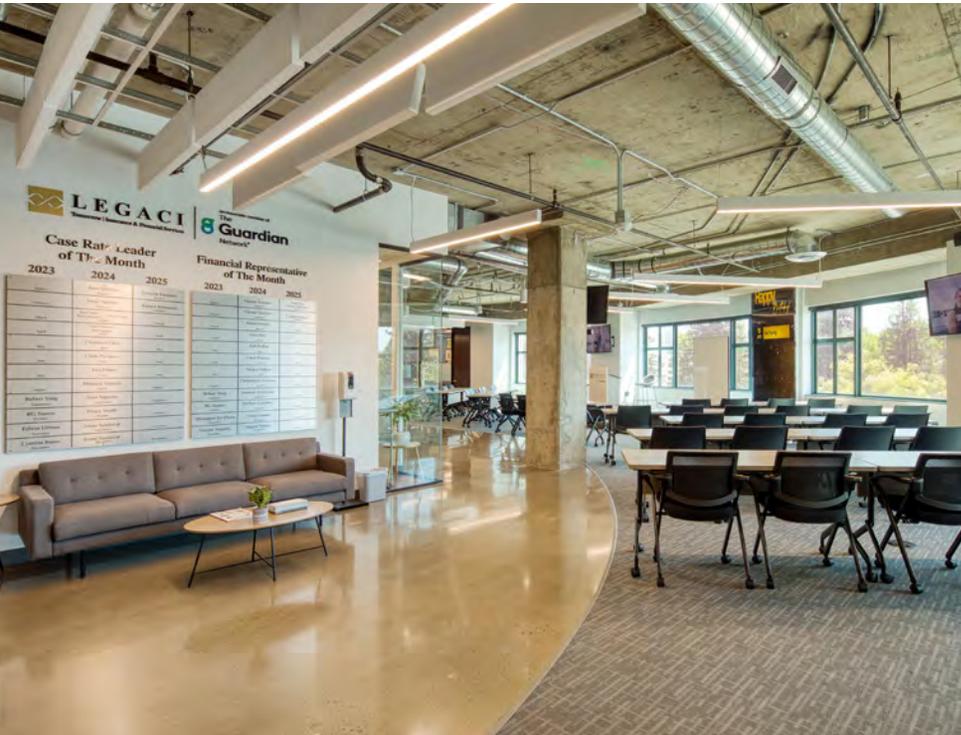
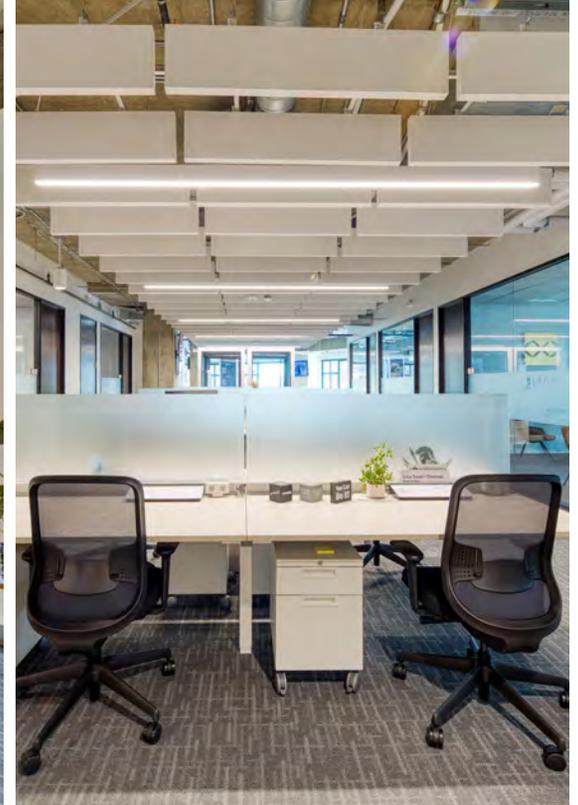


ALL MEASUREMENTS ARE APPROXIMATE

Floor Plan | Suite 700







OCM



Nearby Amenities





OLD SACRAMENTO WATERFRONT
1 MINUTE WALK



- Firehouse
- Rio City Café
- Joe's Crab Shack
- Fanny Ann's Saloon
- Railroad Fish & Chips
- Willie's Burgers
- River City Saloon
- O'Mally's Pub
- Steamers
- Tower Bridge Bistro
- Sac Brew Boat
- River City Queen
- Delta King
- Sacramento History Museum
- California State Railroad Museum
- Wells Fargo Museum



Sacramento International Airport

OLD SACRAMENTO



Rail Yards

American River Parkway



TOWER BRIDGE

Sacramento River



EMBASSY SUITES

Tenants at One Capitol Mall receive discounts on rooms & conferencing centers within Embassy Suites

TO WEST SACRAMENTO

TO DOWNTOWN



EMBASSY SUITES
ONE-MINUTE WALK



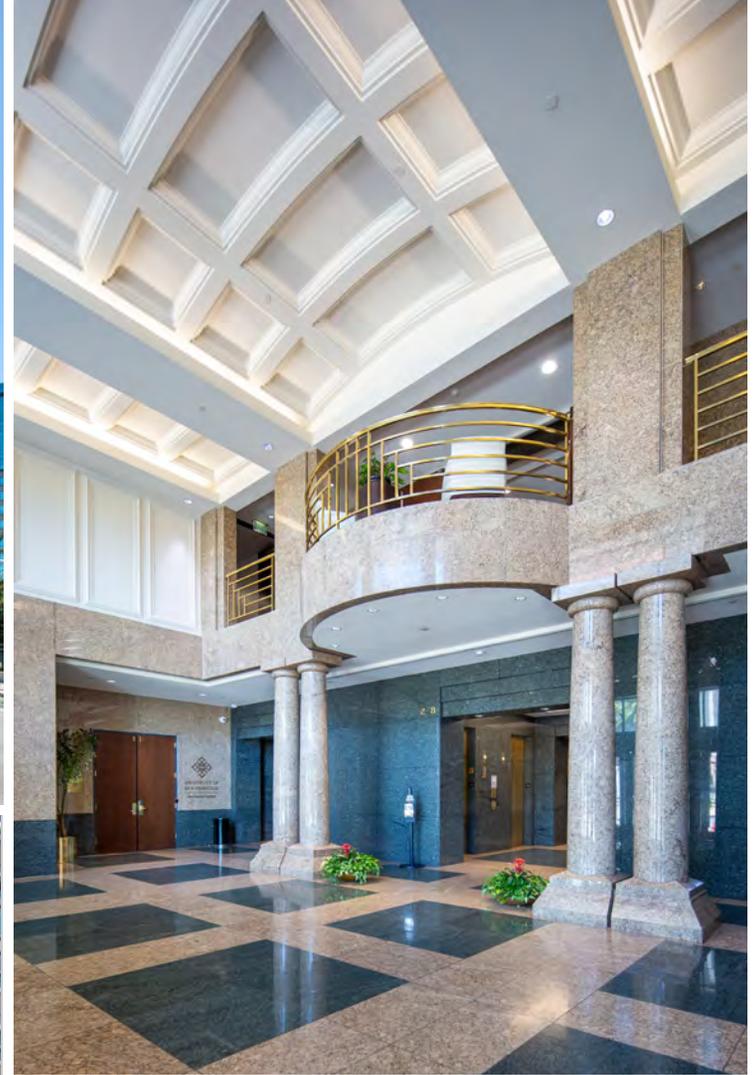
I-5 ON RAMP
ONE-MINUTE DRIVE



I-80 FROM I-5
TWO-MINUTE DRIVE

Nearby Amenities *(continued)*





OCM



ONE CAPITOL MALL

SACRAMENTO, CA

EXCLUSIVELY LISTED BY

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