



# ONE CAPITOL MALL

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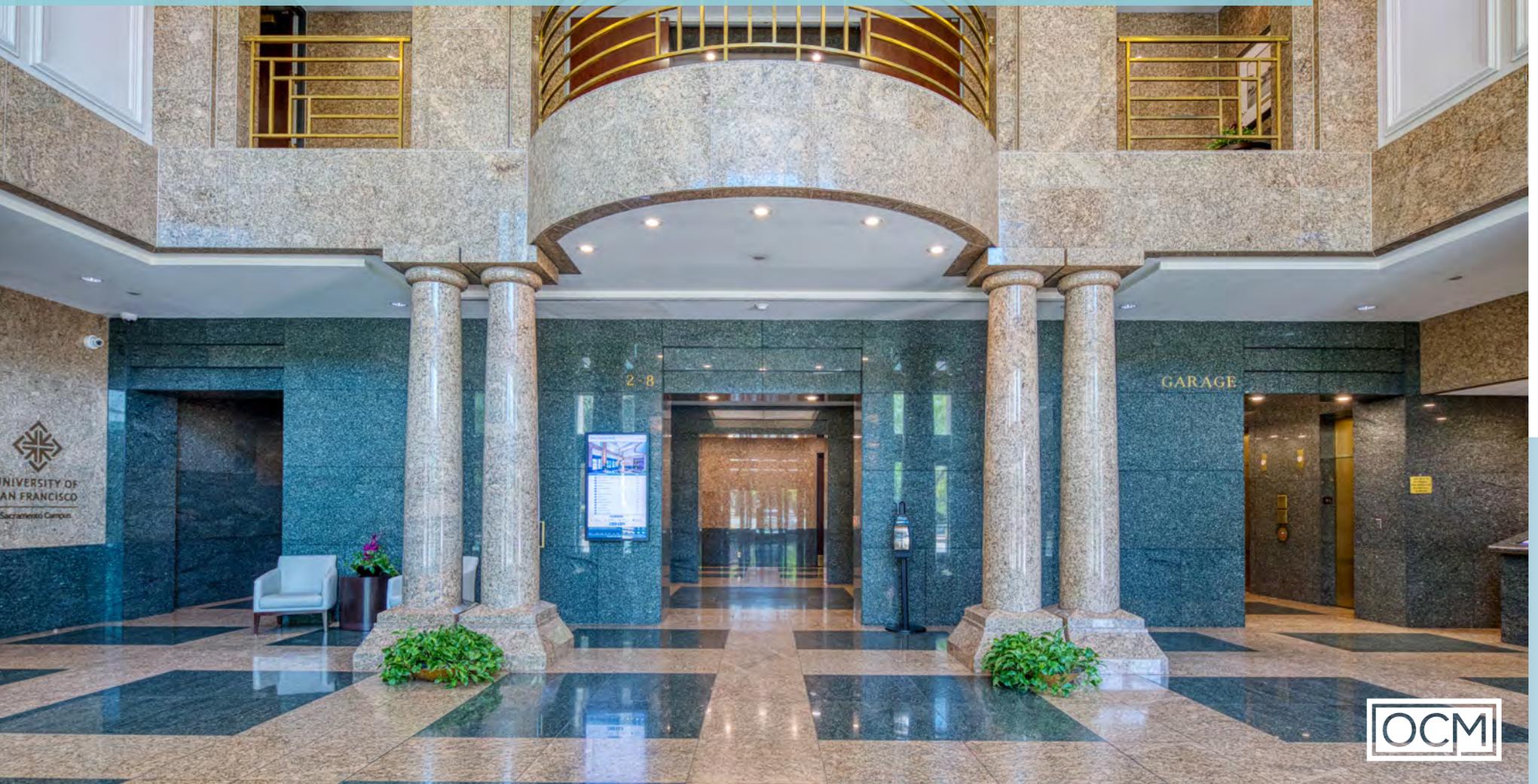
SACRAMENTO, CA

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



# 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



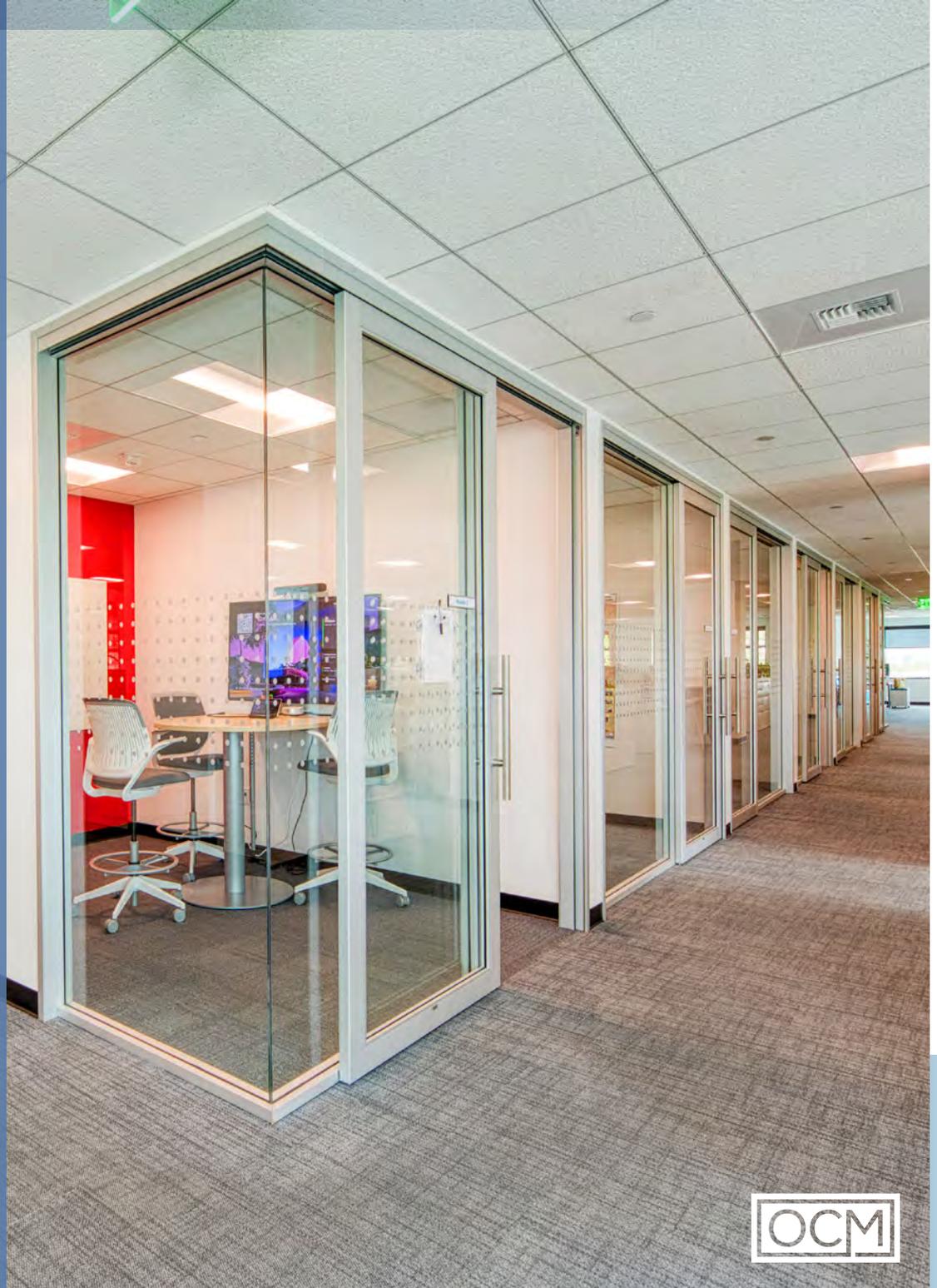
On-Site Property Management and Engineers



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*

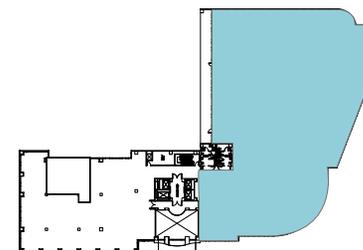


- Fully Built-Out
- Turn-Key Educational Use

SUITE 260 | ±22,533 RSF



KEY PLAN

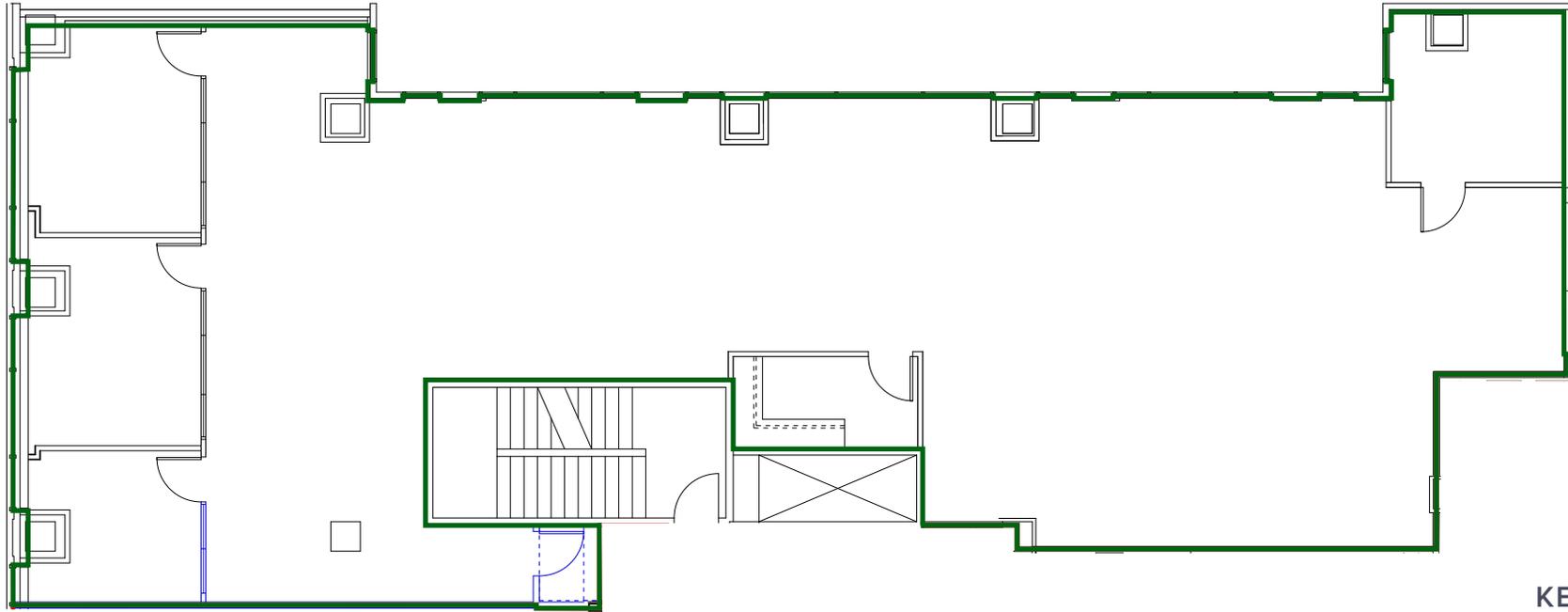


ALL MEASUREMENTS ARE APPROXIMATE

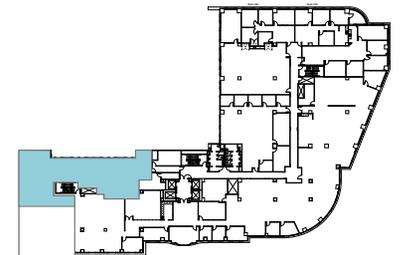
# Floor Plan | Suite 260



SUITE 320 | ±3,756 RSF



KEY PLAN



ALL MEASUREMENTS ARE APPROXIMATE

# Floor Plan | Suite 320

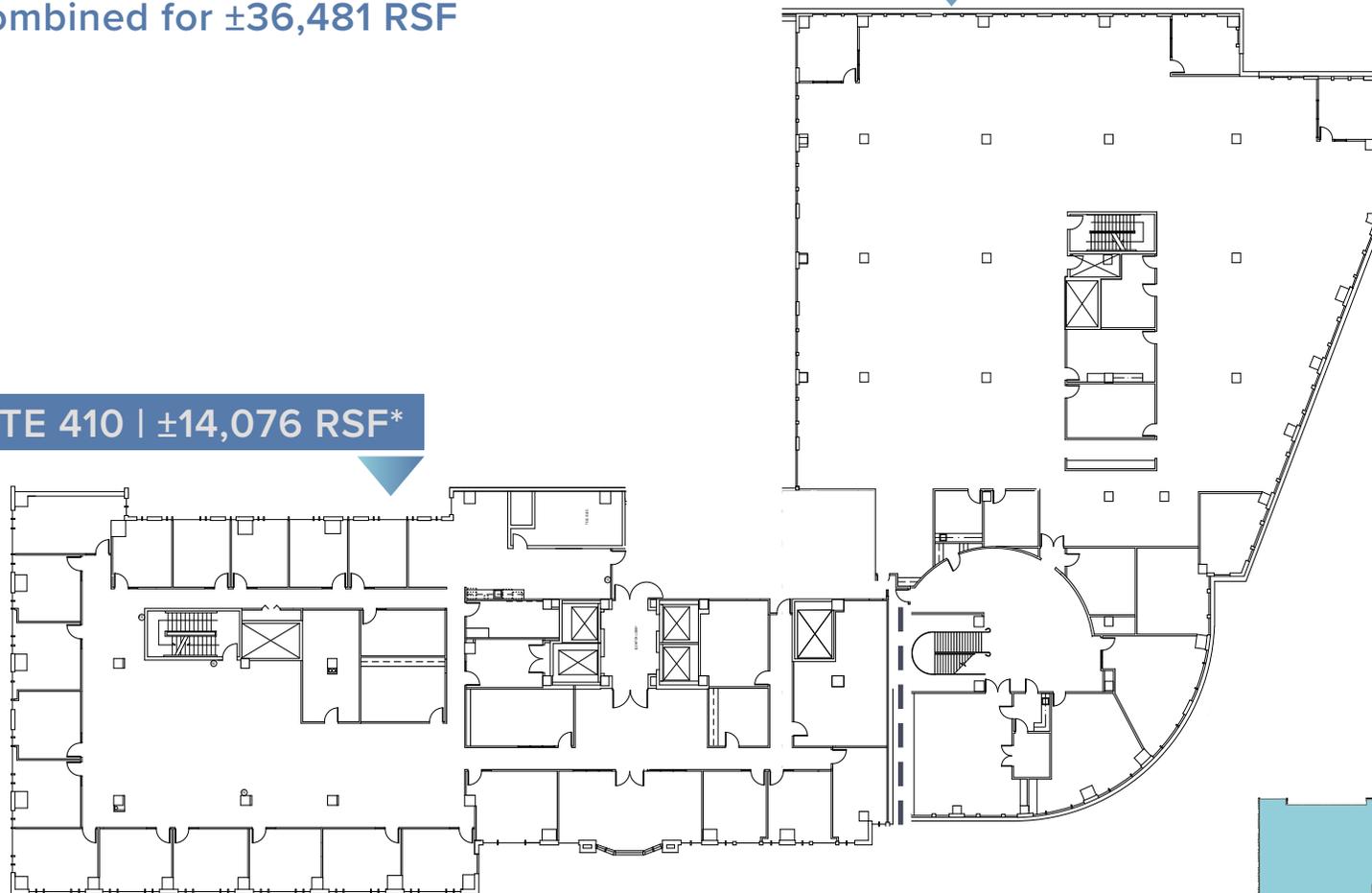


\*Suites 400 & 410

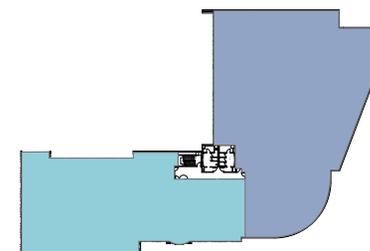
Can be combined for ±36,481 RSF

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

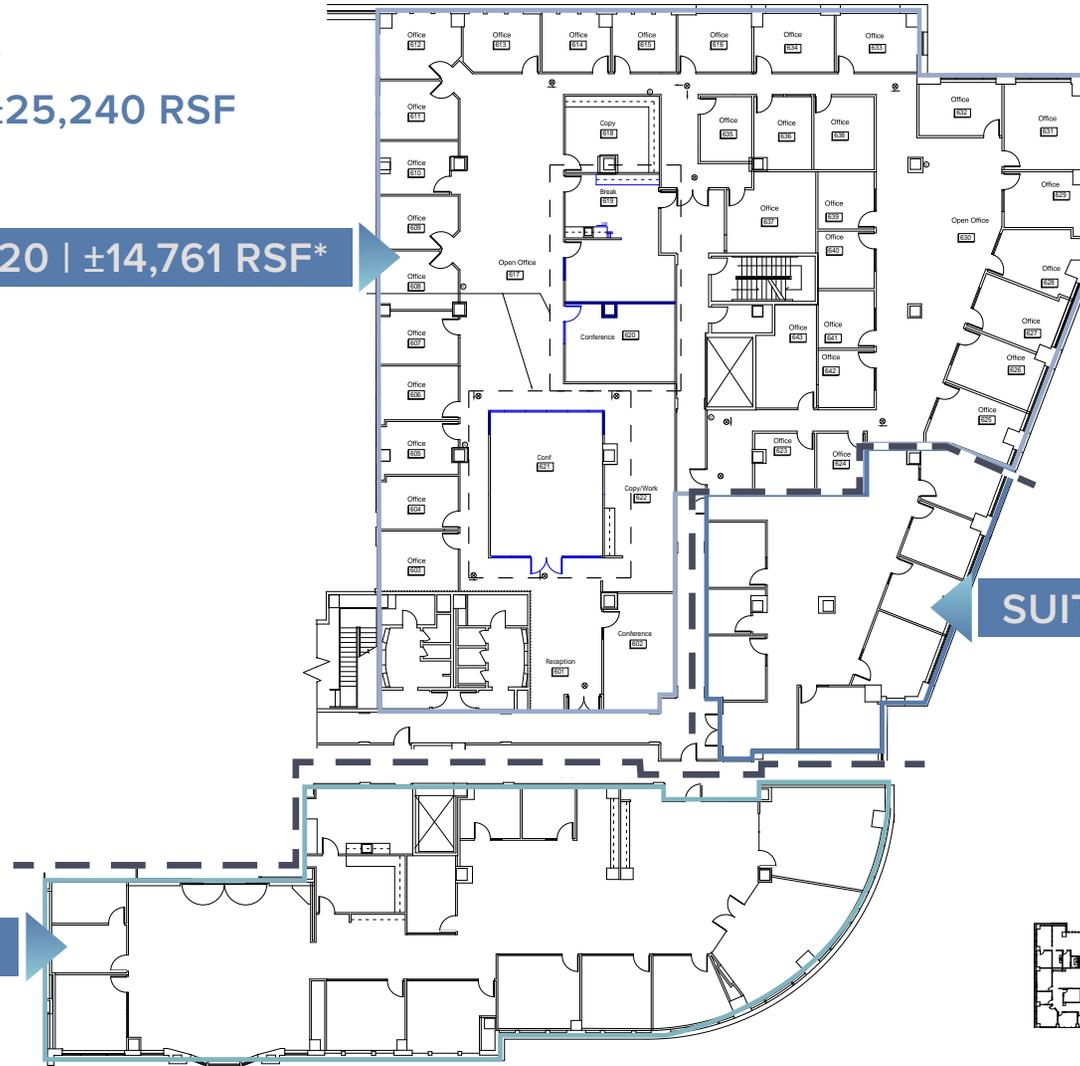
\*Suites 600, 610 & 620  
Can be combined for ±25,240 RSF

SUITE 620 | ±14,761 RSF\*

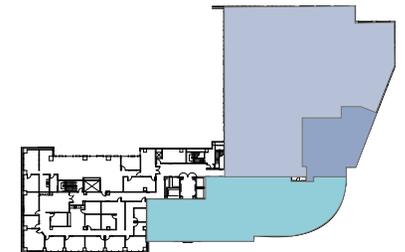
SUITE 610 | ±2,897 RSF\*

SUITE 600 | ±7,582 RSF\*

SHOWS SUITES DIVISION = - - -



KEY PLAN

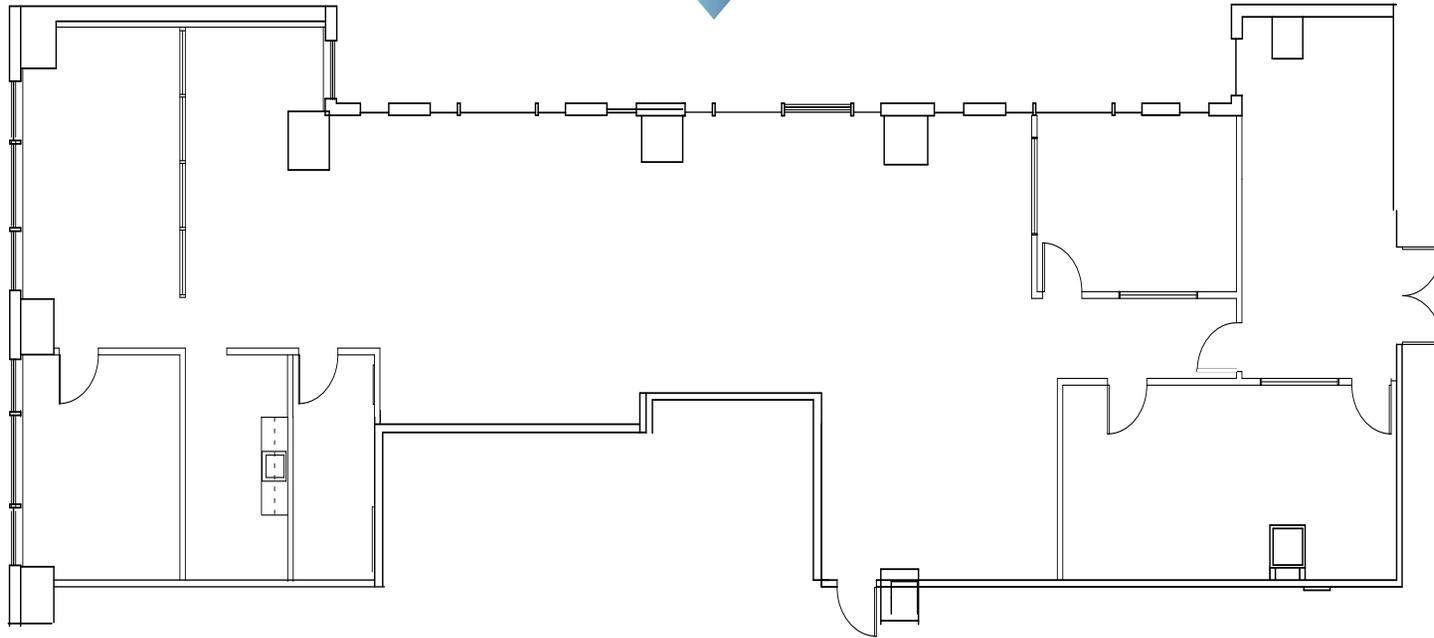


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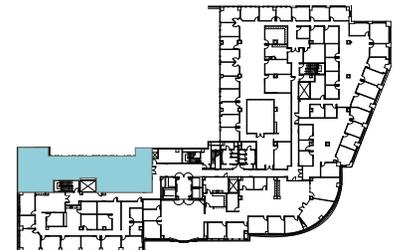
## Floor Plans | Suites 600/610/620



SUITE 660 | ±3,432 RSF



KEY PLAN

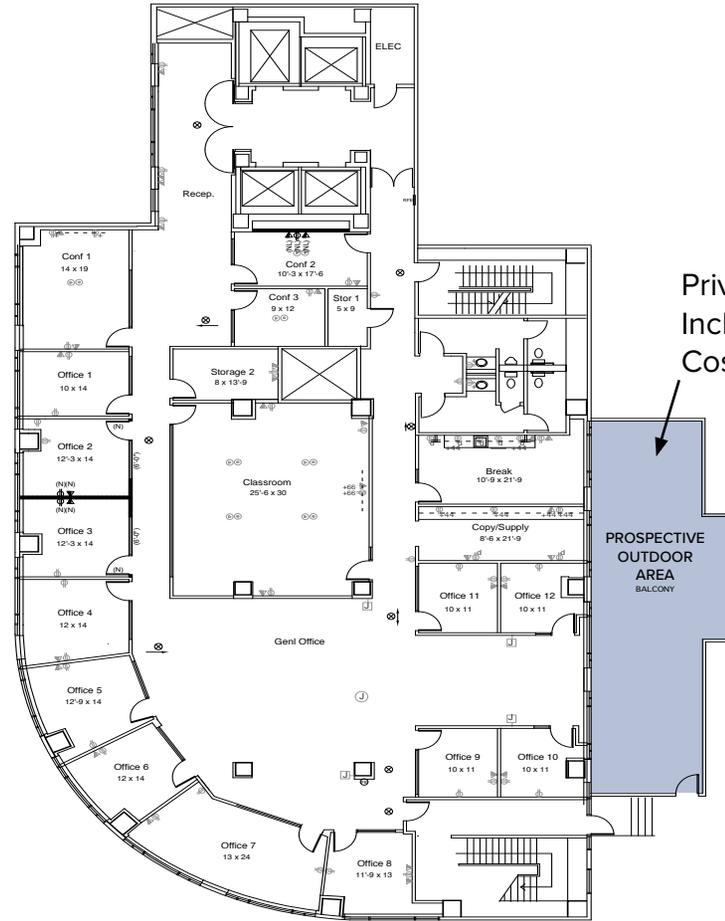


ALL MEASUREMENTS ARE APPROXIMATE

# Floor Plan | Suite 660

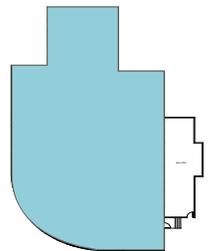


SUITE 700 | ±8,674 RSF



Private Outdoor Patio  
Included at No Extra  
Cost!

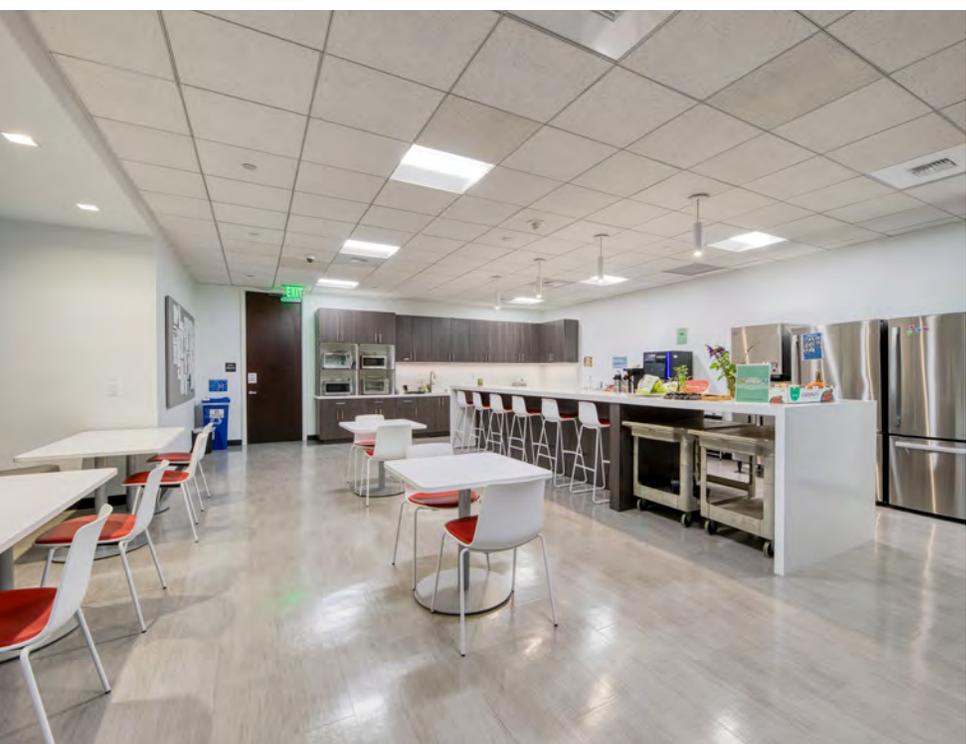
KEY PLAN

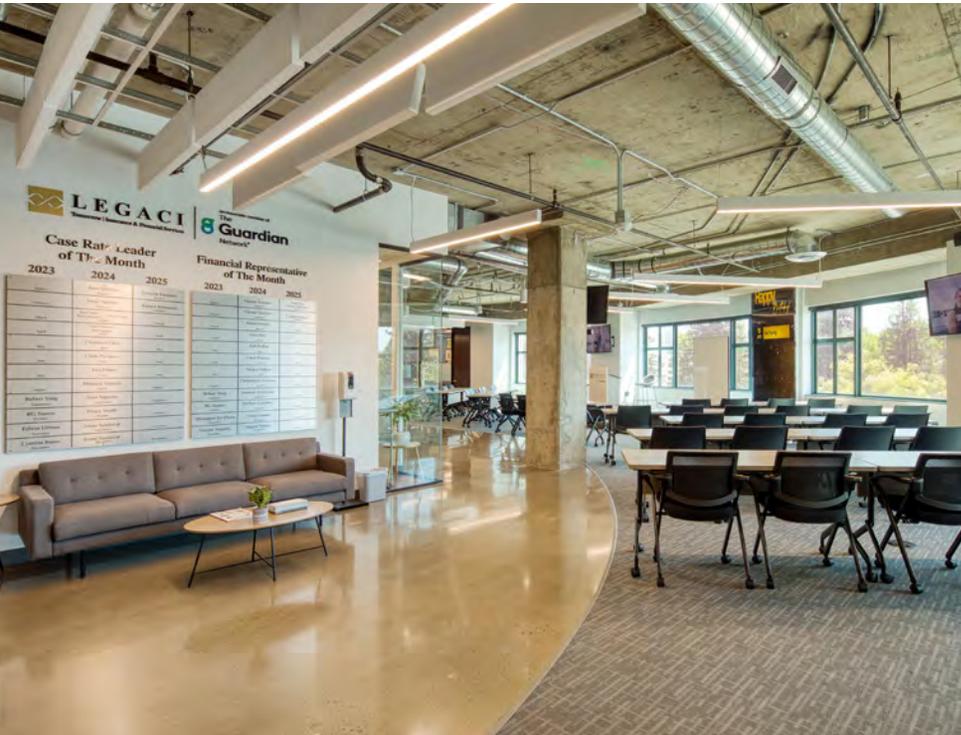
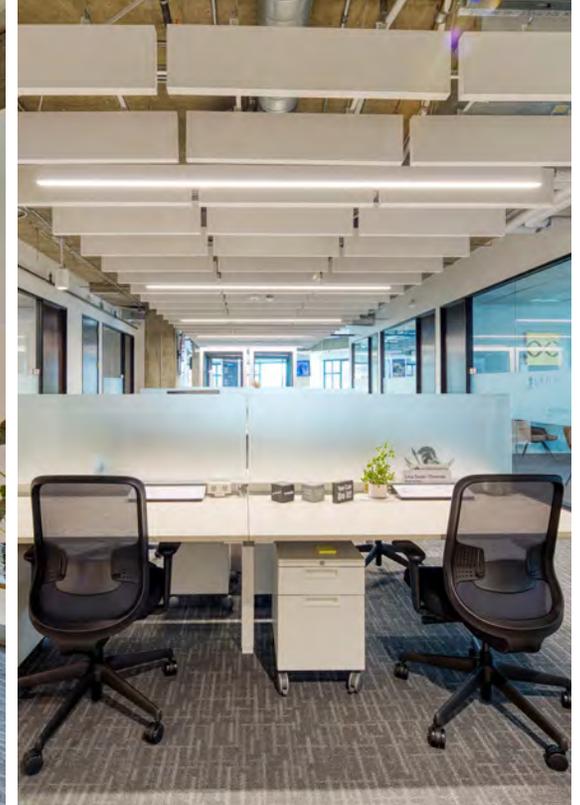


ALL MEASUREMENTS ARE APPROXIMATE

Floor Plan | Suite 700







OCM



Sutter Health Park

OCM

BRIDGE DISTRICT

Tower Bridge

I Street Bridge



OLD SACRAMENTO WATERFRONT

DOWNTOWN COMMONS

Polanco pressed juicery

Polanco Ichill

CINEMARK

Yard House

TOM'S

burger king

PIZZERIA

California Fruit Building

DOWNTOWN COMMONS

THE SAWYER

PUNCH BOWL SOCIAL

REVIVAL

URBAN OUTFITTERS

Echo & Rig

SUBWAY

WELLS FARGO

St. Fornio

Bank of America

house

OLD SOUL Co.

CAMDEN

P

macy's

RAISER PERMANENTE

I STREET

Golden1 Credit Union CENTER

P

601 Capitol Mall Apartments

I STREET

HYATT CENTRIC

TiPsY Putt

P

J STREET

MORTON'S

DOWNTOWN COMMONS

SAUCED BBQ & Spirits

Häagen-Dazs

CRIPPLE

FIZ

jamba

ESTELLE - bakery & pastries -

24 FITNESS

# Nearby Amenities

OCM



**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



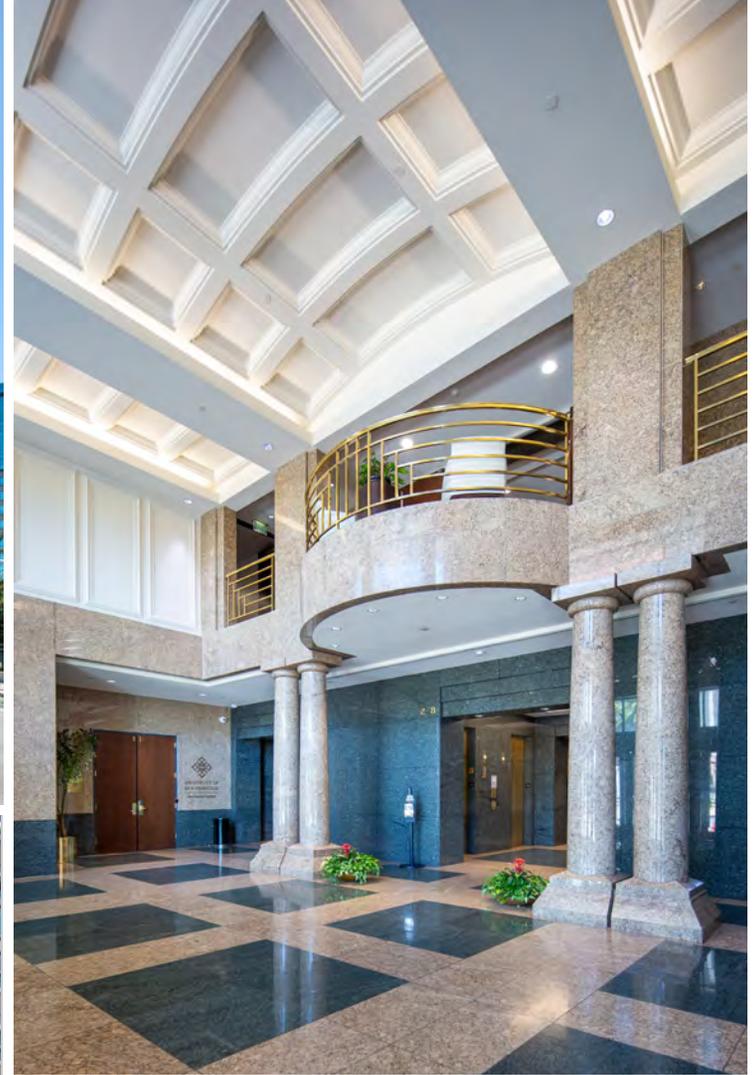
**I-5 ON RAMP**  
ONE-MINUTE DRIVE



**I-80 FROM I-5**  
TWO-MINUTE DRIVE

Nearby Amenities *(continued)*







# ONE CAPITOL MALL

SACRAMENTO, CA

EXCLUSIVELY LISTED BY

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