



VIRTUAL TOUR

1303 J

SACRAMENTO, CA

ASKING LEASE RATE: \$2.55/RSF

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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

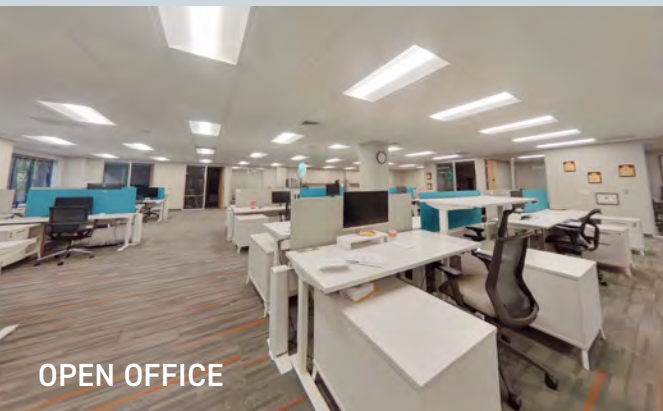
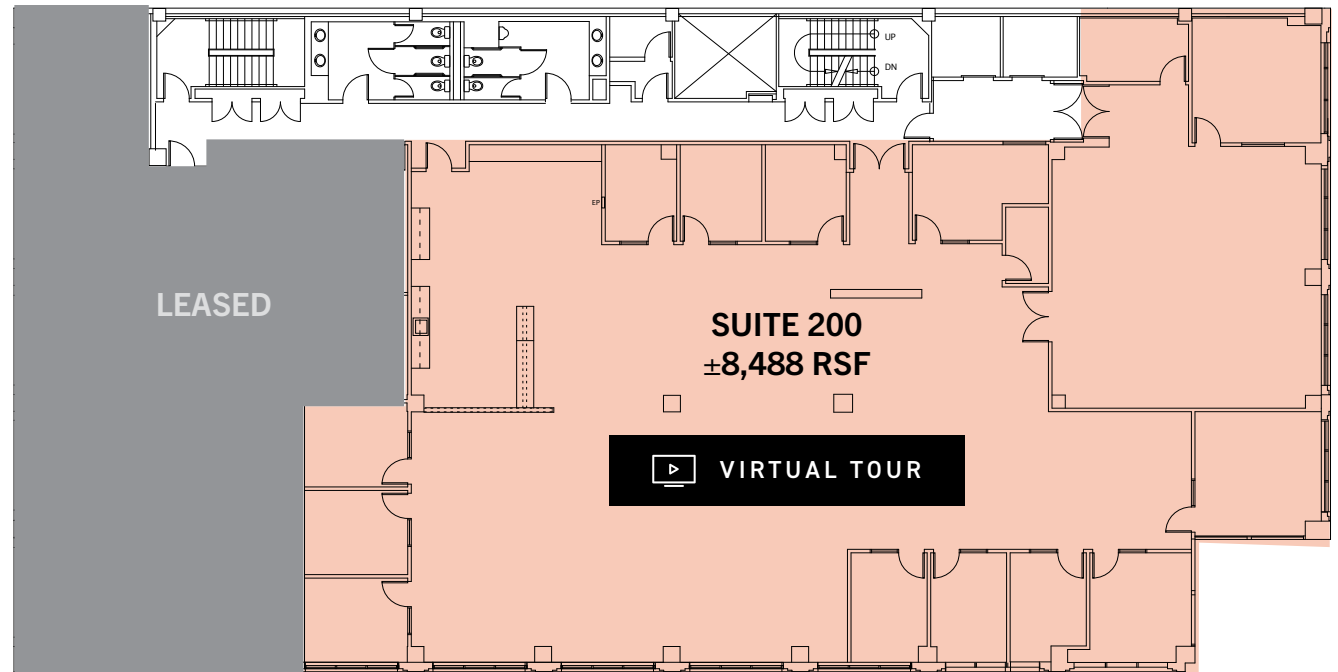


FLOOR PLANS

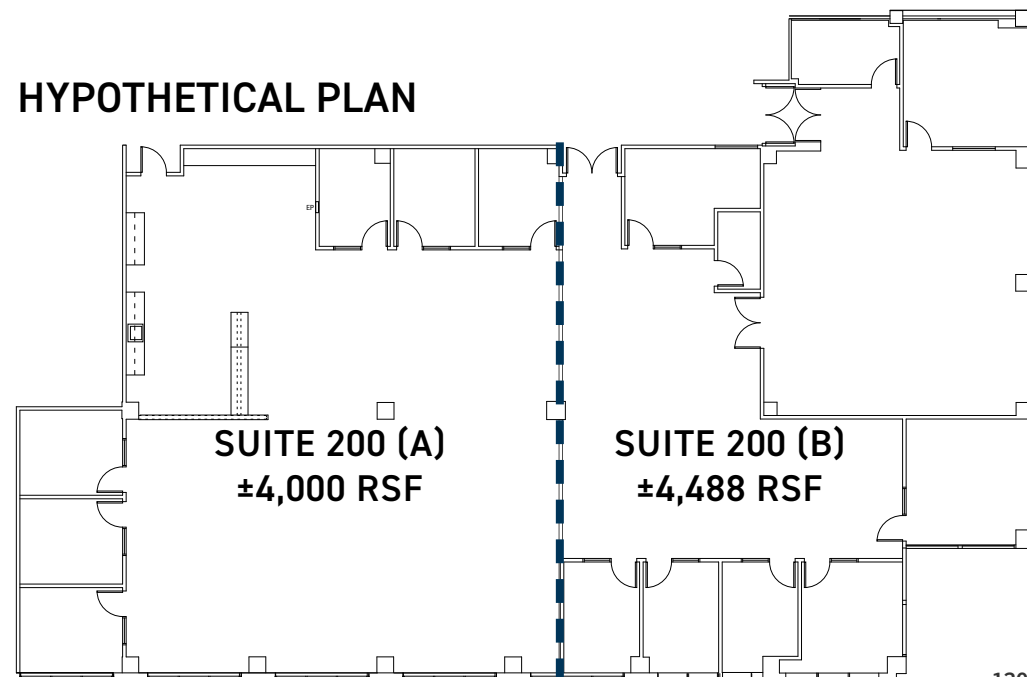
2ND FLOOR

SUITE 200
±4,000-8,488 RSF

AS-BUILT | PLUG & PLAY! FURNITURE AVAILABLE



HYPOTHETICAL PLAN



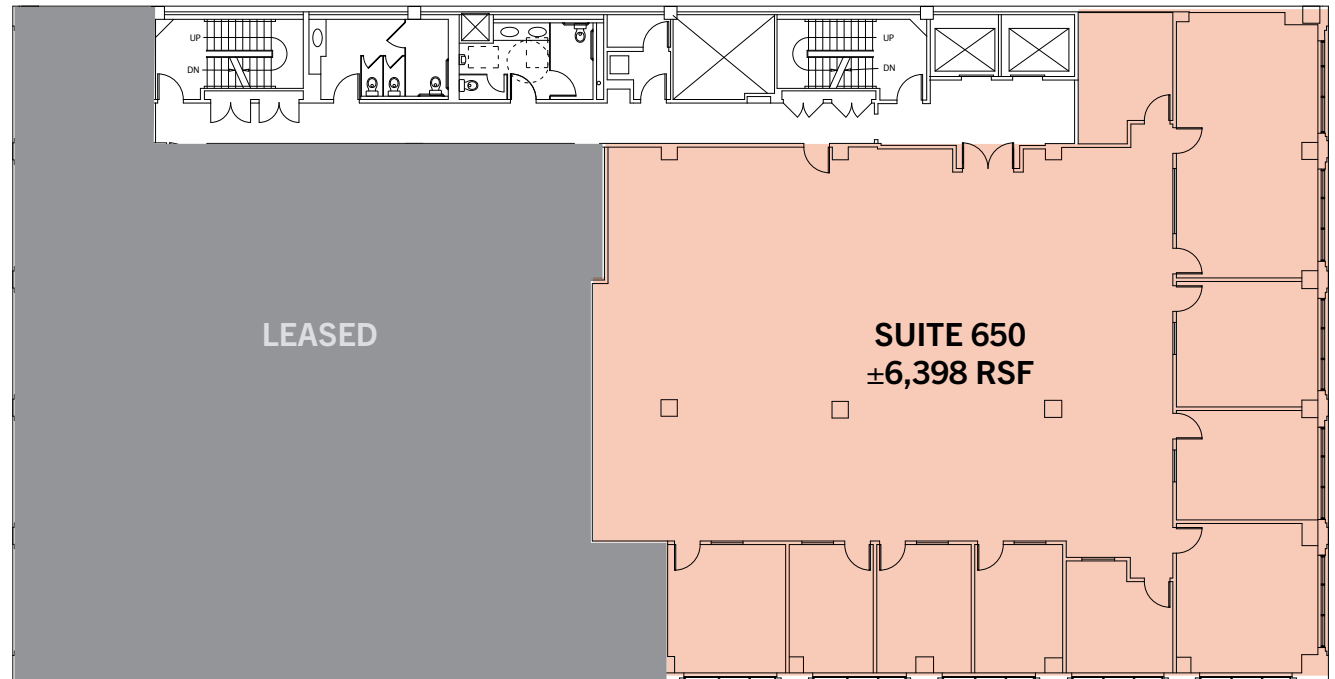
FLOOR PLANS

6TH FLOOR

SUITE 650:
±6,398 RSF

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

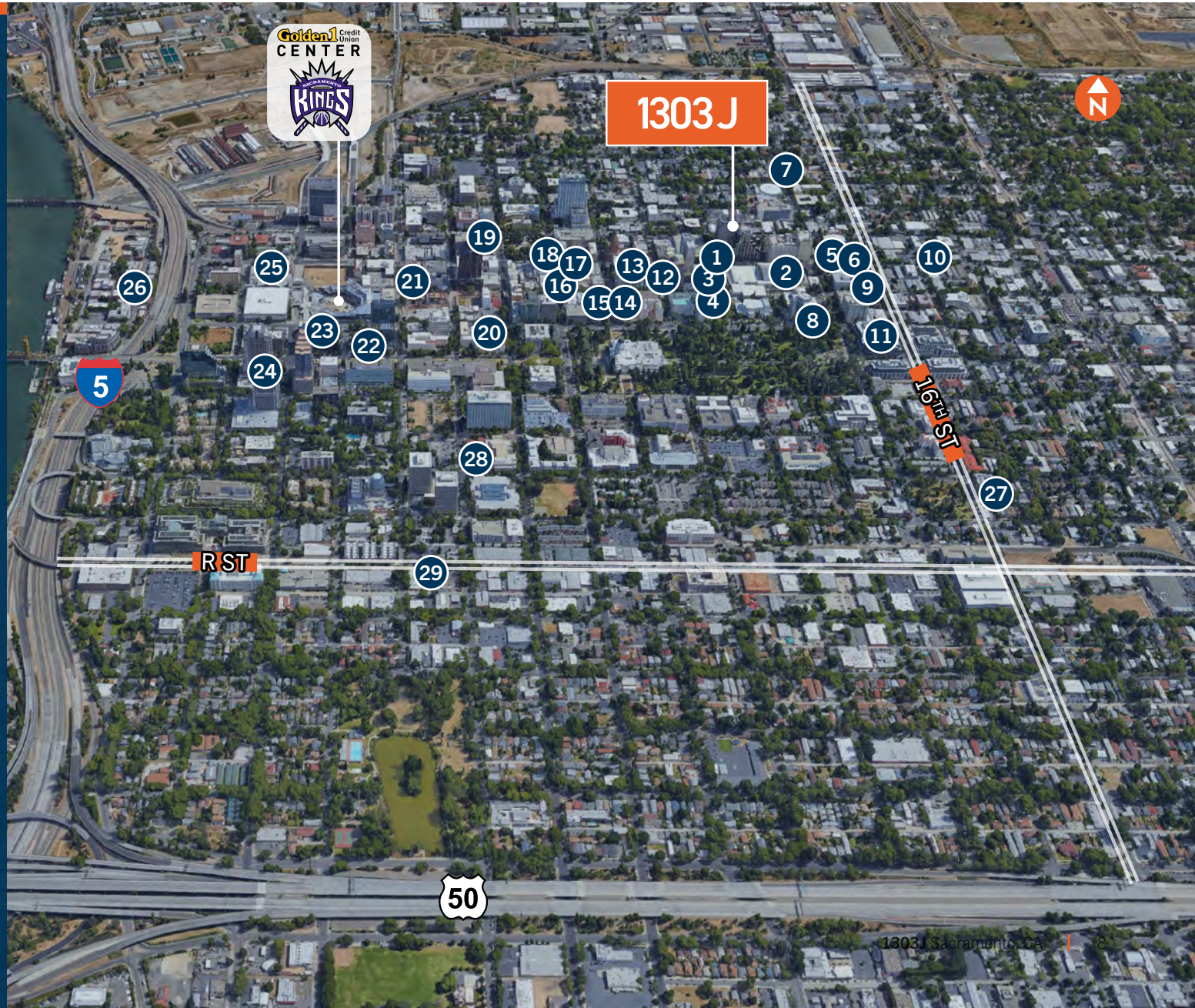
BREAK AREA



VIRTUAL TOUR

DOWNTOWN AMENITIES (PENDING)

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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