

**DOWNTOWN SACRAMENTO**

# 1325

# J

**S T R E E T**

**COMMAND  
THE BEST:**

*Prime Class A Office  
Space with Outstanding  
Ownership, Steps from the  
Convention Center in the  
Heart of Downtown*

**SACRAMENTO, CA**

**CBRE**

**OFFICE SPACE FOR LEASE**



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## FOR LEASE

### AVAILABILITY

- **Suite 110:** ±10,045 RSF
- **Suite 130:** ±2,222-5,066 RSF
- **Suite 140:** ±2,844-5,066 RSF
- **Suite 1540:** ±2,981 RSF
- **Suite 1560:** ±2,449 RSF
- **Suite 1725:** ±7,100 RSF
- **Suite 1825:** ±6,218 RSF
- **Suite 1925:** ±4,109 RSF

### PROPERTY FEATURES



Institutional Ownership



On-site Property Management



On-site Building Engineer



Secured Garage Parking



Close Proximity to Sheraton Grand and Hyatt Hotels, Convention Center, Memorial Auditorium and Community Center Theatre



Two Blocks from State Capitol



On-site Security



**BUILDING PHOTOGRAPHY**



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## AVAILABILITY

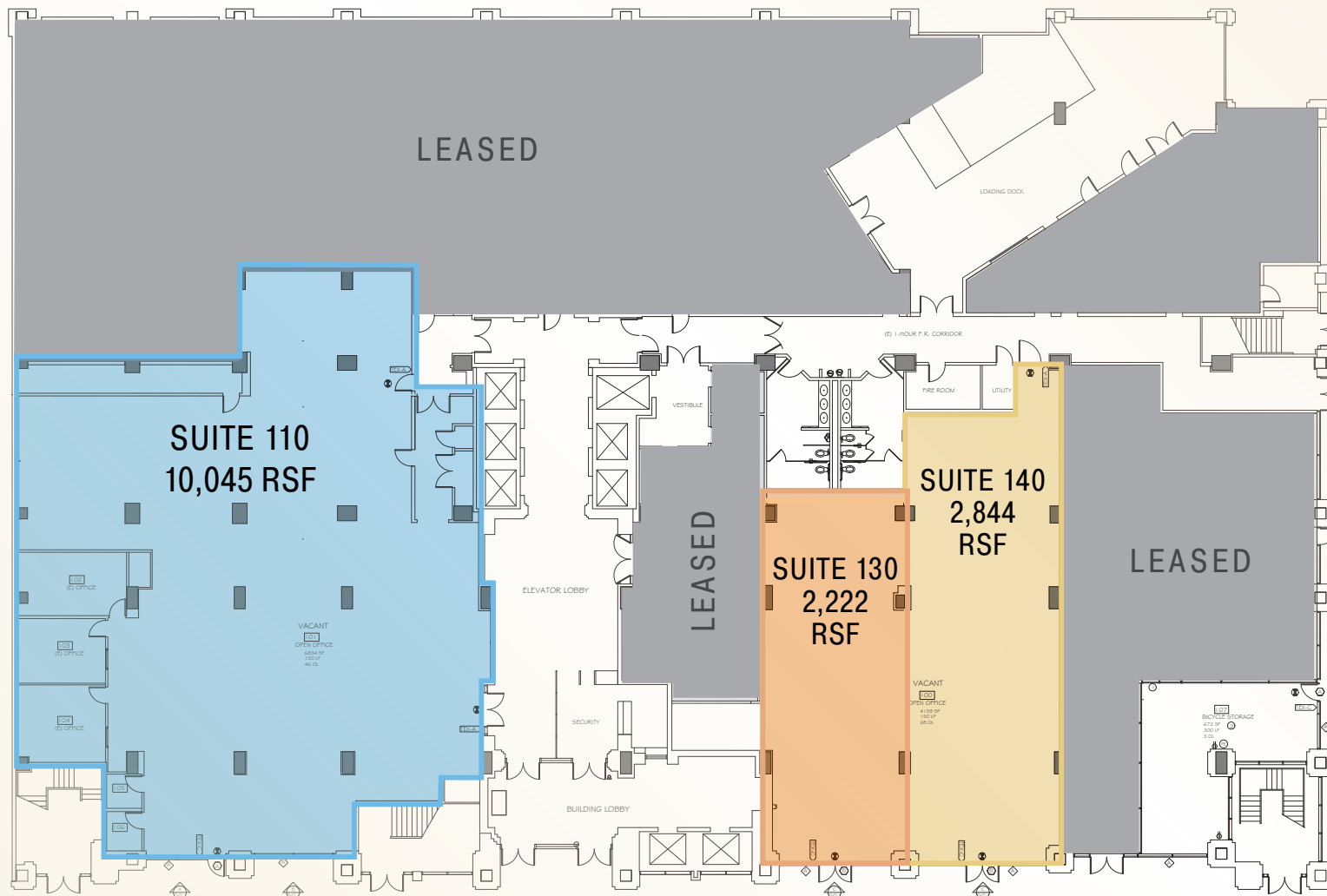
# 1<sup>ST</sup> FLOOR

**Suite 110:** ±10,045 RSF

**Suite 130:** ±2,222-5,066 RSF\*

**Suite 140:** ±2,844-5,066 RSF\*

**1st Floor total available up to ±15,111 RSF\***



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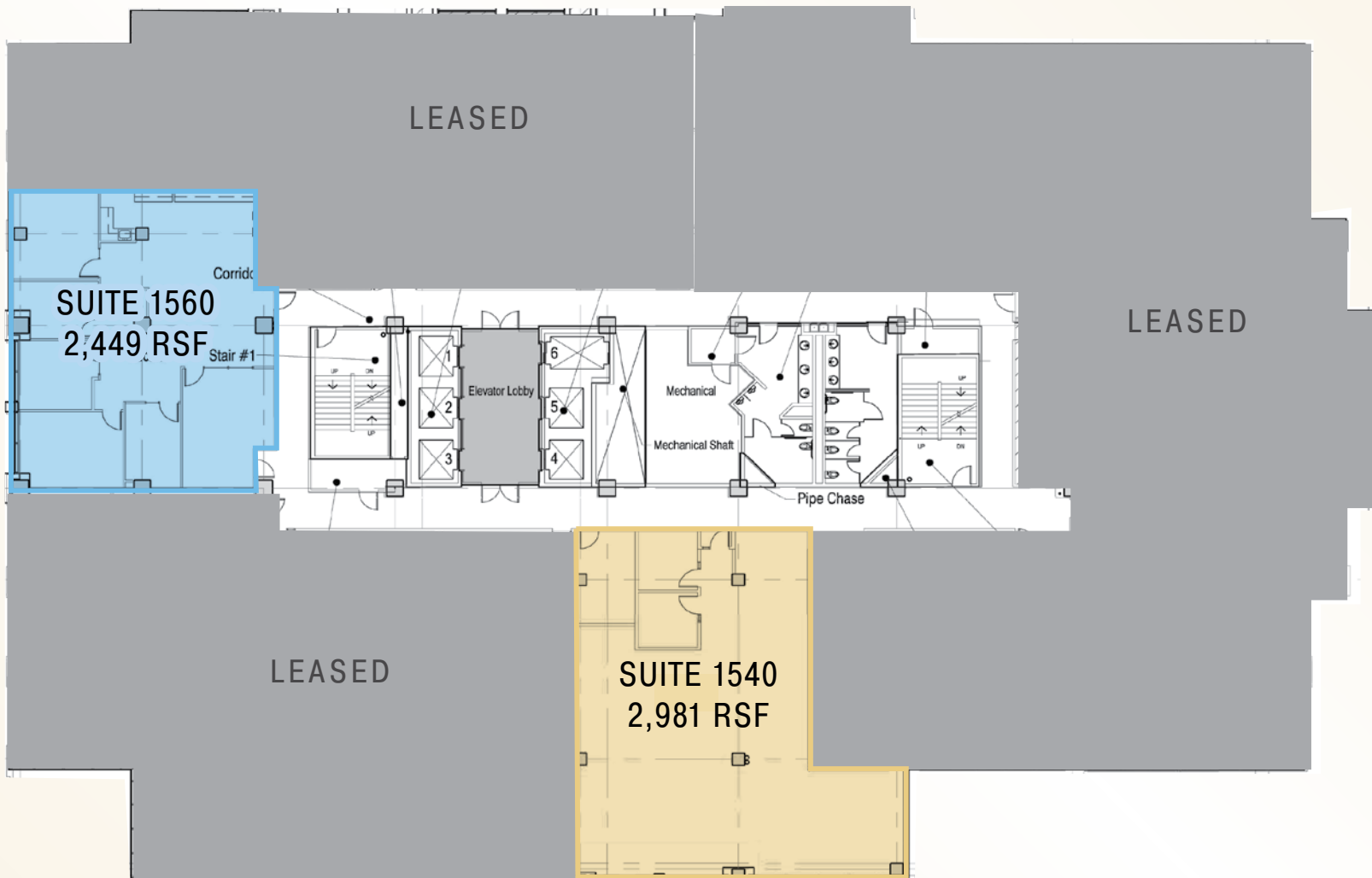
ALL MEASUREMENTS ARE APPROXIMATE

**AVAILABILITY**

# 15<sup>TH</sup> FLOOR

**Suite 1540:** ±2,981 RSF

**Suite 1560:** ±2,449 RSF



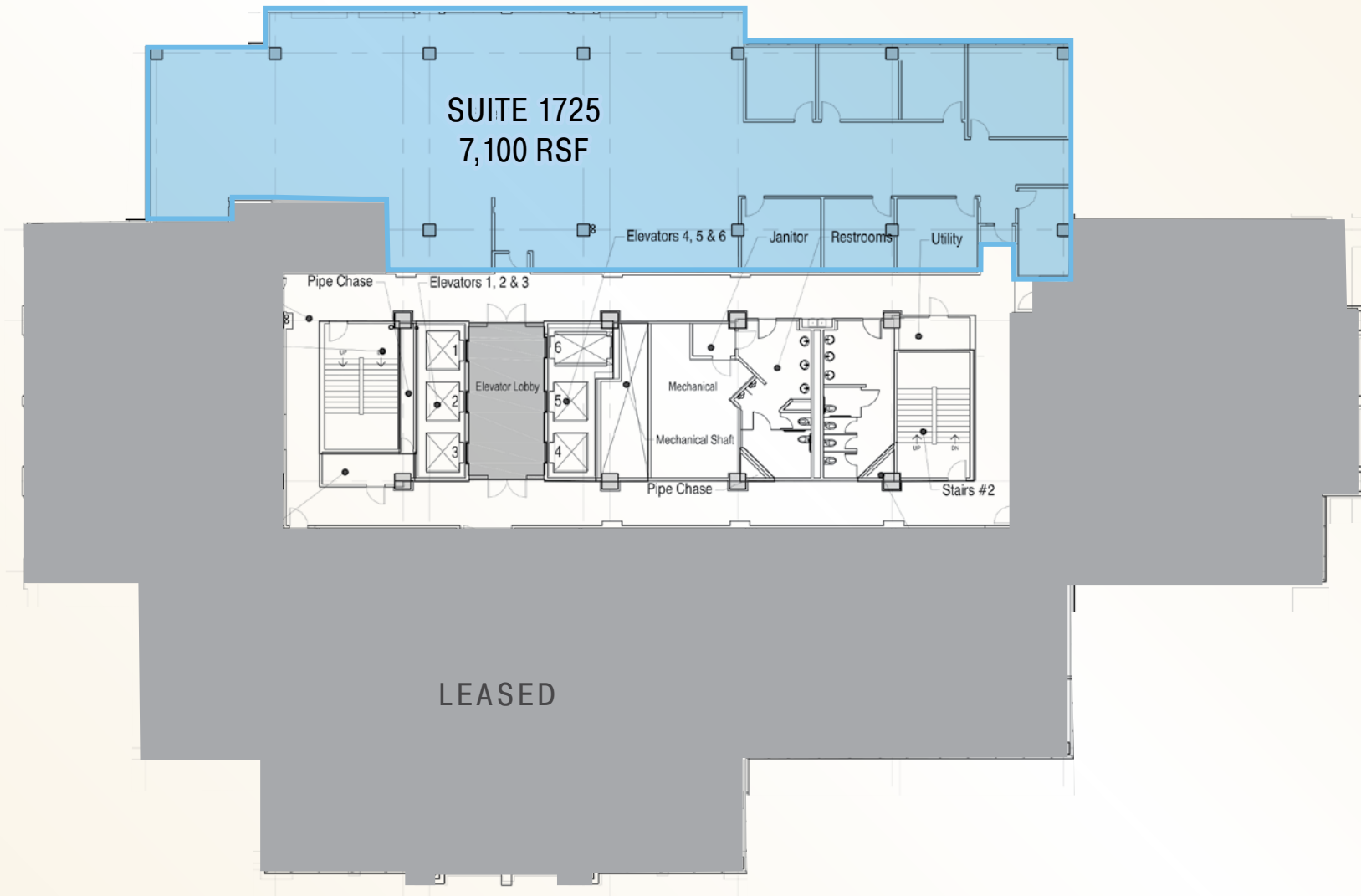
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ALL MEASUREMENTS ARE APPROXIMATE

AVAILABILITY

17<sup>TH</sup> FLOOR

Suite 1725: ±7,100 RSF



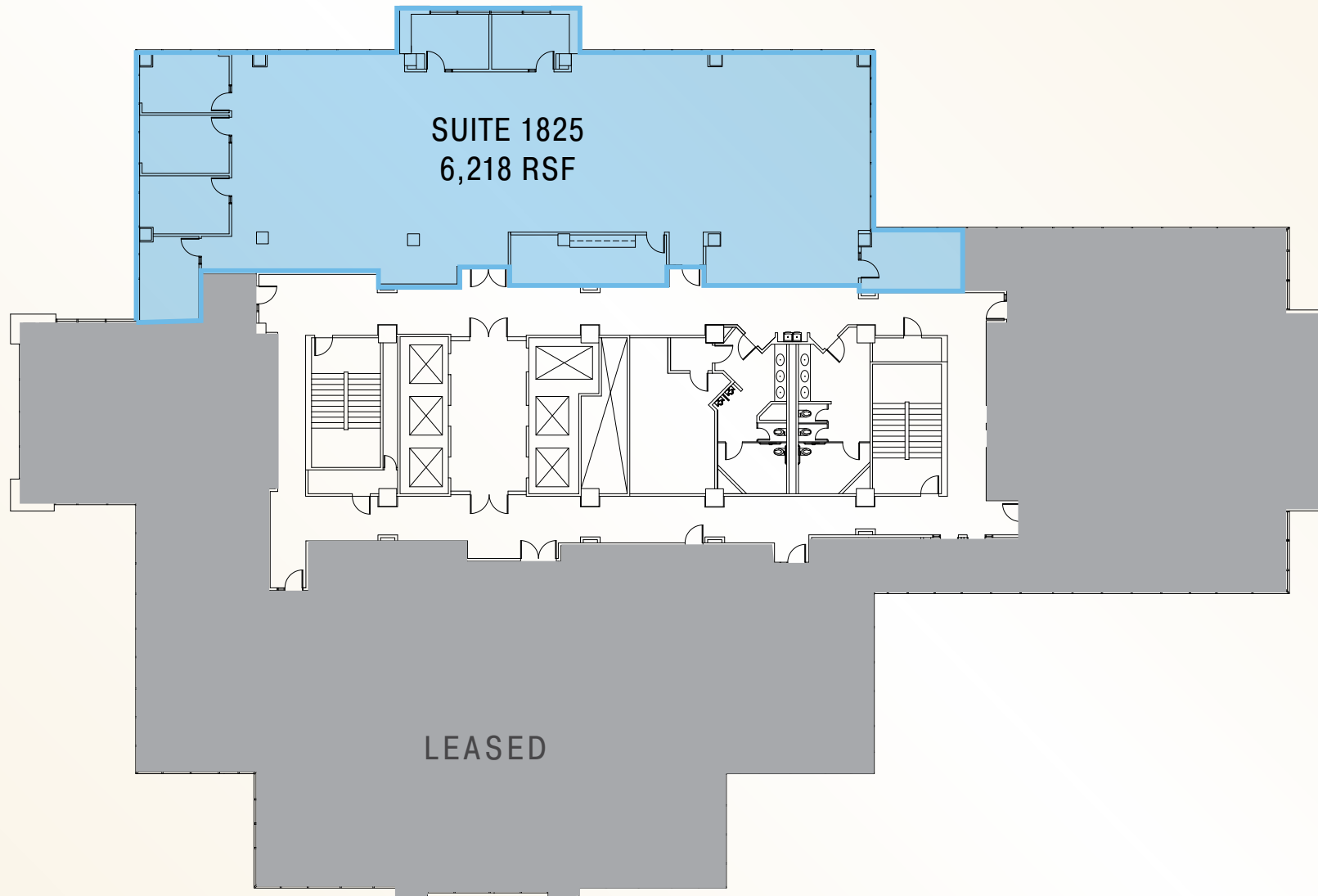
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ALL MEASUREMENTS ARE APPROXIMATE

AVAILABILITY

18<sup>TH</sup> FLOOR

Suite 1825: ±6,218 RSF



SUITE 1825  
6,218 RSF

LEASED

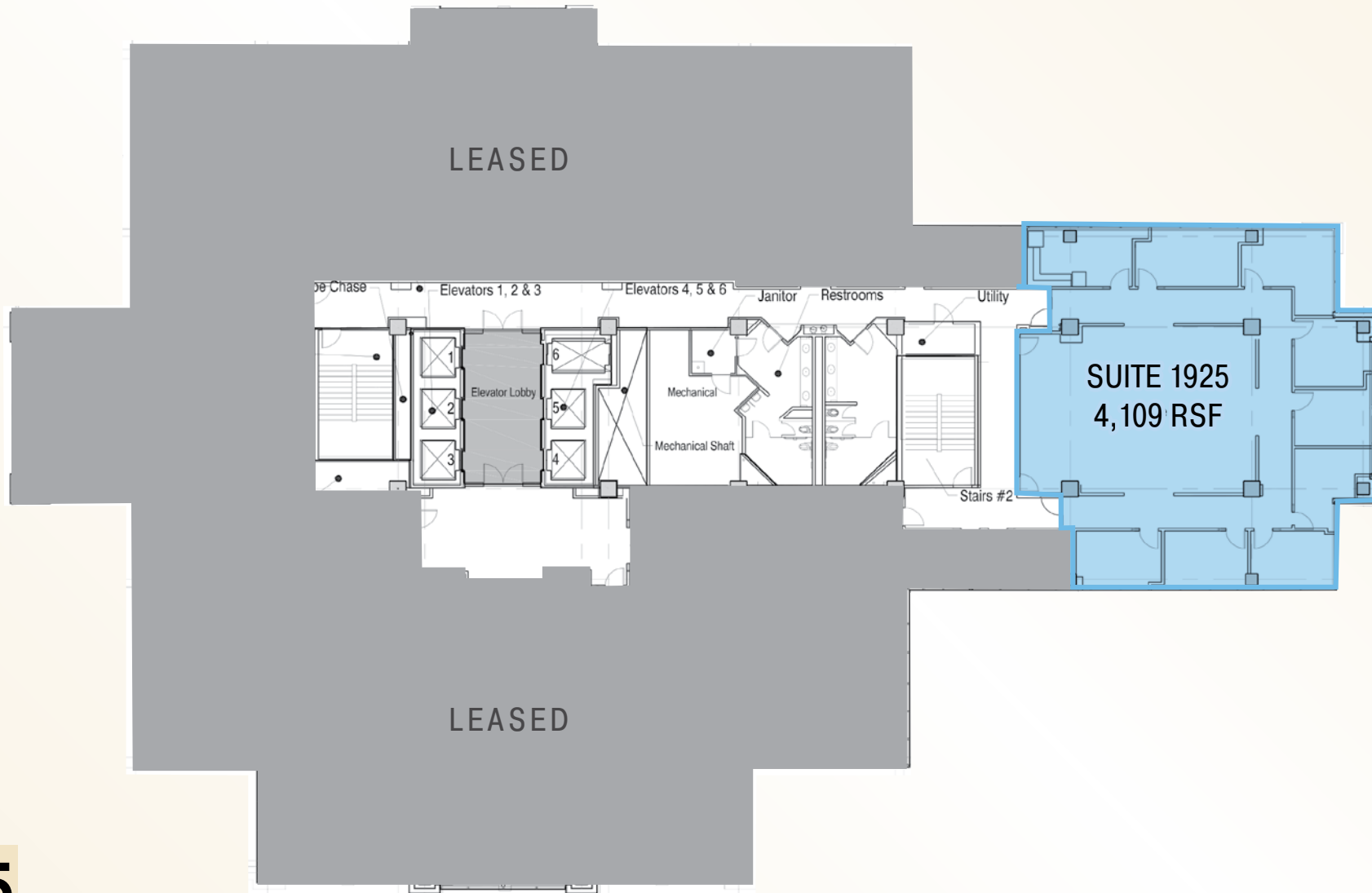
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ALL MEASUREMENTS ARE APPROXIMATE

AVAILABILITY

19<sup>TH</sup> FLOOR

Suite 1925: ±4,109 RSF



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ALL MEASUREMENTS ARE APPROXIMATE

# NEARBY AREA AMENITIES

**20+ RESTAURANTS  
IN A 3-BLOCK RADIUS**

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**3 MINUTES (0.5 MILES) TO**

**DOWNTOWN COMMONS**

**6 MINUTES (1.0 MILES) TO**

**STATE CAPITOL**

**CONVENTION CENTER**

**Golden 1 Credit Union CENTER**

**LEGEND**

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

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**S T R E E T**

**OFFICE SPACE FOR LEASE**

**EXCLUSIVELY LISTED BY:**

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**CBRE**

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