

# 1303

SACRAMENTO, CA

**ASKING LEASE RATE \$2.55/RSF**

Best office value within  
walking distance to the capitol



VIRTUAL TOUR

**TONY WHITTAKER**

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**CBRE**



## SPACE AVAILABILITY

Suite 200	±8,488 RSF*
Suite 270	±3,102 RSF*
Suite 650	±6,398 RSF
Suite 750	±3,503 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

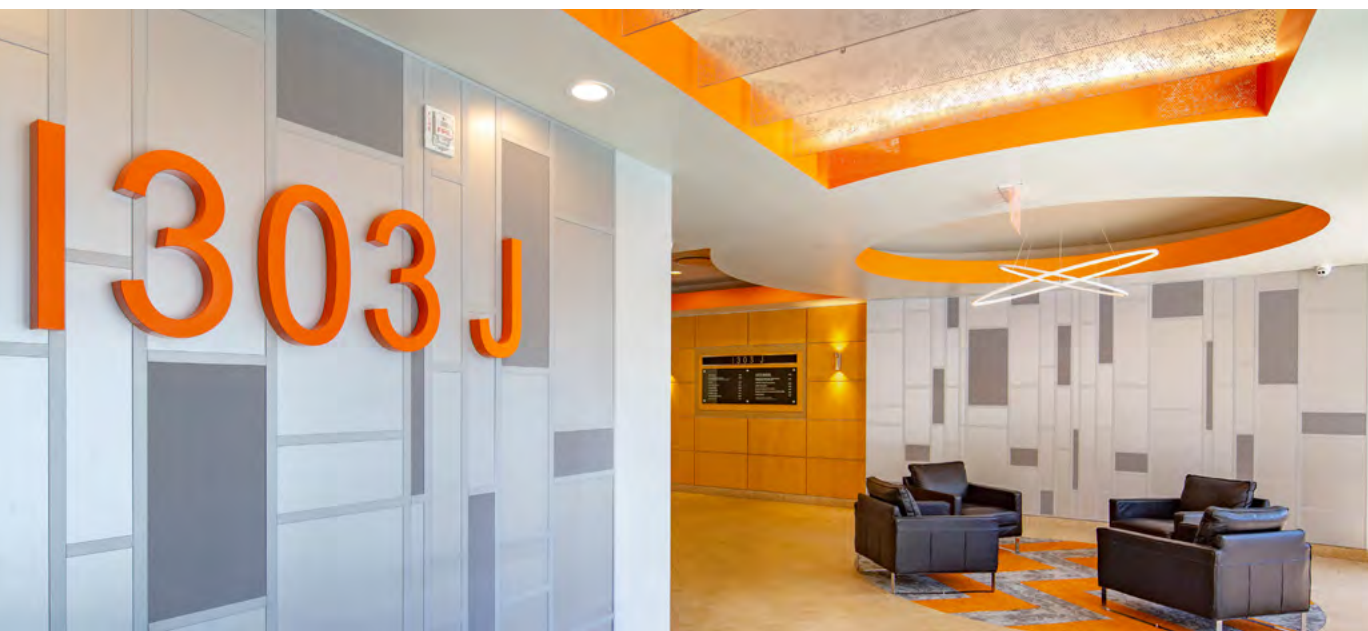
## UPGRADES

Perforated Metal Ceiling Panels

Painted Doors

Accent Paint

New Modular Carpet Design





# PROPERTY PHOTOS



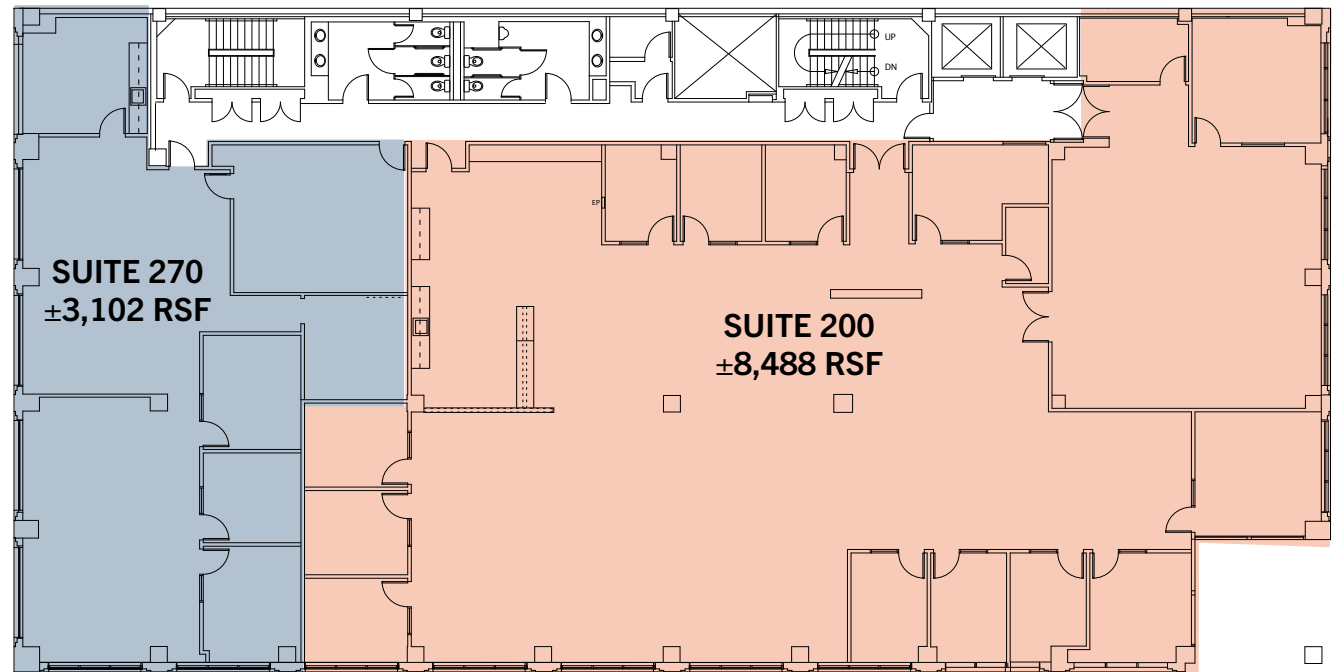
1303J Sacramento, CA

# FLOOR PLANS

## 2<sup>ND</sup> FLOOR

**TOTAL AVAILABLE  
± 11,590 RSF**

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

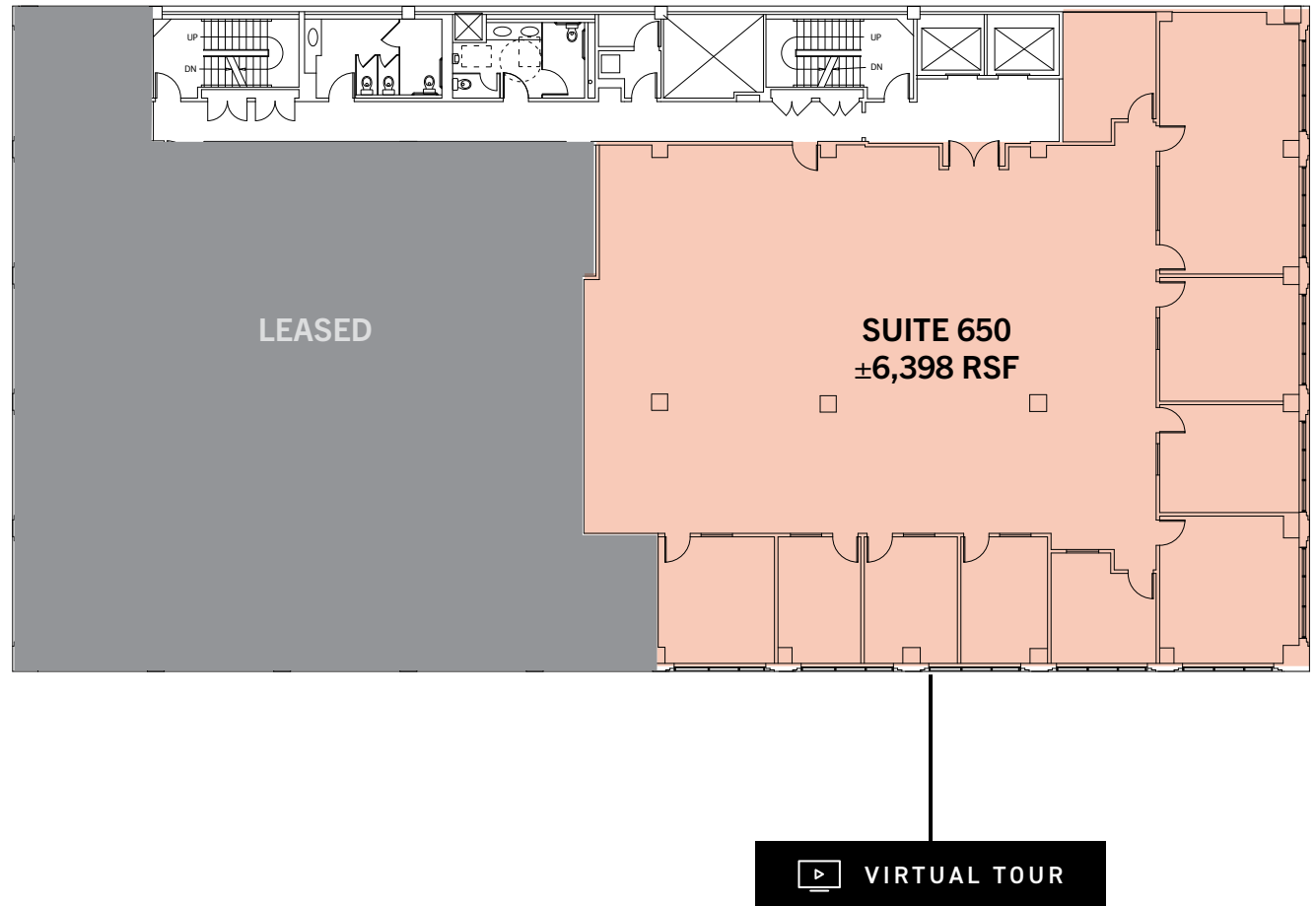


VIRTUAL TOUR

# FLOOR PLANS

## 6<sup>TH</sup> FLOOR

**SUITE 650:  
±6,398 RSF**

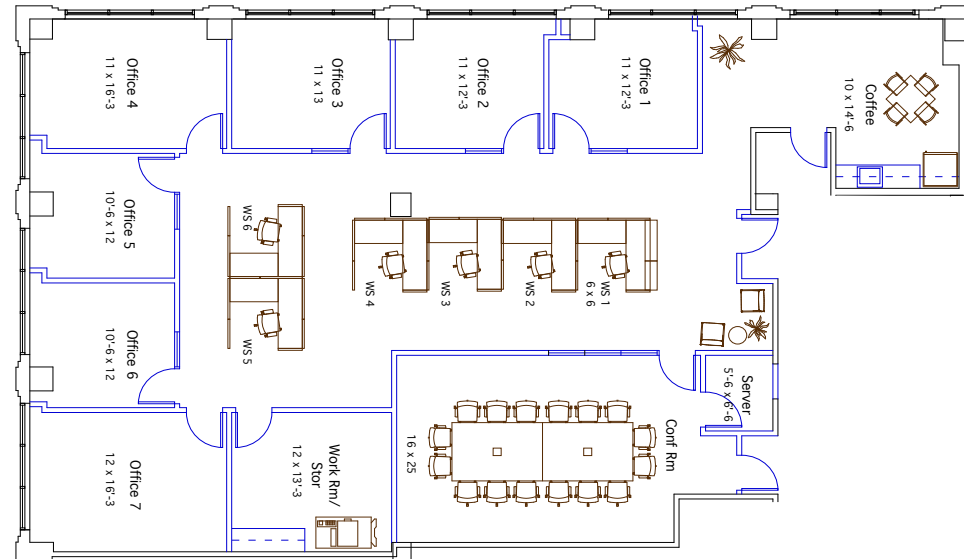


# FLOOR PLANS

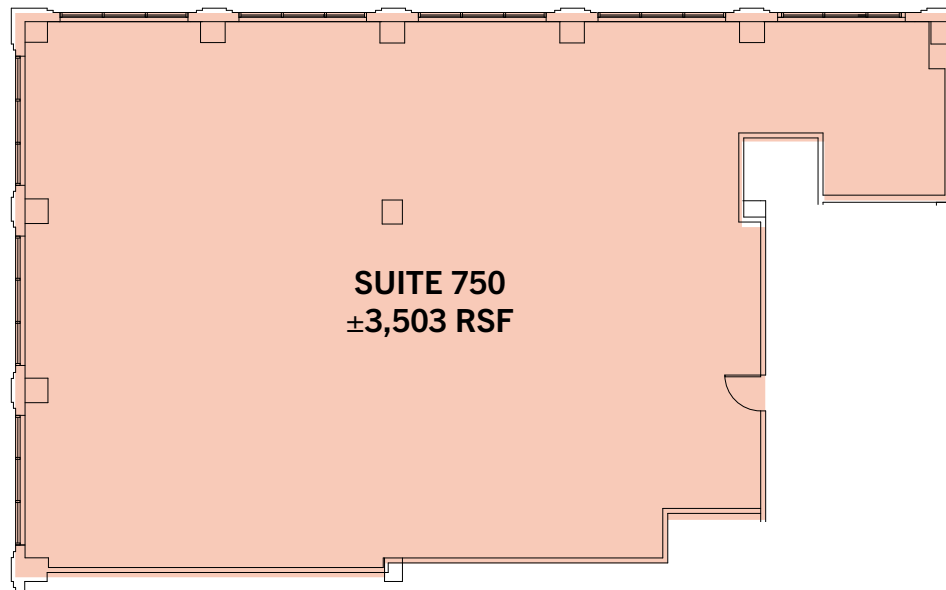
## 7<sup>TH</sup> FLOOR

**SUITE 750:**  
**±3,503 RSF**

### HYPOTHETICAL PLAN



### AS-BUILT PLAN





# SACRAMENTO'S C3 PROJECT- COMPLETE!

## SAFE Credit Union Convention Center & Performing Arts District Renovation

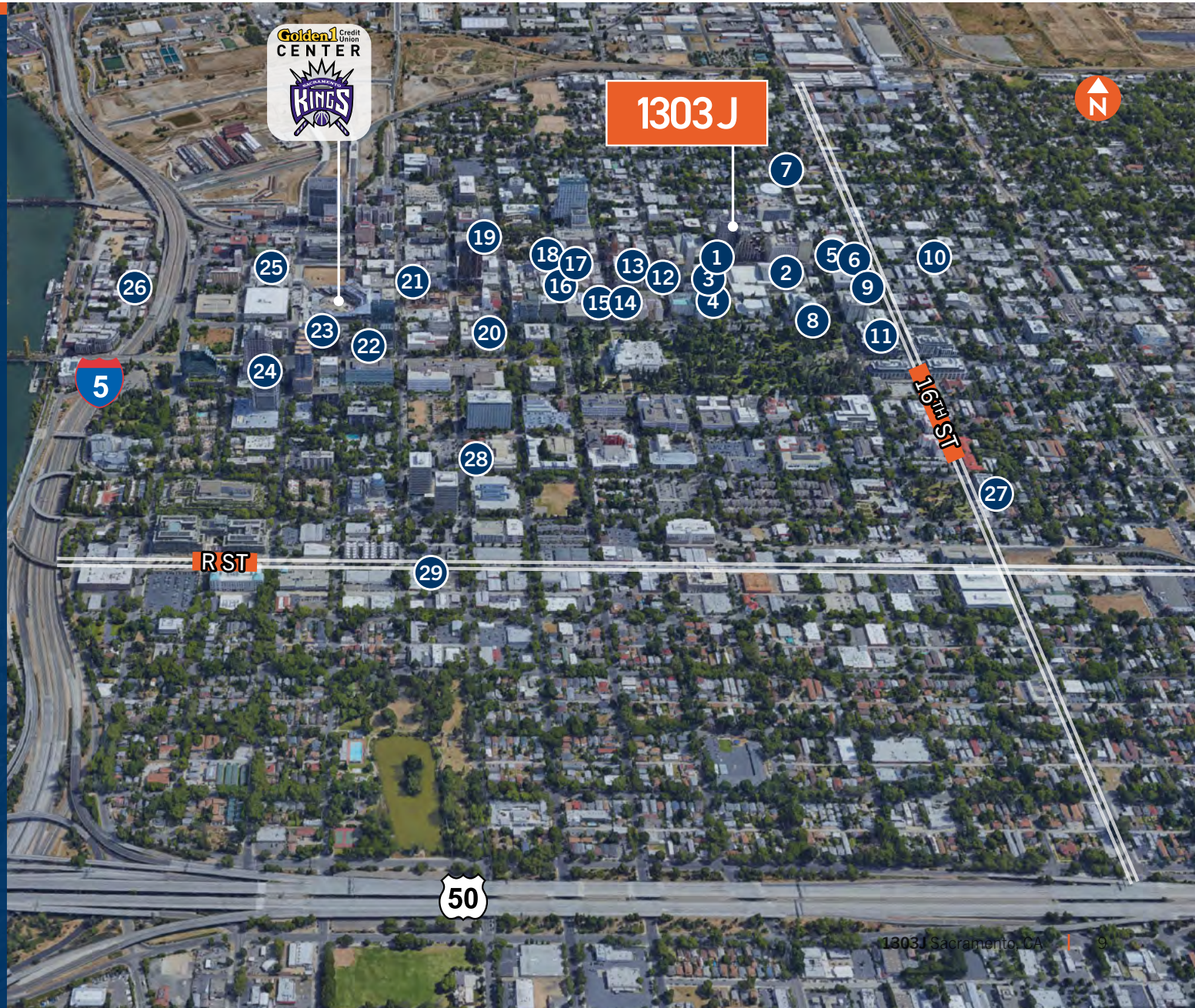
Directly across from 1303 J Street is the City of Sacramento's C3 Project. The \$180 million project consisted of an expansion and renovation of what is now called the SAFE Credit Union Convention Center and Performing Arts Center, completed in 2021. This is a STAR-accredited facility that features state-of-the-art 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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# CBRE

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