VIRTUAL TOUR

1303 J

SACRAMENTO, CA

ASKING LEASE RATE: $2.75/RSF

TONY WHITTAKER
Senior Vice President
Lic. 01780828
+1 916 492 6914
tony.whittaker@cbre.com

NELLIE CRUZ
Vice President
Lic. 02086140
+1 916 492 6915
nellie.cruz@cbre.com

HAYDEN NABERS
Associate
Lic. 02231233
+1 916 446 8207
hayden.nabers@cbre.com

CBRE

SPACE AVAILABILITY

Suite 200	± 4,000-8,488 RSF
Suite 650	±6,398 RSF

PROPERTY HIGHLIGHTS

7-Story Professional Office Presence

Convenient On-site Parking Available

State Capitol 2 Blocks and 2-Minute Walk Away

Sacramento Convention Center Across the Street

Sheraton Hotel Across the Street

Creative Space TI Available

Dining and Professional Amenities Conveniently Located Nearby

Tech and Telecom / Data Center Tenants can be Accommodated

Convenient Freeway Access

Professional Property Management

On-site Security

Prominent J Street Location

WHAT'S NEARBY

DOCO / Golden 1 Arena

State Capitol Park / Rose Garden

The Sawyer Kimpton Hotel

SACRAMENTO'S C3 PROJECT- COMPLETE!

SAFE Credit Union Convention Center & Performing Arts District

The C3 Project was a $350+ million initiative, completed in 2021, that renovated and expanded the city's three primary entertainment and convention facilities. It aimed to modernize the downtown area and boost tourism via the now-renamed SAFE Credit Union Convention and Performing Arts.

SAFE Credit Union Convention Center: Expanded and renovated to include 240,000 sq. ft. of space, 160,000 sq. ft. of exhibit space, a 40,000 sq. ft. ballroom, and new exterior outdoor plazas.

SAFE Credit Union Performing Arts Center: Formerly the Community Center Theater, this venue was heavily renovated and modernized to host major touring productions.

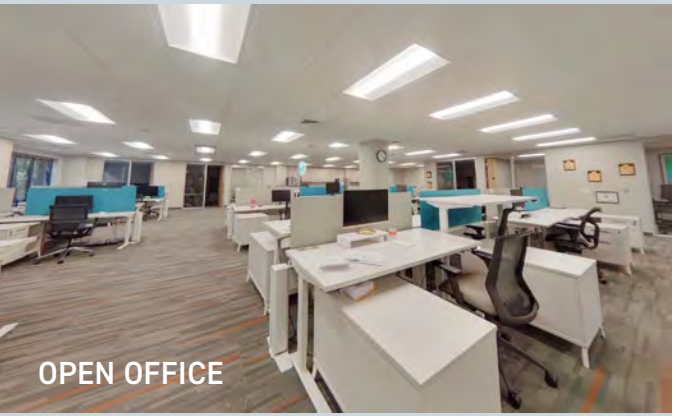
Memorial Auditorium: Received lighting, acoustic, and seating upgrades to improve functionality for concerts and events.

PROPERTY PHOTOS

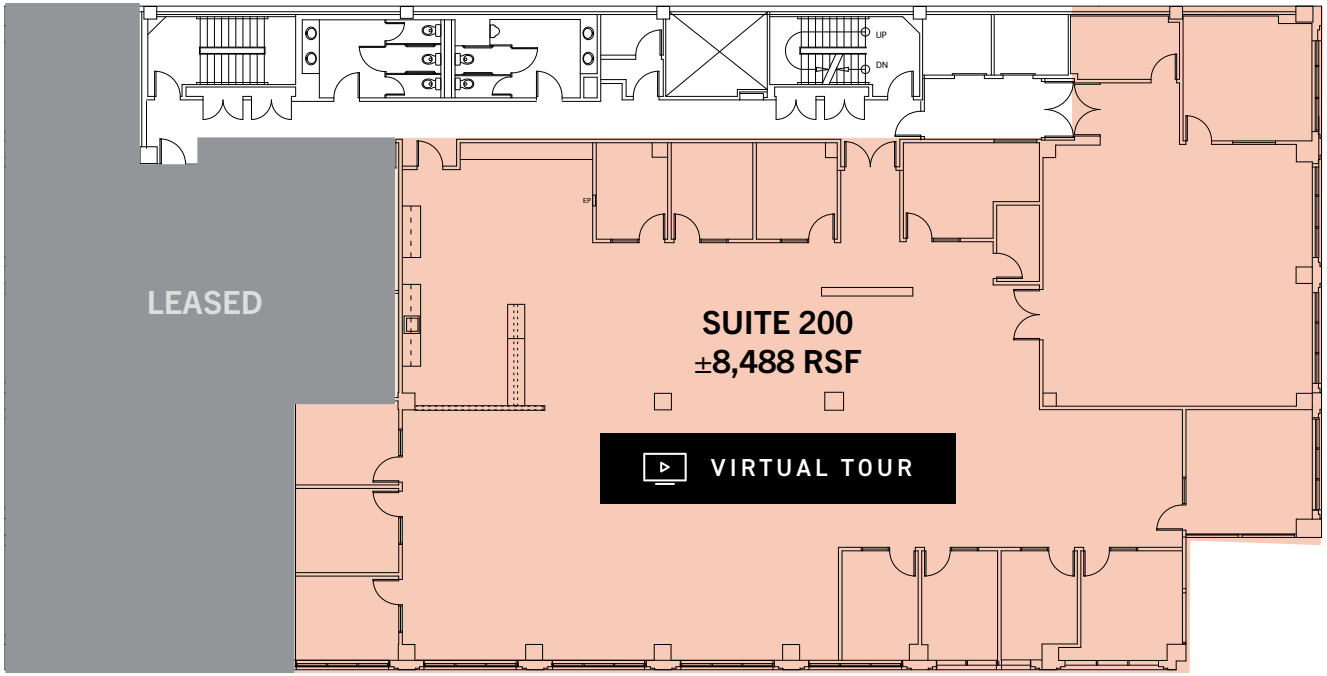
FLOOR PLANS

2ND FLOOR

SUITE 200
±4,000-8,488 RSF



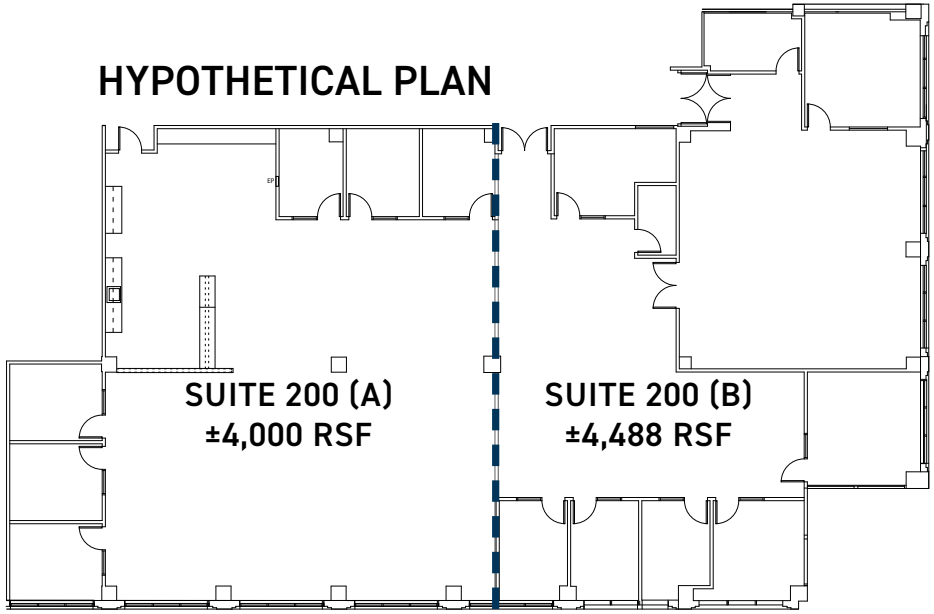
AS-BUILT | PLUG & PLAY! FURNITURE AVAILABLE



Furniture Available!

- 20 benching workstations + file cubbies
- 12 two-seater studio folding tables
- 65 studio chairs
- Four private offices furnished with desk + storage
- Two phone booths

HYPOTHETICAL PLAN

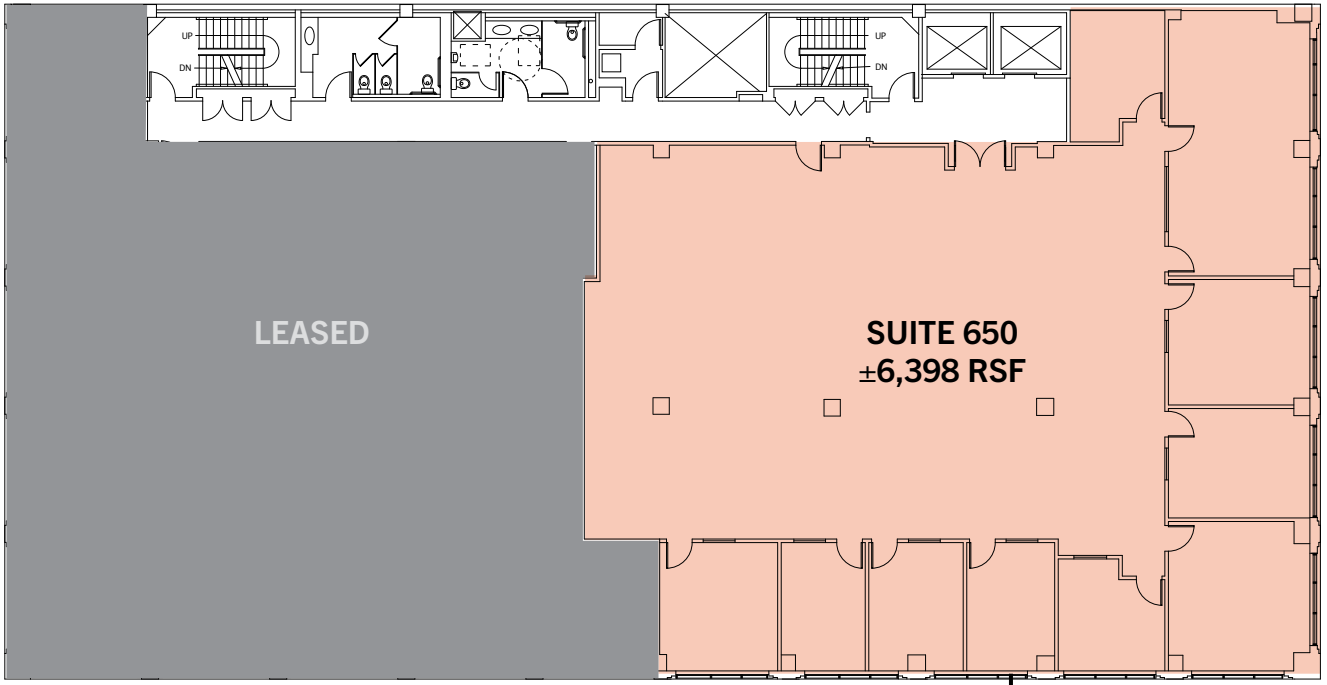


FLOOR PLANS

6TH FLOOR

SUITE 650:
±6,398 RSF

***Exposed Ceiling Creative Office Tenant Improvement Possible!**



VIRTUAL TOUR

NEARBY AMENITIES

LEGEND

1. Sheraton Hotel, Mayahuel, Ella
2. Hyatt Regency, Starbucks
3. Pizza Rock, California Family Fitness, El Santo Cantina
4. Starbucks
5. Darling Aviary, Kodaiko Ramen, Bailarin Cellars, Beach Hut Deli
6. 24 Hour Fitness, Sauced BBQ, Chipotle, Estelle's Bakery, Fizz Champagne
7. Kimpton Sawyer, Punch Bowl
8. Golden 1 Center, Trophy Club, U.S. Bank, T-Mobile, Kings Store
9. Yard House, Macy's, Polanco Cantina
10. Bank of America, House Kitchen, Old Soul Coffee, Camden Spit & Larder
11. Morton's Steakhouse
12. BMO, Panera Bread
13. Wells Fargo, Il Fornaio

NEARBY PARKING MAP

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