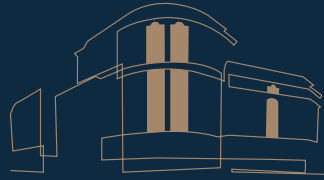


1 year of FREE RENT with suburban rates in  
Downtown Class A Space!



# ONE CAPITOL MALL



FOR LEASE

THE GATEWAY TO CAPITOL MALL – DOWNTOWN SACRAMENTO, CA





# PROPERTY FEATURES



8-story, ±185,000 SF Class A office building



Up to ±35,542 SF Contiguous available



On-site, professional property management



Walking distance to DOCO and Golden 1 Center arena



2/1,000 parking ratio, on-site parking with convenient valet services



Complimentary fitness facilities with showers and locker room



On-site cafe serving breakfast and lunch



24/7 lobby attendant and security



Experienced, local ownership



## NOTABLE TENANTS

University of San Francisco

Laughlin, Falbo, Levy & Moresi LLP

Advocacy Management Group

Lozano Smith PC

University of California Davis

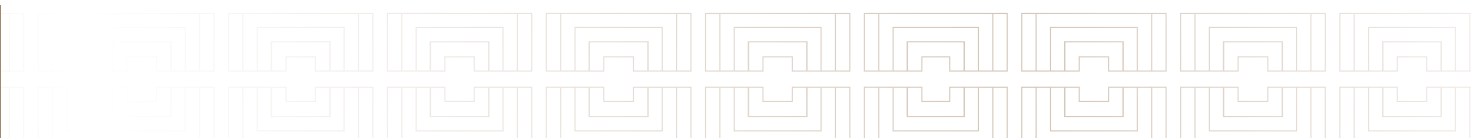


# EXTERIORS PHOTOS





# INTERIORS PHOTOS





# AMENITIES

## RESTAURANTS & BARS

- 01 Bottle & Barlow
- 02 Burger Lounge
- 03 Camden Spit & Larder
- 04 Darling Aviary
- 05 Drakes Barn
- 06 Echo & Rig
- 07 Firehouse Restaurant
- 08 Fizz Champagne Bar
- 09 Flatstick Pub
- 10 Fox & Goose Public House
- 11 Grange
- 12 House Kitchen & Bar
- 13 Il Fornaio
- 14 MidiCi Neapolitan Pizza
- 15 Mikuni Sushi
- 16 Morton's The Steakhouse
- 17 Pilothouse at the Delta King
- 18 Polanco Cantina
- 19 Pop Bar
- 20 Pressed Juicery
- 21 Revival at the Sawyer
- 22 Rio City Café
- 23 Ruhstaller Brewery
- 24 Sauced BBQ
- 25 Solomon's Delicstessen
- 26 Vine + Grain
- 27 Yard House

## CAFÉS

- 28 Estelle Bakery & Pâtisserie
- 29 Old Soul Co.
- 30 RareTea
- 31 Roots Coffee
- 32 Starbucks
- 33 Starbuck's Reserve
- 34 Steamers Bakery & Café
- 35 Temple Coffee Roasters
- 36 Treehouse Café

## LANDMARKS

- 37 California State Capitol
- 38 César Chávez Park
- 39 Golden 1 Center
- 40 SAFE Convention Center
- 41 The Railyards

## HOTELS

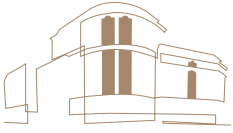
- 42 Embassy Suites
- 43 Hyatt Centric
- 44 Hyatt Regency
- 45 Kimpton Sawyer
- 46 The Exchange Curio by Hilton

## ENTERTAINMENT

- 47 24 Hour Fitness
- 48 Century DOCO & XD
- 49 Crocker Art Museum
- 50 Old Sacramento Waterfront
- 51 Punch Bowl Social
- 52 Railroad Museum
- 53 Sutter Health Field







# ONE CAPITOL MALL



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