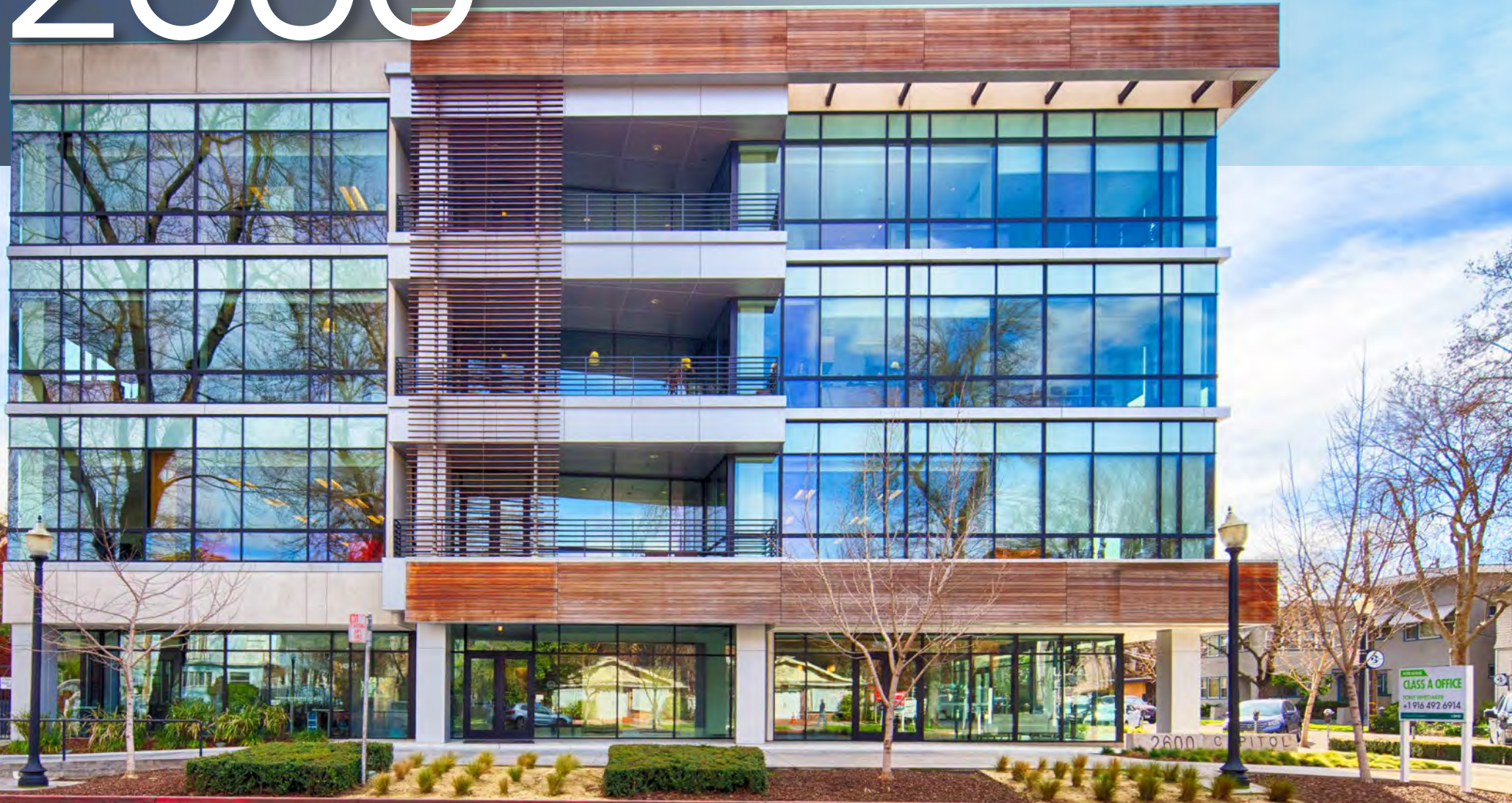


2600 CAPITOL AVENUE

Sacramento, CA 95816

**MIDTOWN'S PREMIER
CLASS A OFFICE & MEDICAL SPACE
AVAILABLE FOR LEASE**



TONY WHITTAKER

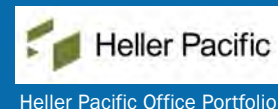
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CBRE

PROJECT FEATURES

- LEED Gold Certified
- Expansive Window Line
- Raised Ceilings
- Outdoor Balconies
- New Construction as of 2009
- Convenient Freeway Access
- Two Stalls/1,000 SF Parking Available in the Secured, Neighboring Parking Garage



BALCONY VIEW

- Surrounded by Popular Midtown Amenities
- Close Proximity to Midtown Housing Options
- Metered and Free Surrounding Street Parking

- Showers and Lockers On-Site
- Bicycle Storage On-Site
- Adjacent to the new B Street Theatre and Restaurant

MIDTOWN'S PREMIER CLASS A OFFICE & MEDICAL OFFICE

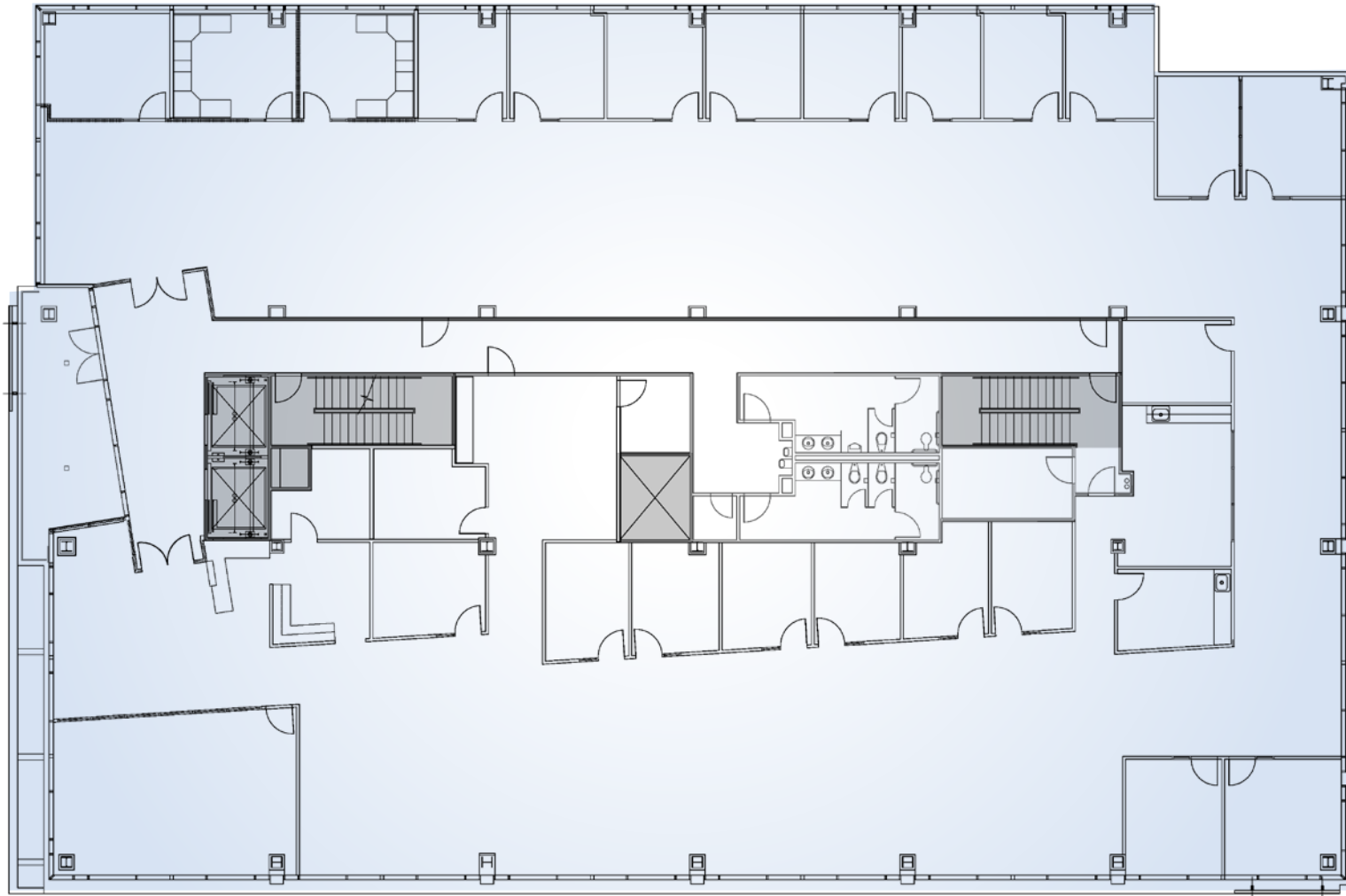


2600
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SUITE 200: ±15,886 RSF

MIDTOWN'S PREMIER CLASS A OFFICE & MEDICAL OFFICE

All measurements are approximate.



2nd Floor

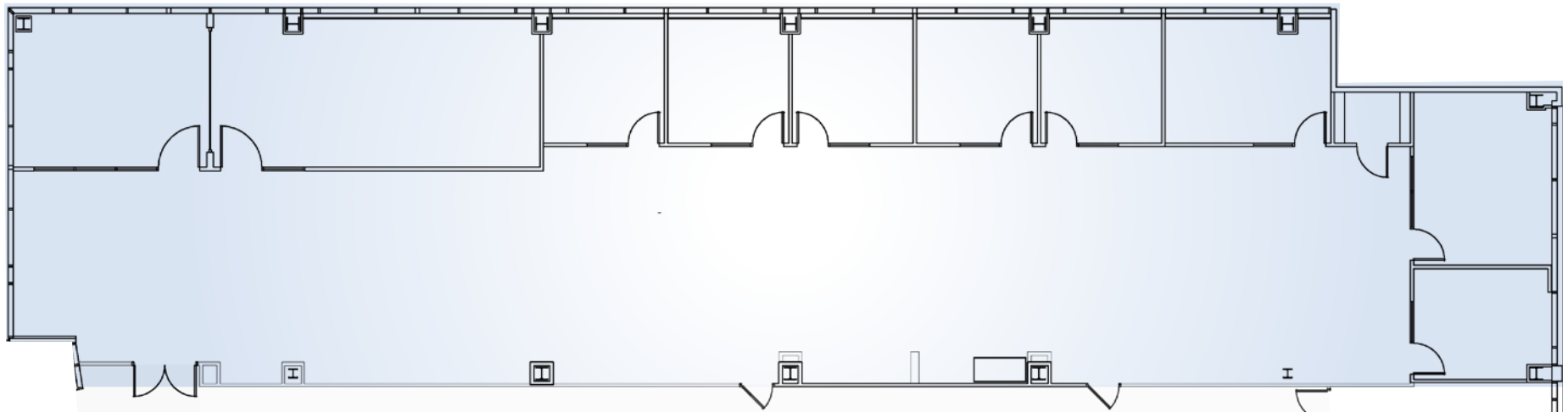


2600
CAPITOL AVENUE

SUITE 340: $\pm 3,000$ -5,811 RSF

MIDTOWN'S PREMIER CLASS A OFFICE & MEDICAL OFFICE

All measurements are approximate.



3rd Floor

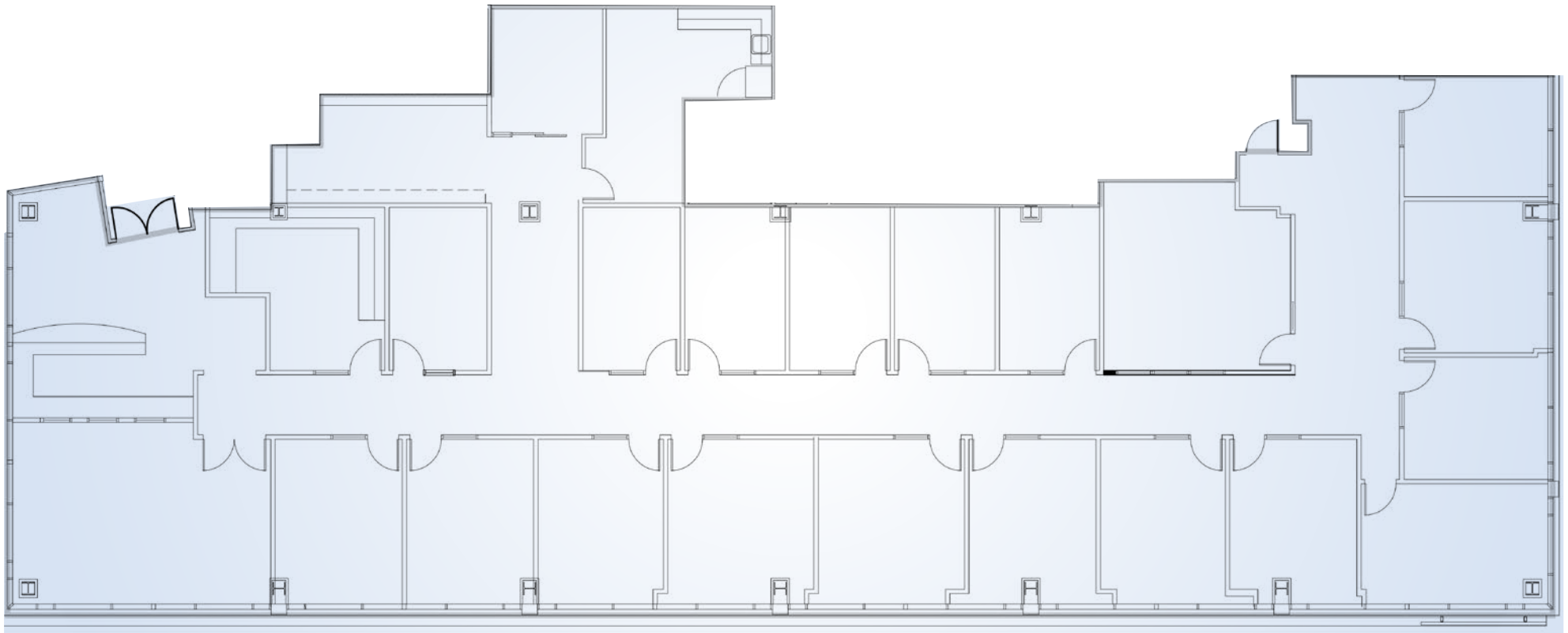


2600
CAPITOL AVENUE

SUITE 400: $\pm 7,695$ RSF

MIDTOWN'S PREMIER CLASS A OFFICE & MEDICAL OFFICE

All measurements are approximate.



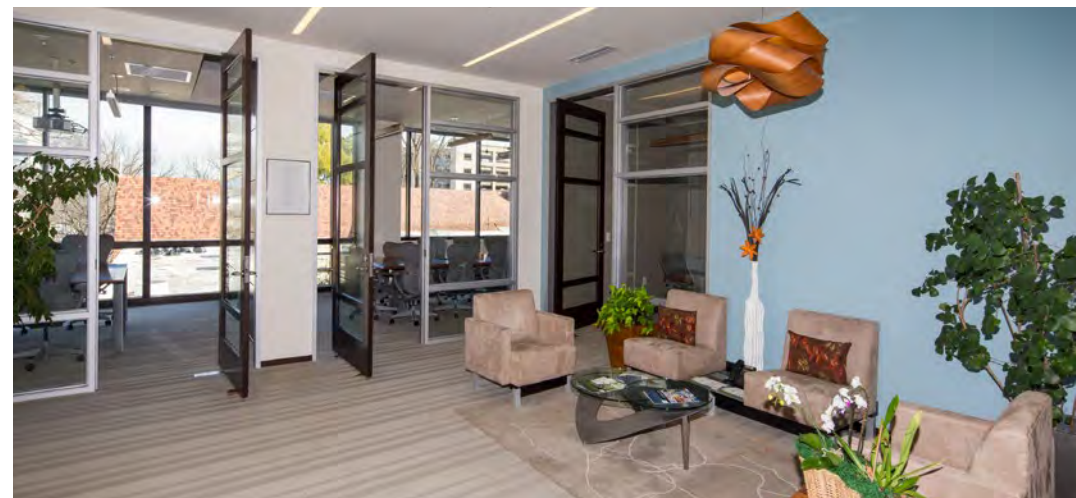
4th Floor



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INTERIOR PHOTOS

MIDTOWN'S PREMIER CLASS A OFFICE & MEDICAL OFFICE



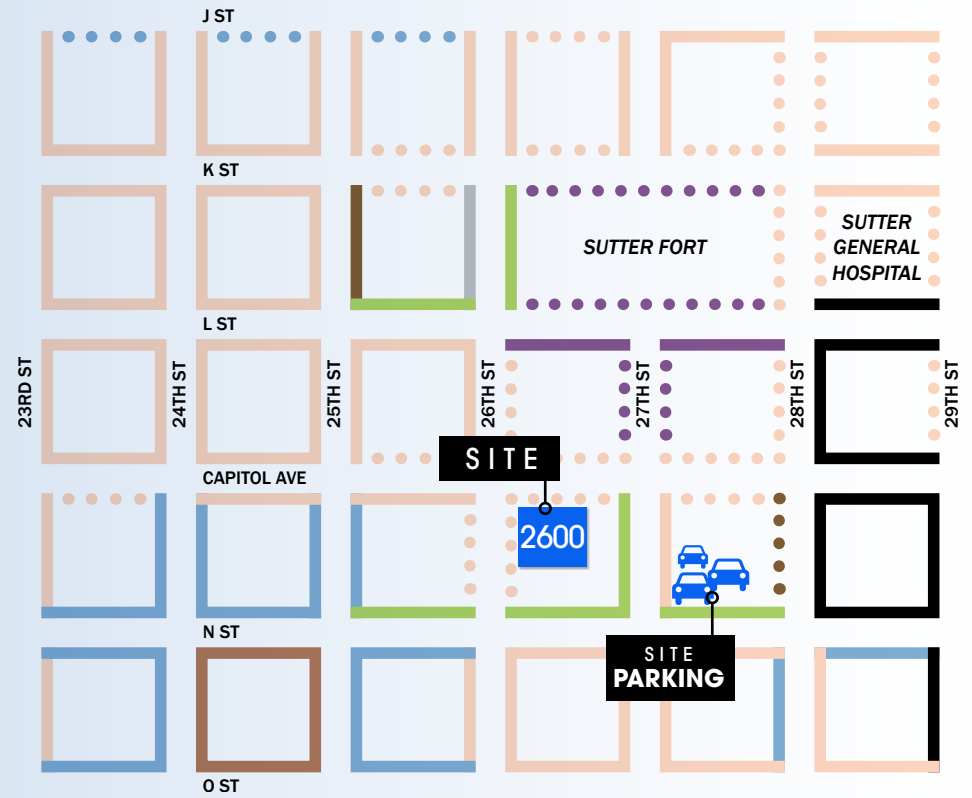
Expansive window lines



2600
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MIDTOWN'S PREMIER CLASS A OFFICE & MEDICAL OFFICE



- Free 30 minutes
- Free 1 hour
- Free 1.5 hours
- Free 2 hours
- Free 4 hours
- Free 6 hours
- Free Parking
- Metered 30 minutes
- Metered 1 hour
- Metered 1.5 hours
- Metered 2 hours
- Metered 4 hours
- Metered 6 hours
- No Parking

All measurements are approximate.

Midtown Parking Map



2600
CAPITOL AVENUE

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B STREET THEATRE OPENED IN 2018



Heller Pacific Office Portfolio



CBRE