

1303

SACRAMENTO, CA

ASKING LEASE RATE \$2.55/RSF

Best office value within walking distance to the capitol

 **VIRTUAL TOUR**

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SACRAMENTO CONVENTION CENTER
SACRAMENTO PHILHARMONIC & OPERA
THE PINES OF ROME
Saturday, Nov. 12 8:00 pm
Sacramento Community Center Theater
ORDER YOUR TICKETS NOW!

CBRE



SPACE AVAILABILITY

| | |
|-----------|-------------|
| Suite 200 | ±8,488 RSF* |
| Suite 270 | ±3,102 RSF* |
| Suite 650 | ±6,398 RSF |

*Can be combined

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

LOBBY AND COMMON AREA RENOVATION

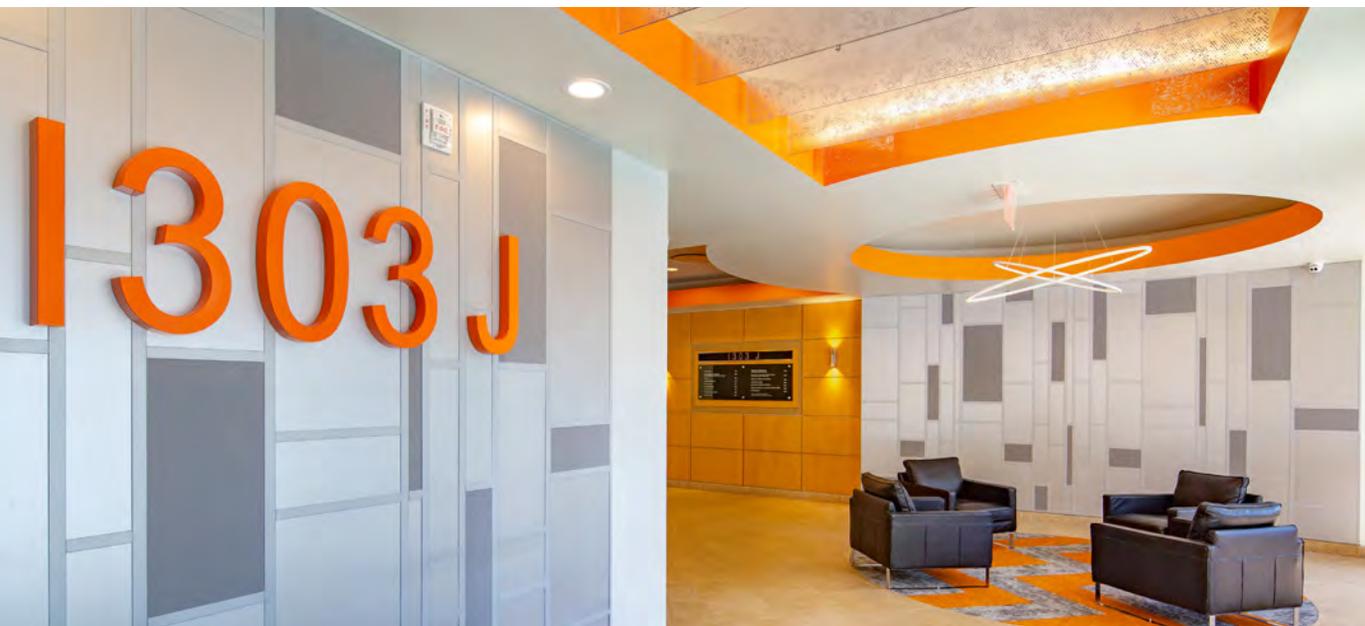
UPGRADES

Perforated Metal Ceiling Panels

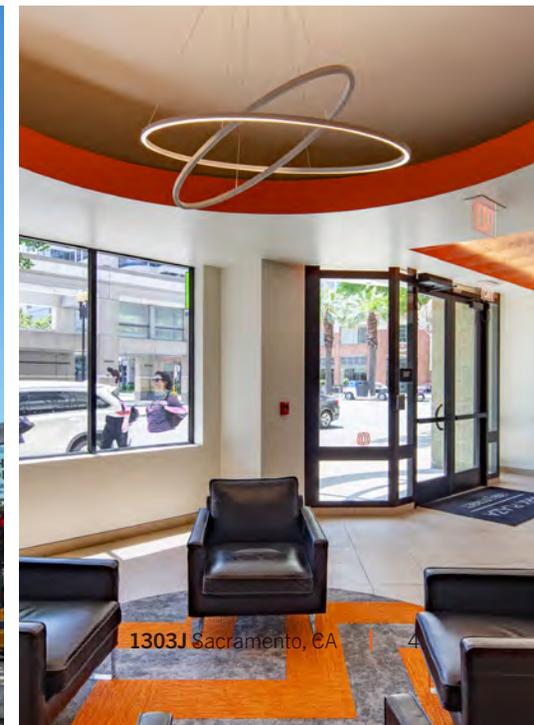
Painted Doors

Accent Paint

New Modular Carpet Design



PROPERTY PHOTOS

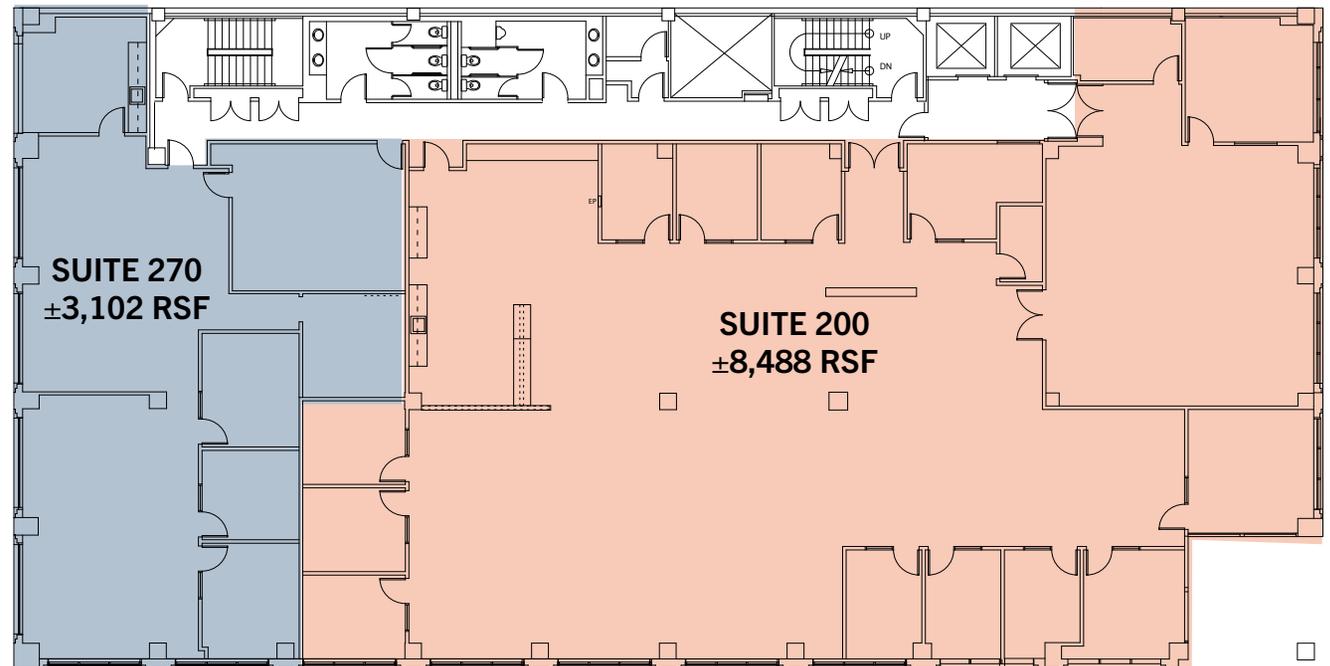


FLOOR PLANS

2ND FLOOR

**TOTAL AVAILABLE
± 11,590 RSF**

- Suite 200: ±8,488 RSF
- Suite 270: ±3,102 RSF

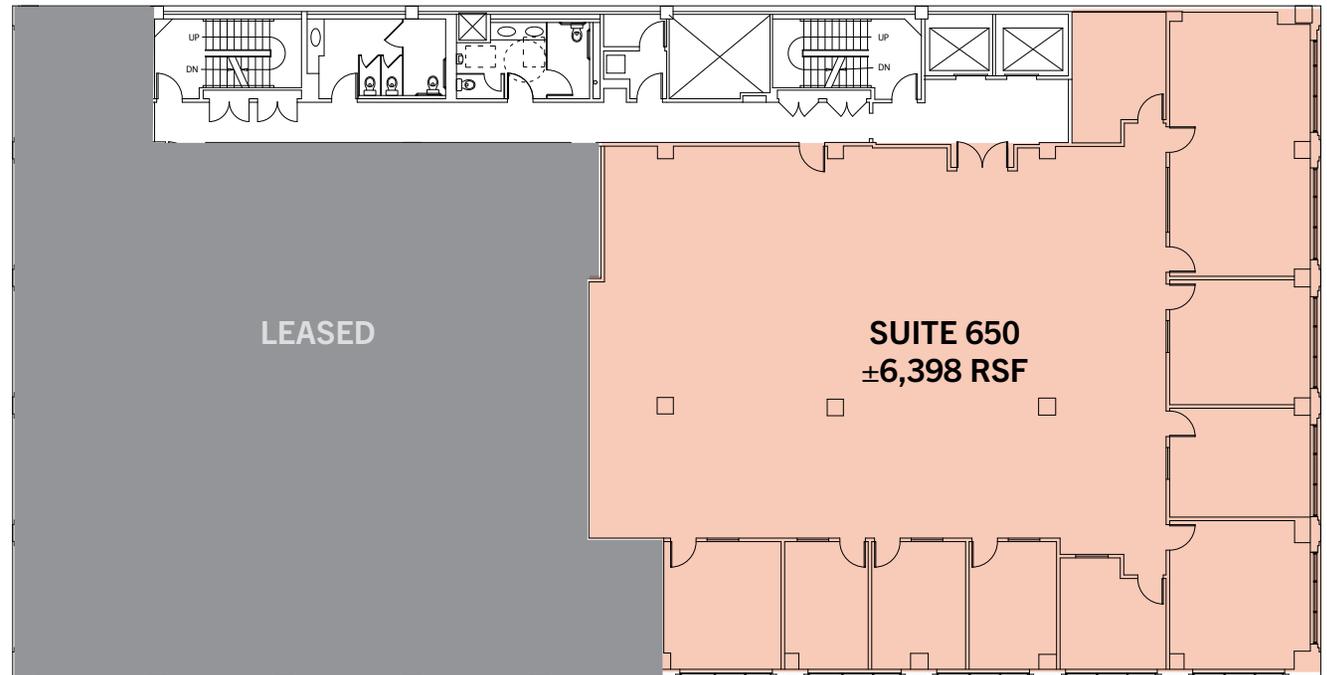


VIRTUAL TOUR

FLOOR PLANS

6TH FLOOR

**SUITE 650:
±6,398 RSF**



 VIRTUAL TOUR

SACRAMENTO'S C3 PROJECT- COMPLETE!

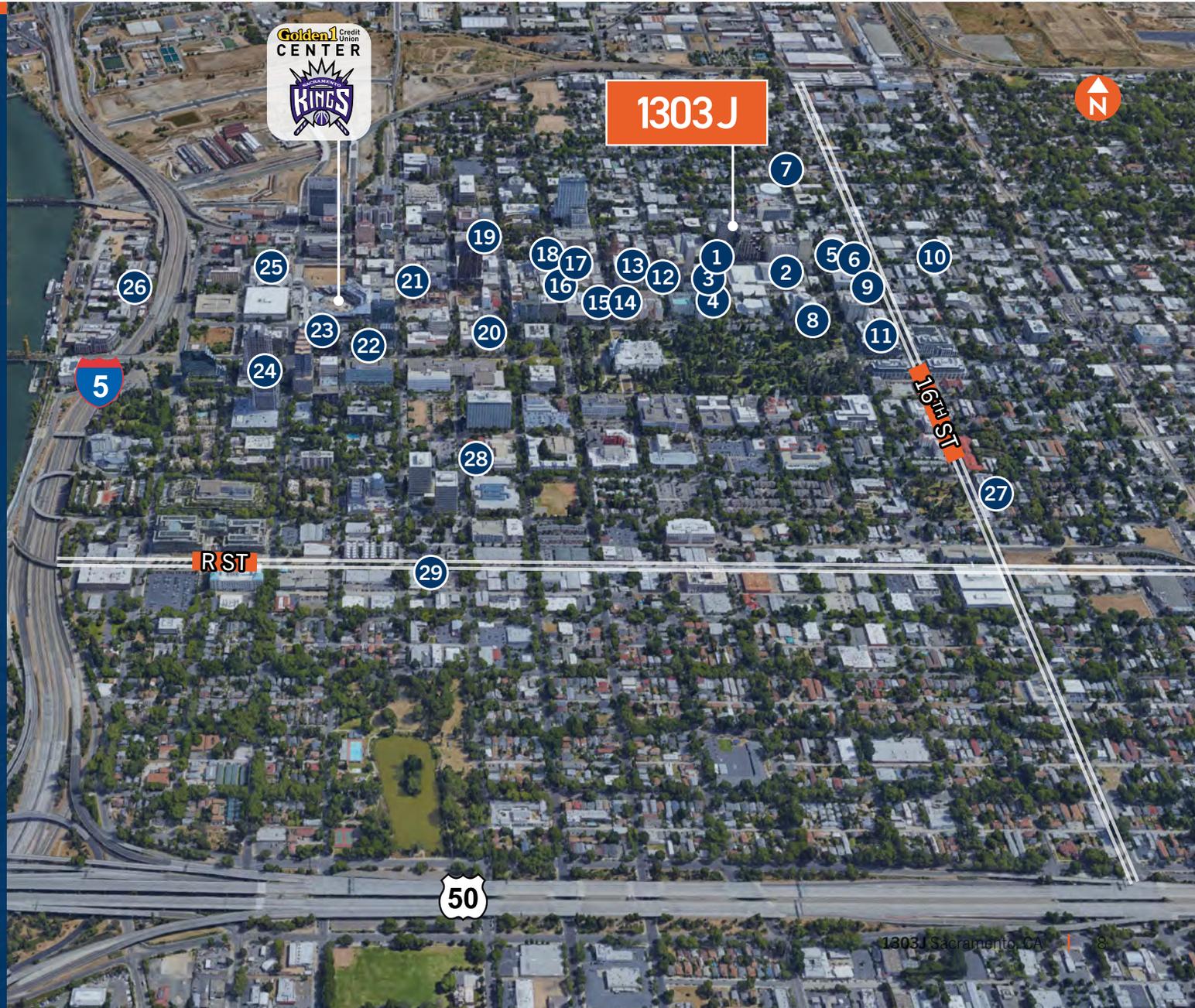
SAFE Credit Union Convention Center & Performing Arts District Renovation

Directly across from 1303 J Street is the City of Sacramento's C3 Project. The \$180 million project consisted of an expansion and renovation of what is now called the SAFE Credit Union Convention Center and Performing Arts Center, completed in 2021. This is a STAR-accredited facility that features state-of-the-art amenities that include 240K sq. ft. of programmable space, 160K sq. ft. of exhibit space, 40K sq. ft. of flexible ballroom space, 15K sq. ft. of outdoor plaza, 4 exhibit halls, on-site kitchen and Starbucks, 3 lobbies, 37 breakout rooms for smaller groups and more. Additionally, a future hotel is planned that will have a connecting bridge to the East Lobby of the Convention Center. The 13th and J intersection is already one of the city's most vibrant areas, and the future looks even brighter.



DOWNTOWN AMENITIES

1. Sheraton
2. Starbucks
3. IMAX
4. Brasserie Capitale
5. Mikuni
6. PF Chang's
7. Starbucks
8. Cafeteria 15L
9. Starbucks
10. BevMo!
11. Firestone Public House
12. Esquire Grill
13. Ella
14. Claim Jumper Restaurant
15. California Family Fitness
16. Crest Theatre
17. KBAR
18. Naked Lounge
19. Grange
20. Frank Fat's
21. 24 Hour Fitness
22. Morton's The Steakhouse
23. House Kitchen & Bar
24. Il Fornaio
25. Firehouse Restaurant
26. 24 Hour Fitness
27. Insight Coffee Roasters
28. Capital Athletic Club
29. Starbucks



NEARBY PARKING MAP



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

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