



VIRTUAL TOUR

1303 J

SACRAMENTO, CA

ASKING LEASE RATE: \$2.55/RSF

TONY WHITTAKER

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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.



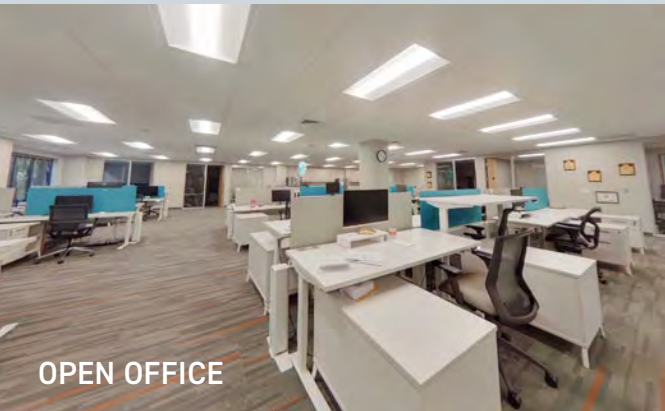
PROPERTY PHOTOS



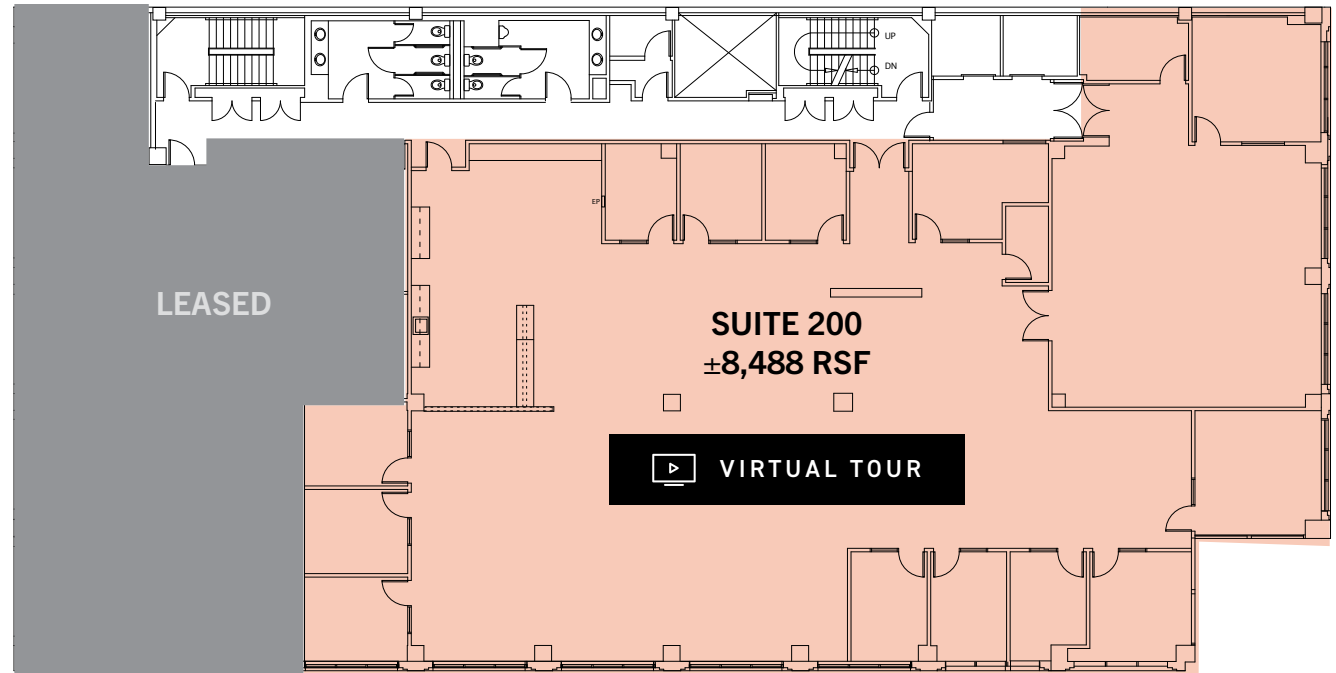
FLOOR PLANS

2ND FLOOR

SUITE 200
±4,000-8,488 RSF



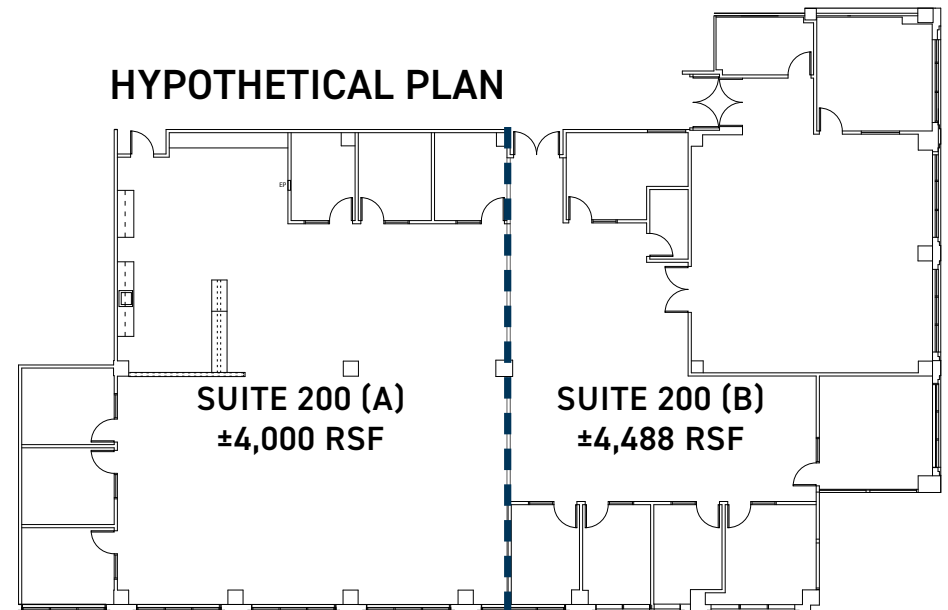
AS-BUILT | PLUG & PLAY! FURNITURE AVAILABLE



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

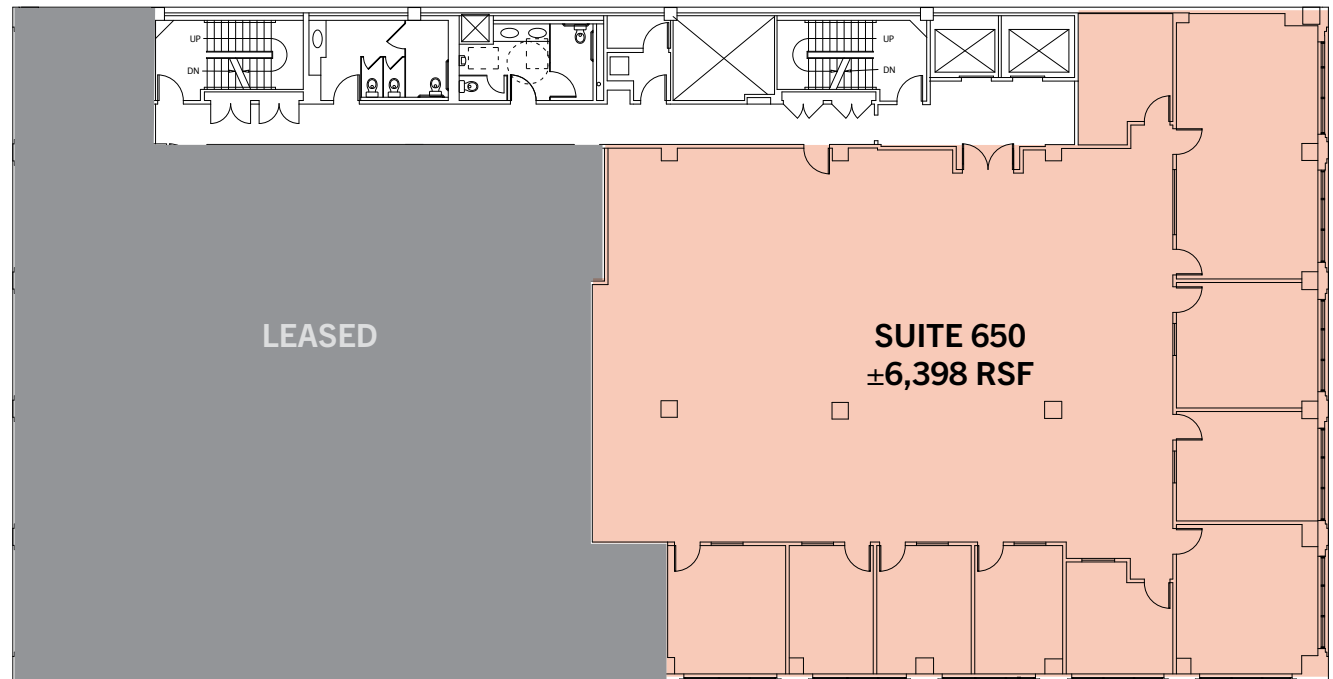


FLOOR PLANS

6TH FLOOR

SUITE 650:
±6,398 RSF

*Exposed Ceiling Creative Office
Tenant Improvement Possible!



VIRTUAL TOUR

NEARBY AMENITIES

20+ RESTAURANTS
IN A 3-BLOCK RADIUS

1303 J

CONVENTION CENTER

STATE CAPITOL

3 MINUTES (0.5 MILES) TO

4 MINUTES (1.0 MILES) TO

DOWNTOWN COMMONS

Golden 1 Credit Union CENTER

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



= PARKING

*On-site stalls in parking garage and metered street parking are available

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CBRE

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