

925










L STREET SACRAMENTO, CA

EXPERIENCE 925 L ST



MOVE-IN READY SUITES STEPS AWAY FROM THE CAPITOL

BUILDING HIGHLIGHTS

-  Located in the heart of the Governmental Affairs District
-  Direct access to City Parking Garage through enclosed skywalk
-  Steps away from the State Capitol
-  Security on-site 24 hours, seven days a week
-  Complimentary bicycles available for daily use
-  New secured bike storage room
-  Building conference room (seats 12-14)
-  Move-in ready suites
-  Dedicated team of professional property management and engineering



AVAILABILITIES

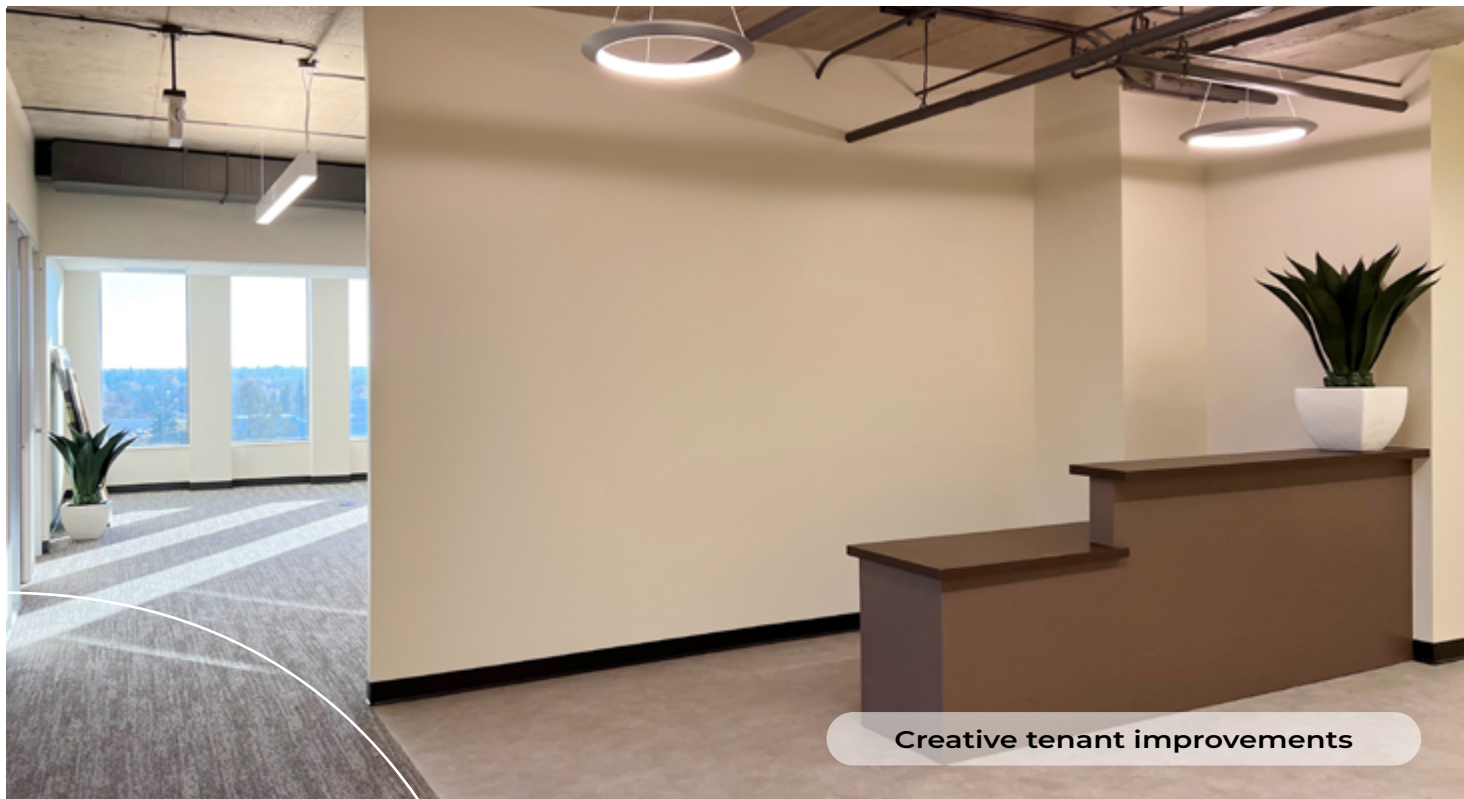
Suite 300
± 1,624 RSF

Suite 150
± 2,331 RSF

Suite 250
± 2,713 RSF

Suite 100/170
± 3,174 RSF

Suite 1400
± 3,879 RSF
(divisible)



Creative tenant improvements

BUILDING FACTS



Gold LEED Certification



Seagate Properties
owns and manages
the building



14 floors



**Digital Tenant
Directory** located in
building lobby



12,500 SF average
floor plates



168,847 SF of net
rentable area

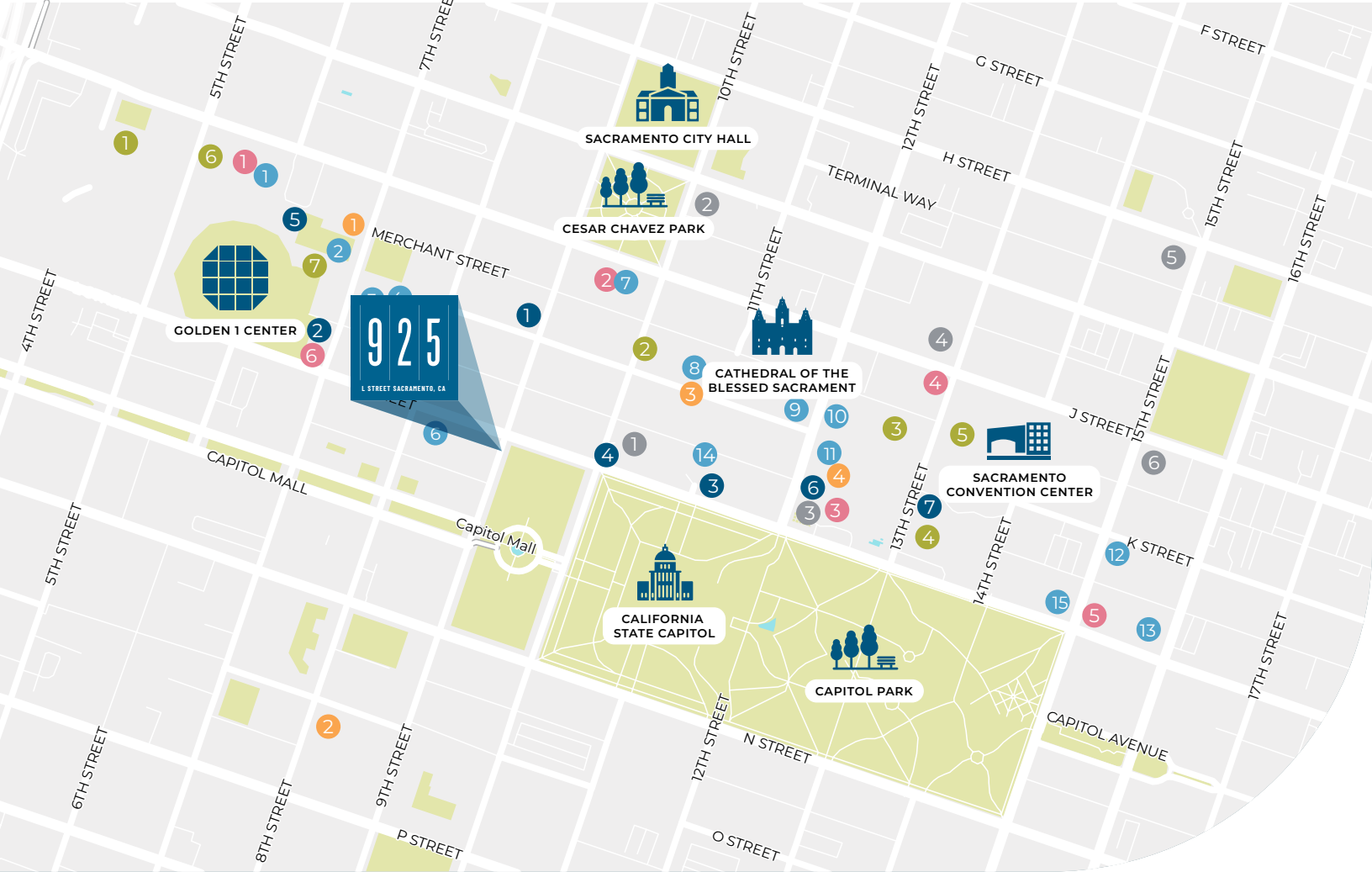


11'16" floor-to-floor heights
17' first-floor height
12' lower-level height



4 passenger elevators





AMENITIES



CAFES

1. Temple Coffee Roasters
2. Starbucks Reserve
3. Chicory Cafe
4. Starbucks
5. Estelle's Cafe
6. Starbucks
7. Starbucks



ENTERTAINMENT

1. Century DOCO and XD
2. Crest Theatre
3. Esquire IMAX Theatre
4. Community Center Theater
5. Sacramento Convention Center
6. Punch Bowl
7. Flatstick Pub



RESTAURANTS

1. Echo & Rig
2. Sauced BBQ & Spirits
3. Tiger
4. Ruhstaller BSMT
5. Solomon's Deli
6. Frank Fat's
7. Grange
8. Nash & Proper
9. Ella Dining Room & Bar
10. Brasserie Capitale
11. Mayahuel
12. Capitol Garage
13. Public House
14. Prelude Kitchen & Bar
15. Cafeteria 15L



HOTELS

1. Kimpton Sawyer Hotel
2. The Citizen Hotel
3. Hyatt Regency Sacramento
4. Sheraton Grand
5. Residence Inn by Marriott
6. Hyatt Centric



HEALTH CLUBS

1. 24 Hour Fitness
2. The Capital Athletic Club
3. California Family Fitness
4. Hyatt Fit



PARKING

1. Capitol Garage
2. City Hall Garage
3. Hyatt Garage
4. Sheraton Garage
5. Memorial Garage
6. 1500 K St Structure

10 NEARBY ATTRACTIONS



1 | Catch an Off-Broadway show at at the newly renovated **SAFE Credit Union Performing Arts Center**.



2 | Sample **Mayahuel's** taco platter while choosing from a variety of tequila options.



3 | Feast on seasonal and regionally sourced ingredients during lunch at **Ella**.



4 | Grab a **Starbucks** latte from across the street while headed to the office.



5 | Enjoy city views from the **Aviary** rooftop deck while sipping avian-inspired craft cocktails.



6 | Challenge a client to a friendly game of mini golf at **Flatstick Pub**.



7 | Meet friends at **Fizz** for a glass of champagne and take a selfie in front of the Kristin Farr Mural.



8 | Catch a Kings game or dine at one of the many **DOCO Golden One Center's** restaurants, such as Sauced BBQ and Polanco Cantina.



9 | Dine at **Revival at the Sawyer** – a 200-seat restaurant on the third floor of the Kimpton Hotel that transforms into a high-spirited rooftop bar and lounge at night.



10 | Experience **Prelude Kitchen and Bar** for a delicious and locally grown lunch or dinner.



STEPS FROM THE CAPITOL

SHARED AMENITIES



New, fully equipped meeting space in a range of sizes:

925 L Street conference room (seats 12-14)



The Senator conference room (seats up to 30)

The Senator lobby available for Tenant events



New Whired Wine Bar at The Senator



Complimentary bicycles available for daily use



New secured bike storage rooms



New showers and lockers available at The Senator



One dedicated team of property management and engineering professionals



GREG LEVI

+1 916 491 4310

greg.levi@jll.com

RE License #: CA - 00973235

ALEXIS GARRETT

+1 916 491 4316

alexis.garrett@jll.com

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