



# 400 CAPITOL MALL

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EXPERIENCE THE  
**D I F F E R E N C E**

[WWW.400CAPMALL.COM](http://WWW.400CAPMALL.COM)

 CUSHMAN &  
WAKEFIELD



\*Photo Credit to Downtown Sacramento Partnership \*



## WORLD-CLASS EXPERIENCES

With building frontage on Sacramento's most prestigious city street, 400 Capitol Mall is a world-class destination for the city's best and brightest talent. Unmatched on-site amenities and optimal location gives tenants access to an incredible array of restaurants, shopping and entertainment venues.

[TAKE A TOUR](#)



# PROPERTY HIGHLIGHTS



One block from the  
Downtown Commons  
(DOCO)



Award winning  
Il Fornaio Italian  
Restaurant



Five-level parking  
garage with 1,094  
secured stalls



Complimentary  
shuttle service



Fitness center, sauna,  
lockers and heated  
outdoor pool



Common-area  
conference center,  
tenant lounge and  
management office



Car detailing,  
valet and electric  
charging stations



Concierge and  
24-hour security  
desk



LEED  
Gold Status



WiredScore  
Gold Certified



WELL Health-  
Safety Rated



SmartScore  
Silver Certified



BOMA 360  
Certified



Energy  
Star Certified



**DISTINCTION**  
Fitwell Viral  
Response Certified



## ARRIVE INSPIRED

Beams of natural light fill an expansive lobby, encouraging interactions and welcoming guests.

Feel confident and secure about coming inside — 400 Capitol Mall is WELL Health-Safety rated, demonstrating that health and safety best practices are prioritized.





VERSATILE +  
ADAPTABLE

Flexible and efficient floor plates allow tenants of all sizes to customize their space with opportunities to grow and expand.



## COLLABORATE + CONNECT

Unwind and connect in the exclusive tenant lounge and conference room. Enjoy multiple spaces for private reflection or social interaction—all without leaving the office.

And, as the only WiredScore Gold certified building in Sacramento, tenants can be sure that 400 Capitol Mall's technology infrastructure is built to keep up with their needs. It's the most connected building in the city - for the most connected businesses.





RECHARGE +  
**POWER YOUR DAY**

Fuel your fitness goals with a state of the art fitness center, sauna, and locker rooms.



RETREAT +  
REJUVENATE

Take in the sun and fresh air. Enjoy  
the heated pool and outdoor deck.







HOTELS

RESTAURANTS

CAFÉ/BARS

SHOPS

FITNESS

ENTERTAINMENT

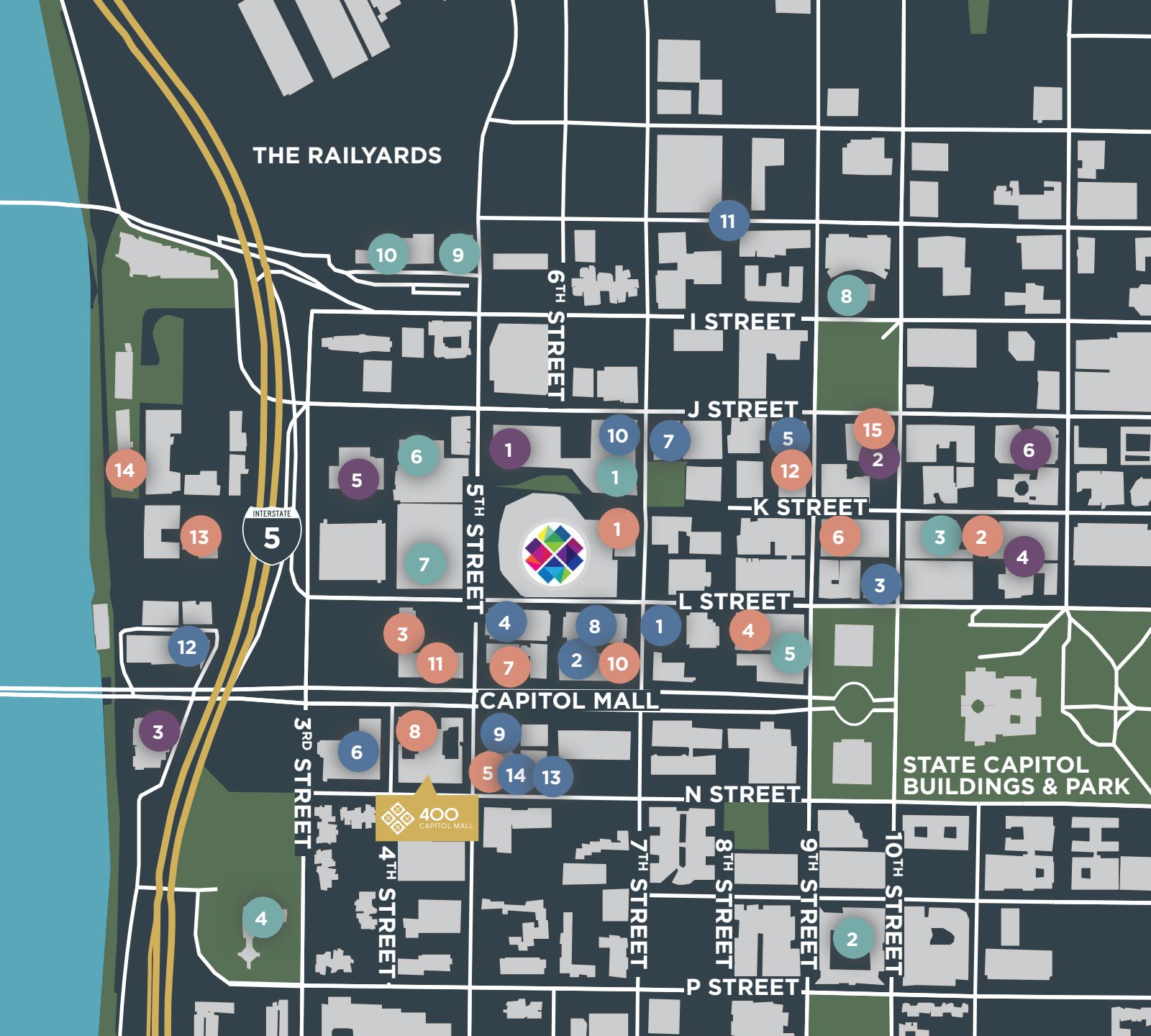


# LIVING IT UP

# 105+

Establishments within walking distance of the property

Sacramento's dynamic downtown scene caters to every appetite, packed with new flavors and experiences.



## RESTAURANTS

1. Jimboy's Tacos
- Panda Express
- Estella Bakery & Patisserie
- Hao Bao Dumplings
- RareTea
- Sauced BBQ & Spirits
- Solomon's Delicatessen
- Starbucks Reserve
- Tiger
- Yard House
- Chipotle
- Flatstick Pub
- The Pizza Press
- Popbar
- Poke Ichii
- Polanco Cantina
- Revival at the Sawyer
2. Dive Bar
3. Foundation Restaurant & Bar
4. Frank Fats
5. General Store & Deli
6. Grange
7. House Kitchen & Bar
8. Il Fornaio
9. Ella Dining Room & Bar
10. Mortons
11. My Sisters Café
12. Temple Coffee
13. The Firehouse
14. Rio City Cafe
15. Ten Ten Room

## BANKS

1. MUFG Union Bank
2. Bank of America
3. River City Bank
4. First-Citizens Bank & Trust
5. Golden Pacific Bank
6. Westamerica Bank
7. Merchants National Bank
8. US Bank
9. Bank of the West
10. Golden One Credit Union
11. Sacramento Credit Union
12. Umpqua Bank
13. American River Bank
14. CA Bank & Trust

## HOTELS

1. Kimpton Sawyer Hotel
2. Citizen Hotel
3. Embassy Suites
4. Hyatt Regency
5. Holiday Inn
6. Sheraton Grand Hotel

## OTHER

1. 24 Hour Fitness
2. Capitol Athletic Club
3. California Family Fitness
4. Crocker Art Museum
5. Sutter Club
6. Century Theatres
7. Macy's
8. City Hall
9. US District Court
10. Amtrak





## CURRENT AVAILABILITY

SUITE	RSF
730	±1,509
750	±3,703
1400**	±17,313
1535***	±2,970
1540	±1,153
1545	±970
1750	±5,449
2140*	±4,316
2200*	±21,026
2500	±4,197
2550	±2,341
2650****	±5,056

\*Suites 2140 and 2200 can be combined for ±25,342 RSF

\*\*Available Q4 - 2024

\*\*\*Available Q1 - 2025

\*\*\*\*Available Q2 - 2025

[Click suite to view floor plan](#)





# ACCESS + CONNECTIVITY



**13 MIN WALK**  
TO AMTRAK STATION



**10 MIN WALK**  
TO CALIFORNIA STATE CAPITOL



**2 MIN DRIVE**  
TO FREEWAY ACCESS



**11 MIN DRIVE**  
TO SACRAMENTO  
INT. AIRPORT

## KEY



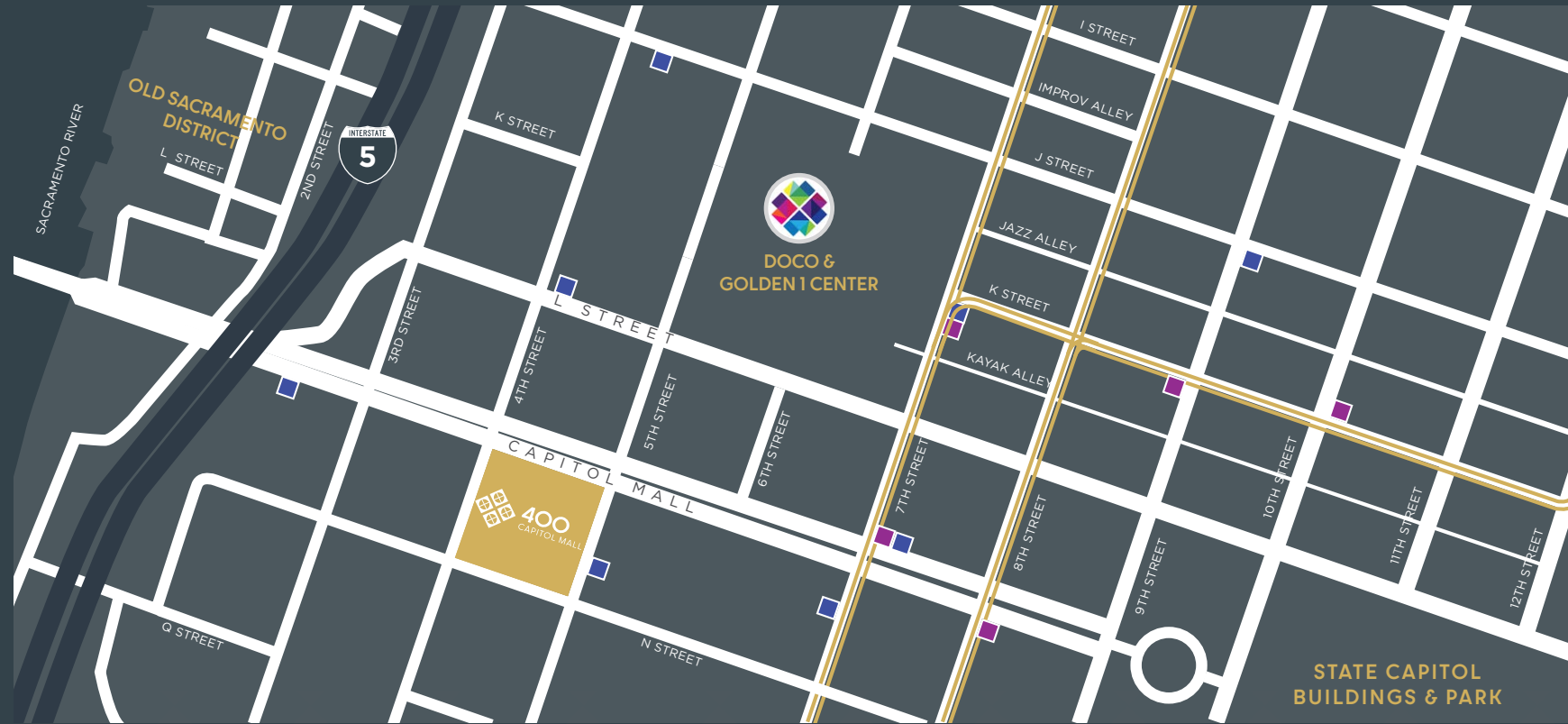
LIGHT RAIL STATIONS



LIGHT RAIL ROUTE



BUS STOPS





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