

VIRTUAL TOUR

1303 J

SACRAMENTO, CA

ASKING LEASE RATE: $2.75/RSF

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CBRE



SPACE AVAILABILITY

Suite 200	±4,000 - ±8,488 RSF
Suite 650	±2,163 - ±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





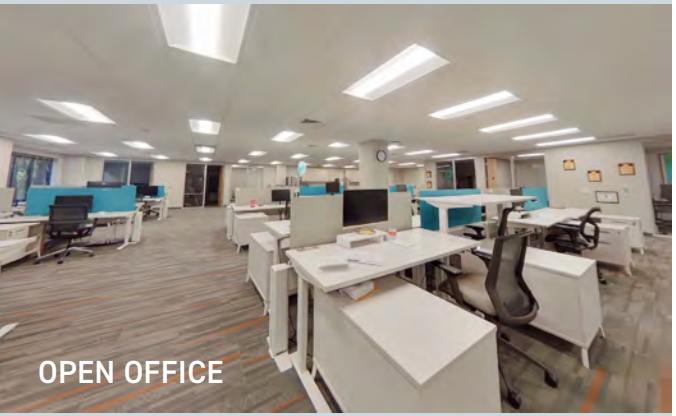




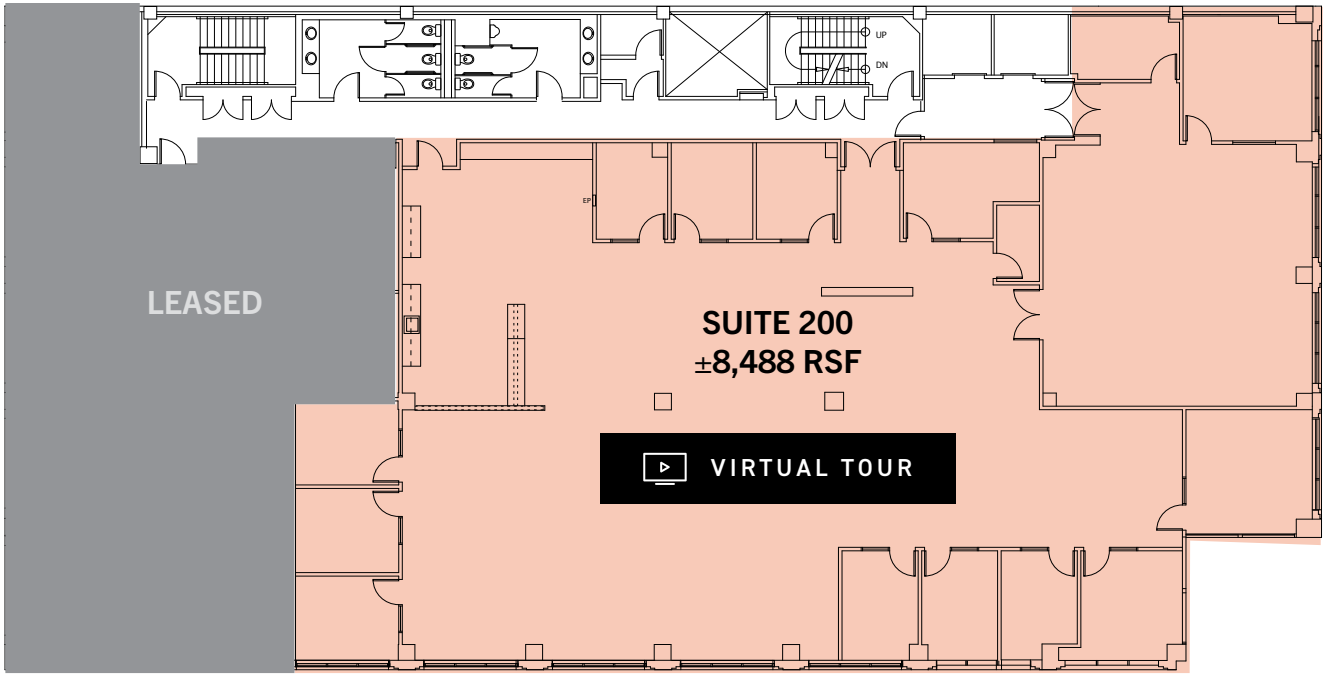
FLOOR PLANS

2ND FLOOR

SUITE 200
±4,000 - ±8,488 RSF



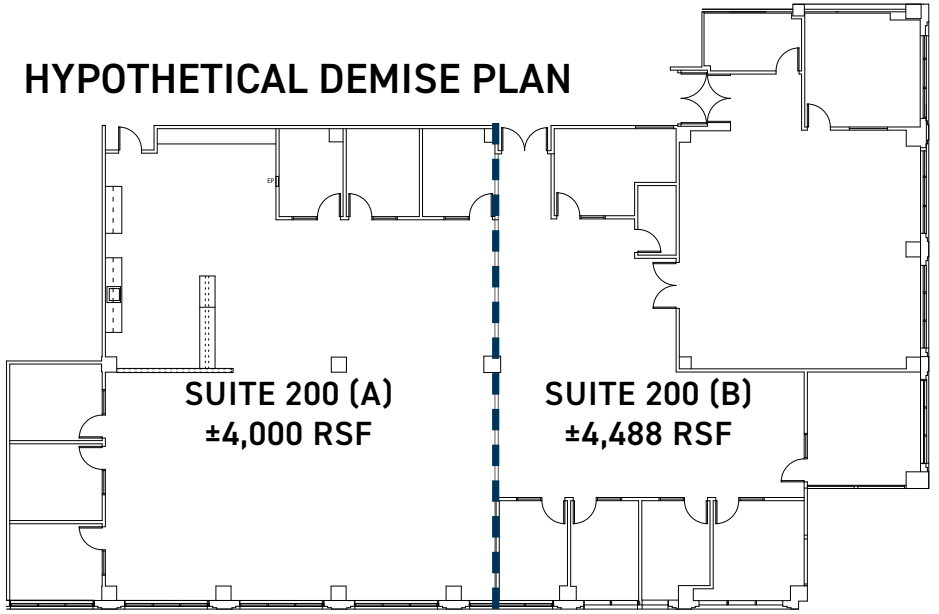
AS-BUILT | PLUG & PLAY! FURNITURE AVAILABLE



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 DEMISE PLAN

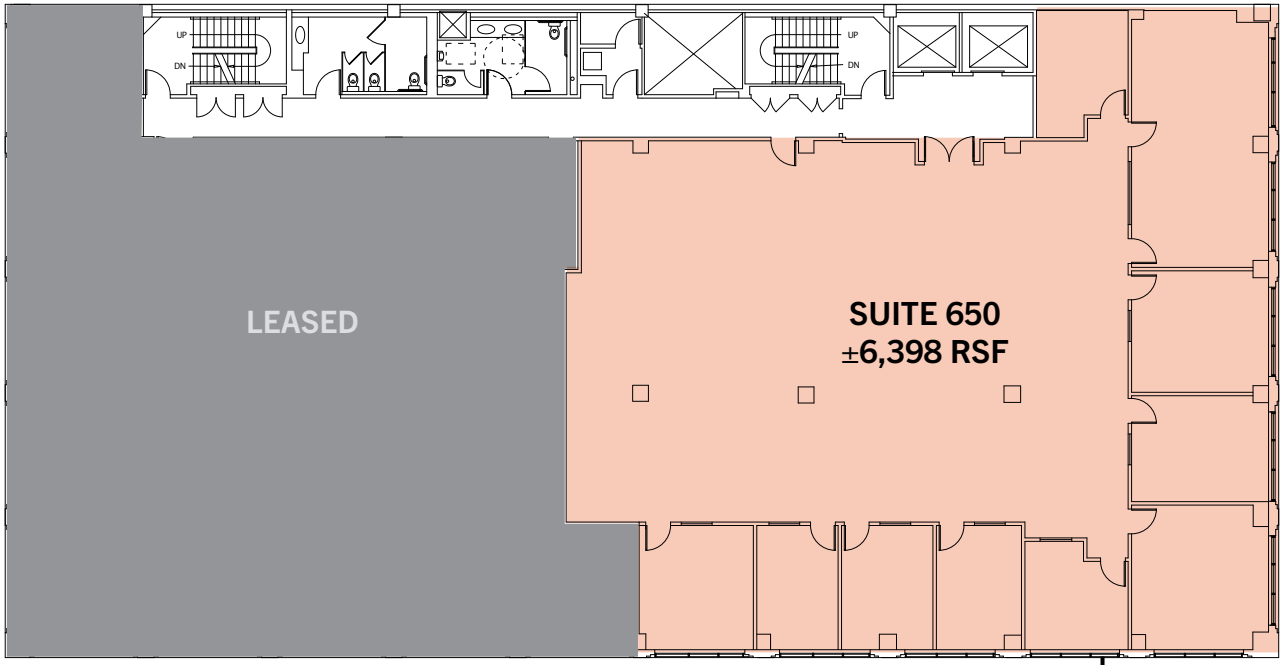


FLOOR PLANS

6TH FLOOR

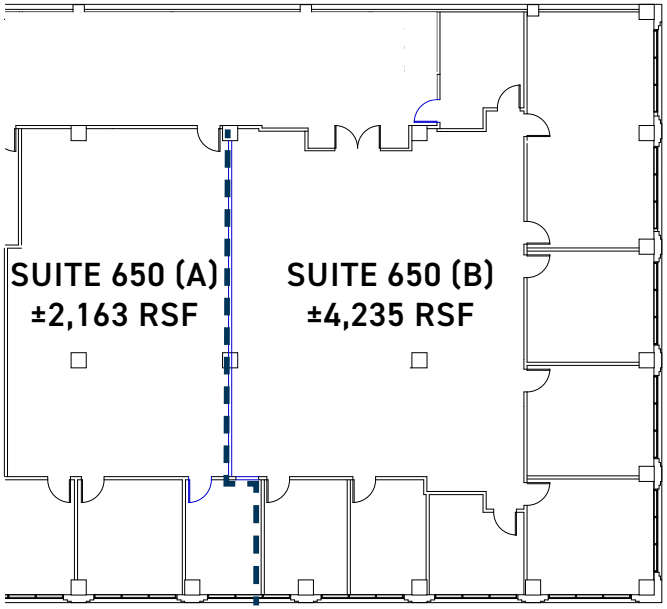
SUITE 650:
±2,163 - ±6,398 RSF

Exposed Ceiling Creative Office
Tenant Improvement Possible!



VIRTUAL TOUR

HYPOTHETICAL DEMISE PLAN



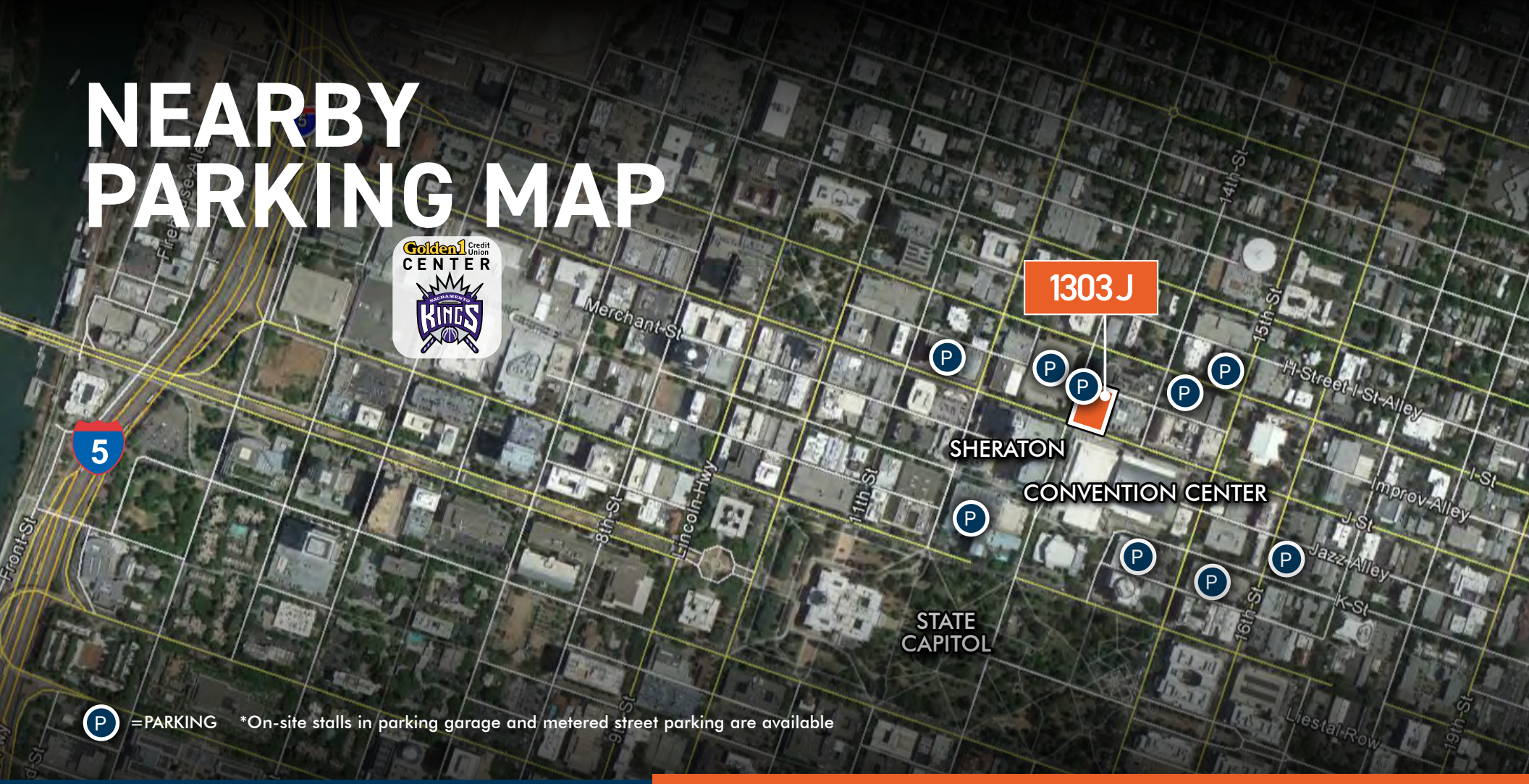
NEARBY AMENITIES



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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