

1303

ASKING LEASE RATE \$2.55/RSF

Best office value within walking distance to the capitol

 [VIRTUAL TOUR](#)

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SACRAMENTO, CA



CBRE

SPACE AVAILABILITY

Suite 200 \pm 8,488 RSF*

Suite 270 \pm 3,102 RSF*

Suite 650 \pm 6,398 RSF

Suite 750 \pm 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

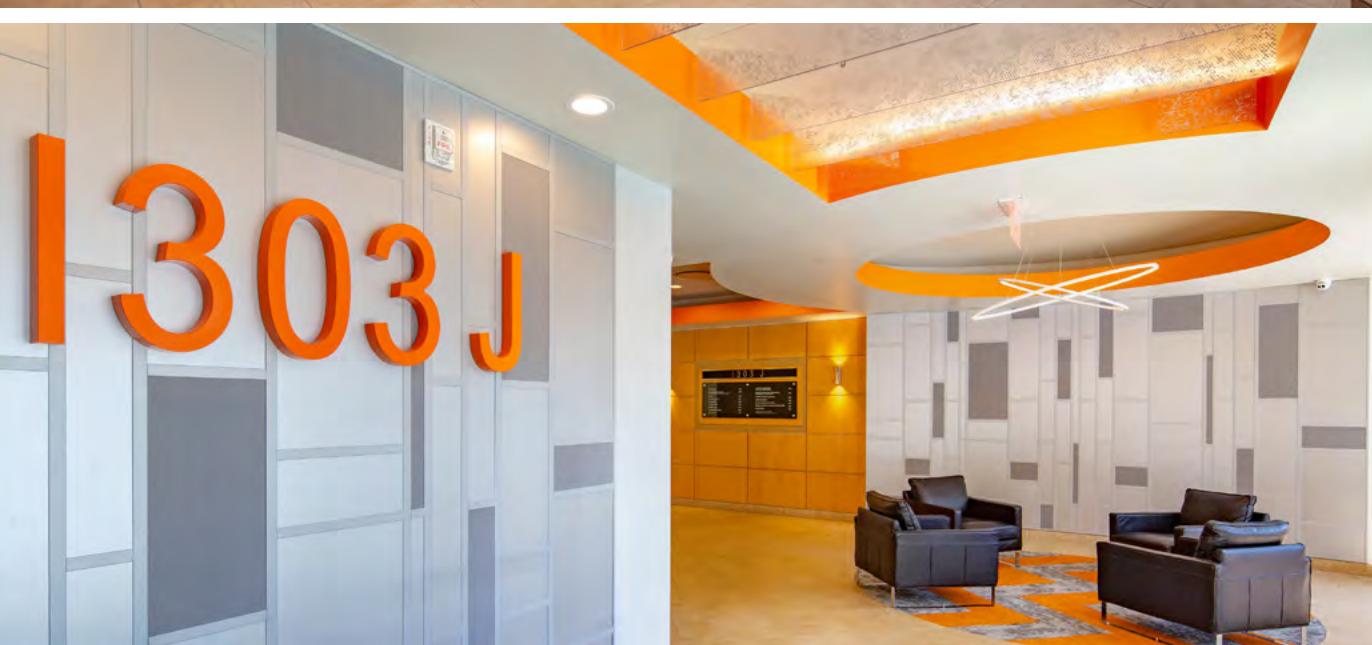
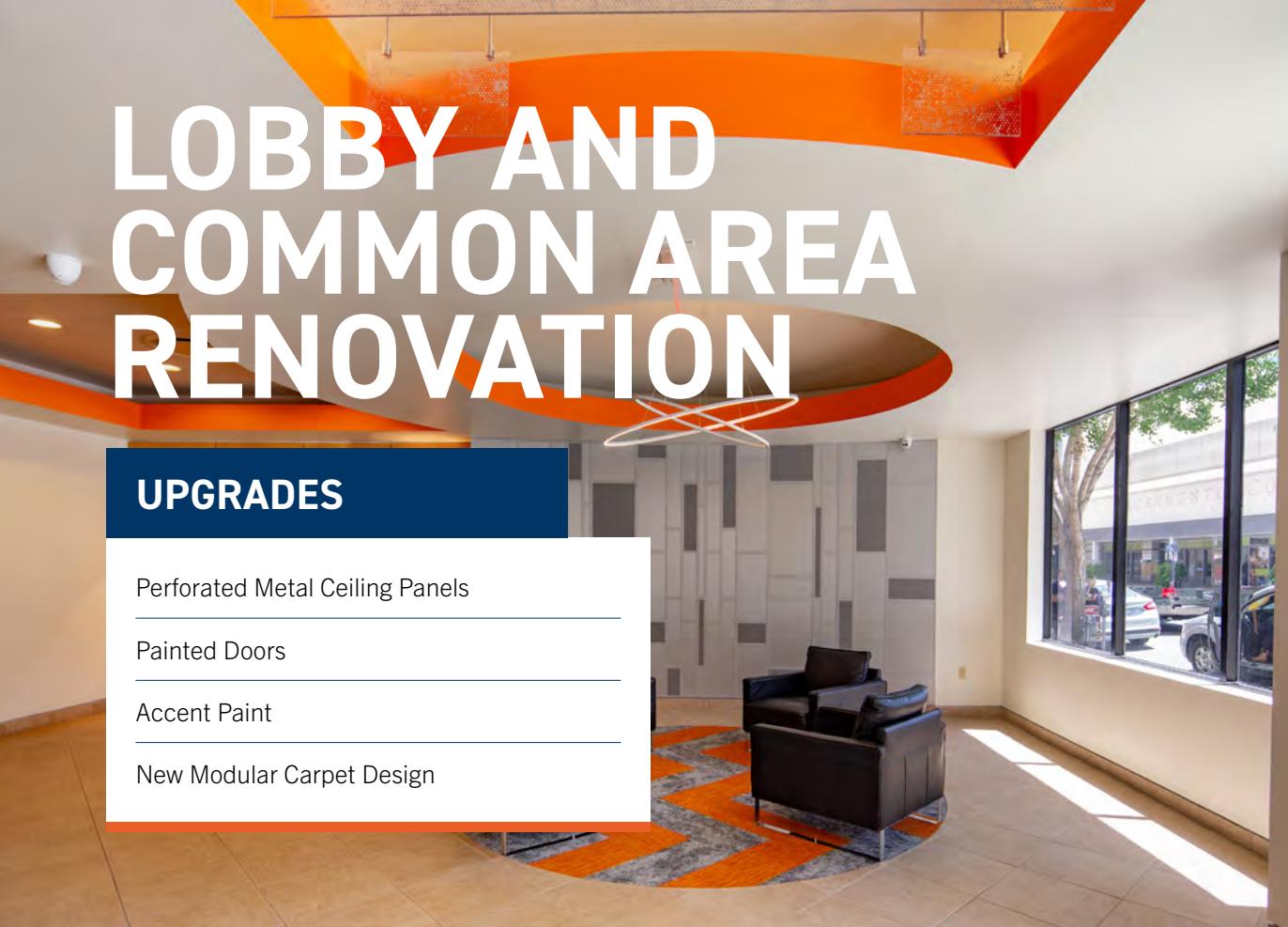
UPGRADES

Perforated Metal Ceiling Panels

Painted Doors

Accent Paint

New Modular Carpet Design



PROPERTY PHOTOS

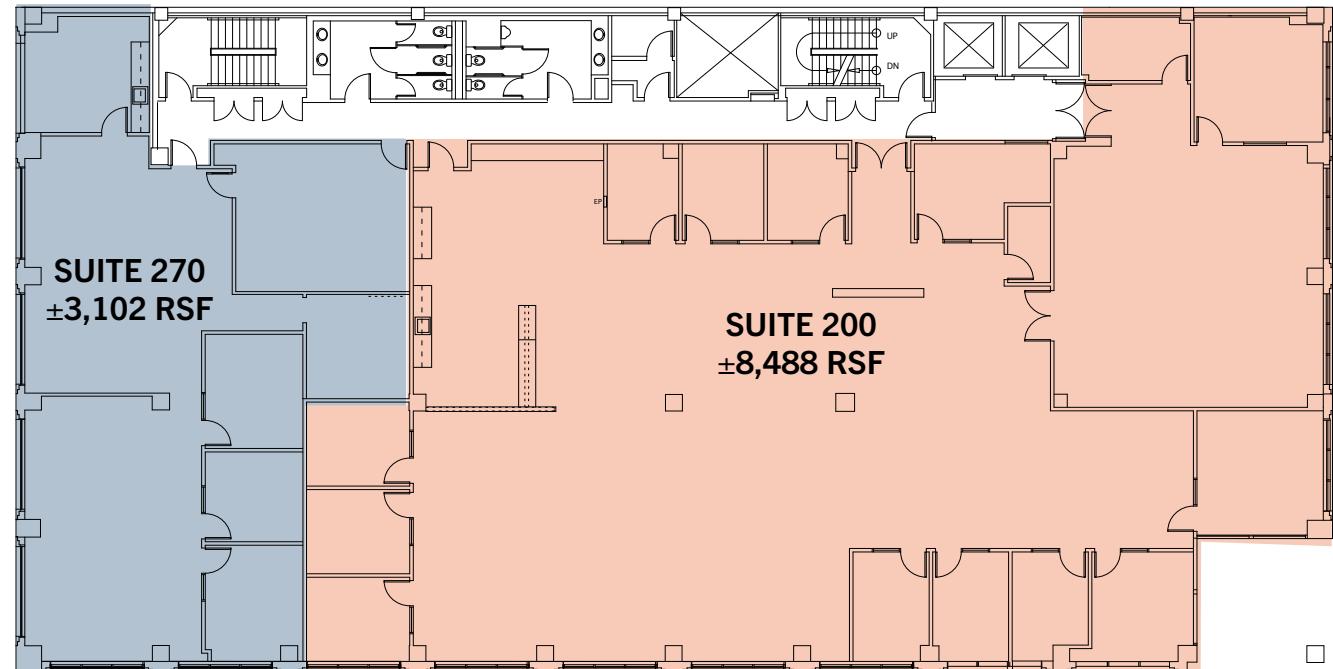


FLOOR PLANS

2ND FLOOR

TOTAL AVAILABLE
±11,590 RSF

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

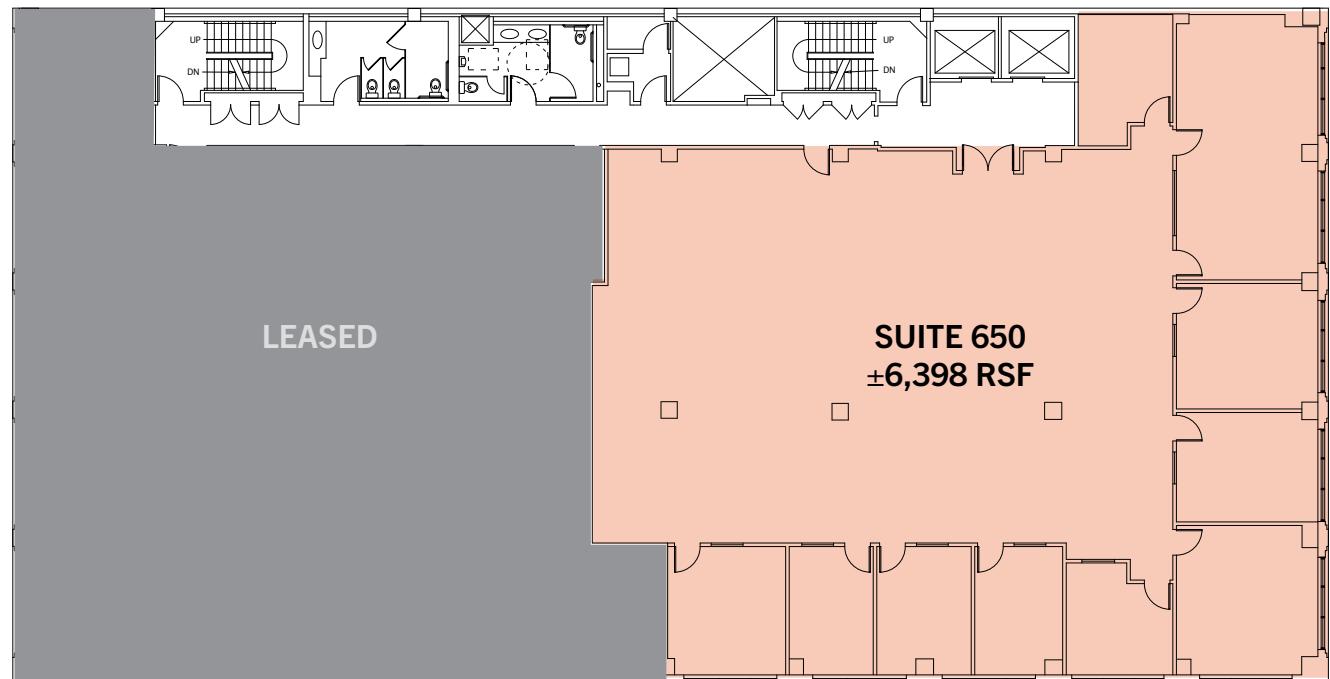


VIRTUAL TOUR

FLOOR PLANS

6TH FLOOR

SUITE 650:
±6,398 RSF



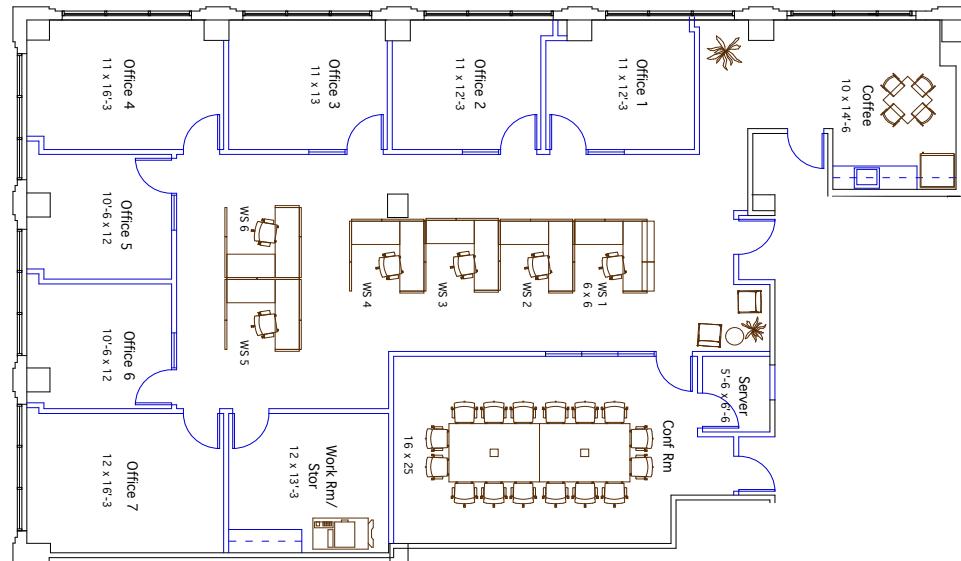
VIRTUAL TOUR

FLOOR PLANS

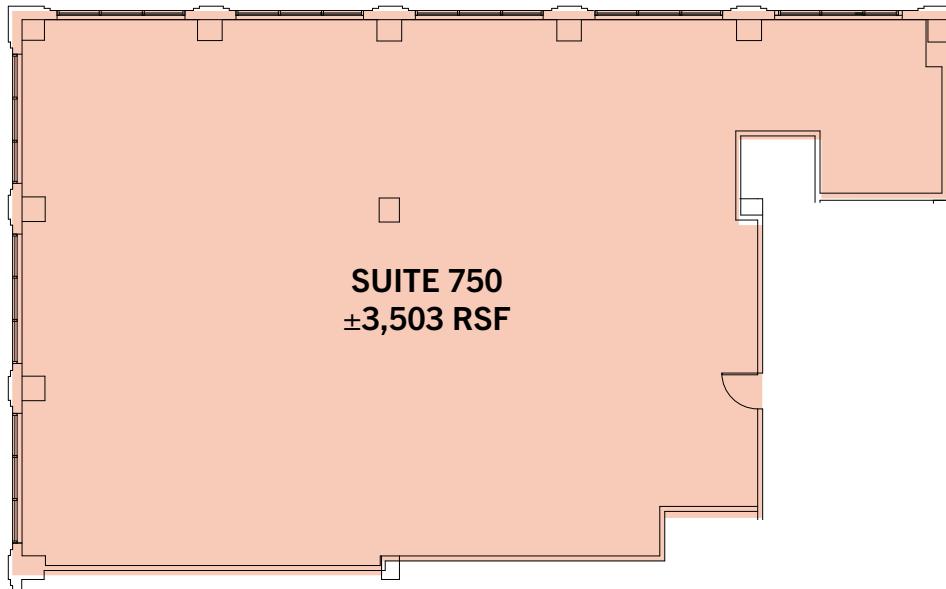
7TH FLOOR

SUITE 750:
±3,503 RSF

HYPOTHETICAL PLAN



AS-BUILT PLAN



SACRAMENTO'S C3 PROJECT- COMPLETE!

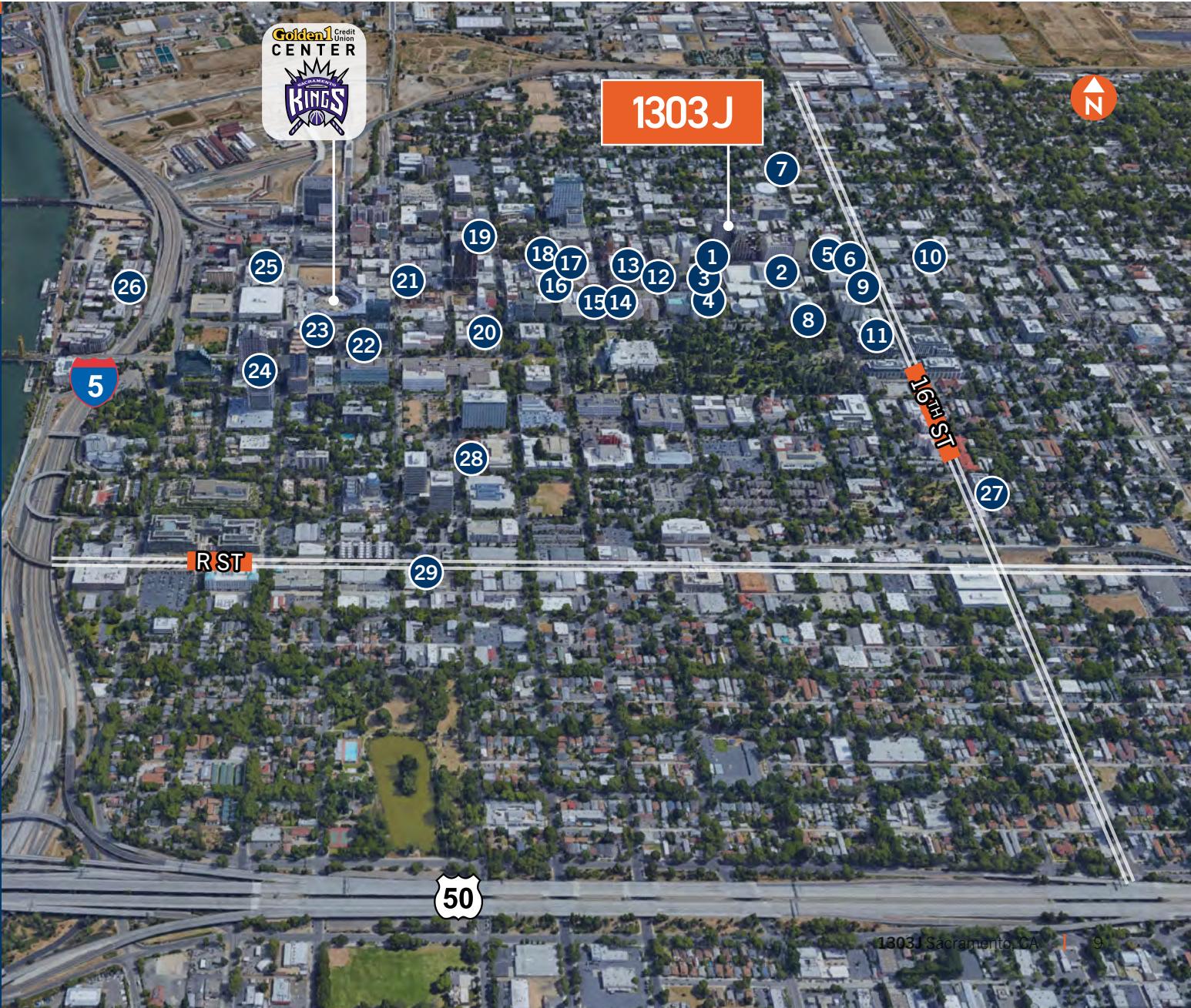
SAFE Credit Union Convention Center & Performing Arts District Renovation

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



1303 J

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

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