

1 3 2 5

J STREET



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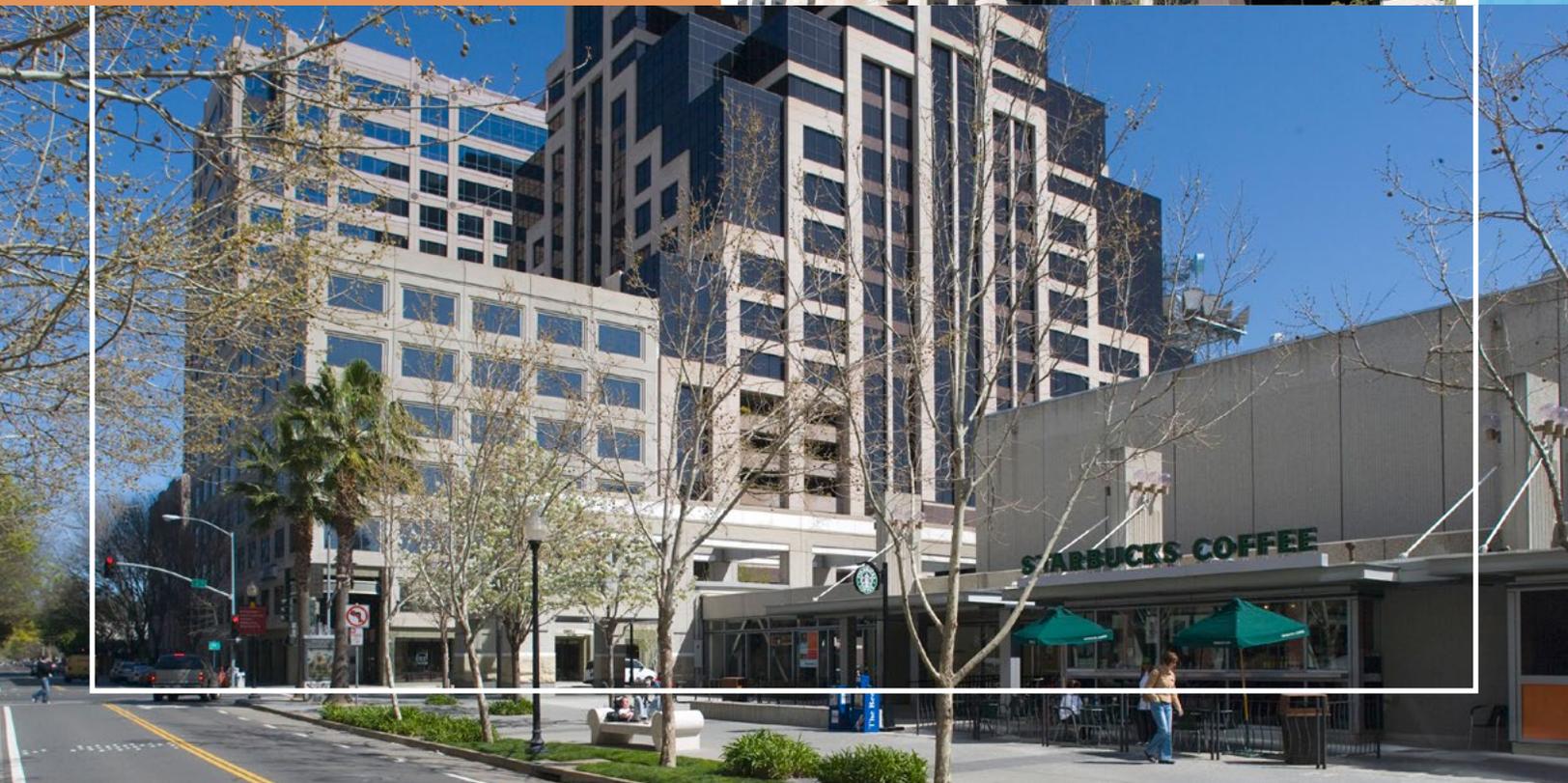
# BUILDING FEATURES

## AVAILABILITY:

- Suite 101:  $\pm 4,224$ - $12,996$  RSF
- Suite 102:  $\pm 8,772$ - $12,996$  RSF
- Suite 1513:  $\pm 3,049$  RSF
- Suite 1560:  $\pm 2,506$  RSF
- Suite 1735:  $\pm 7,305$  RSF
- Suite 1825:  $\pm 6,174$  RSF
- Suite 1925:  $\pm 4,341$  RSF

## FEATURES:

- Institutional Ownership
- On-site Property Management
- On-site Building Engineer
- Secured Garage Parking
- Close Proximity to Sheraton Grand & Hyatt Hotels, Convention Center, Memorial Auditorium and Community Center Theatre
- 2 Blocks from State Capitol
- On-site Security



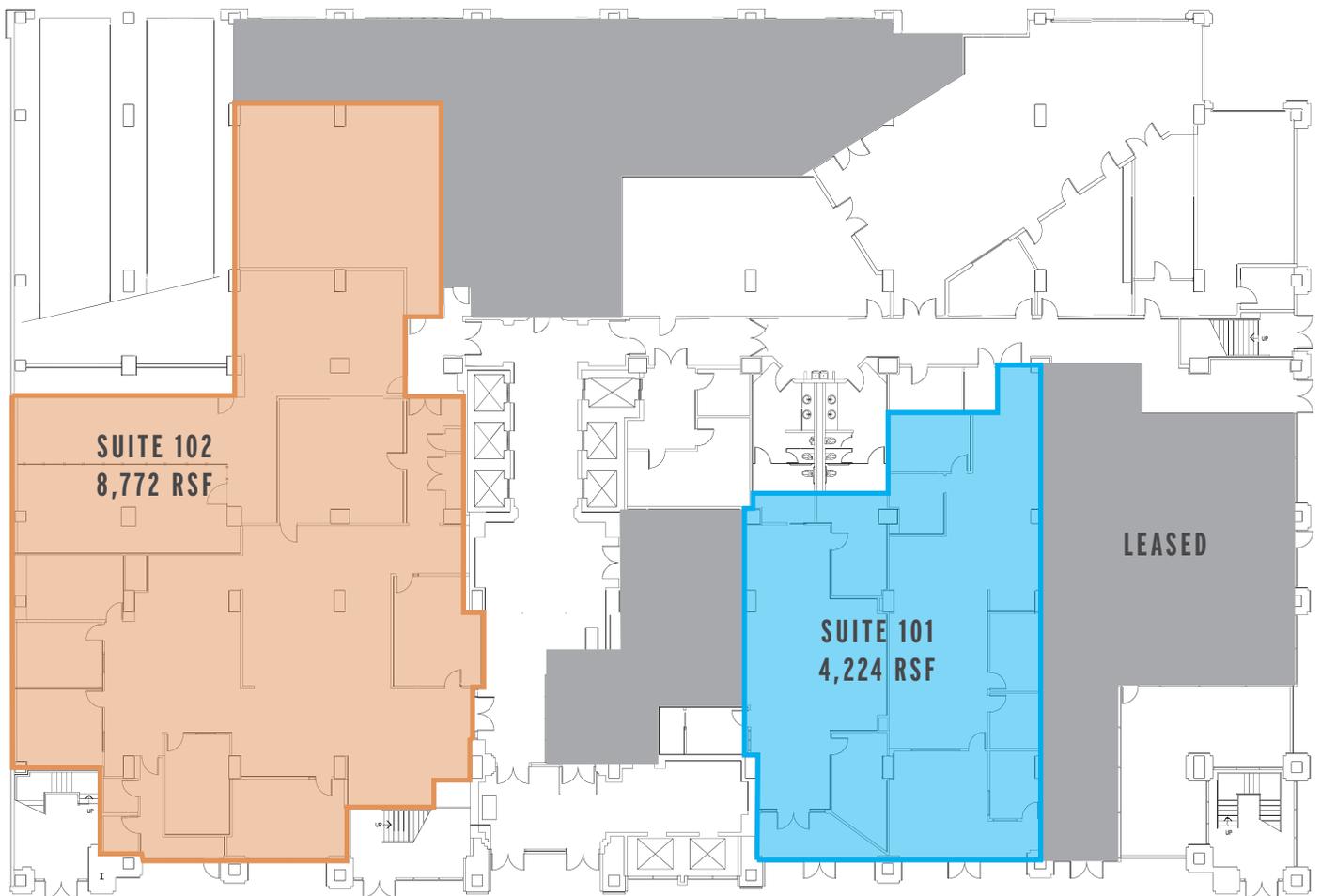
# FLOOR PLAN

## 1ST FLOOR

Suite 101 -  $\pm$ 4,224 RSF

Suite 102 -  $\pm$ 8,772 RSF

Both can be combined to  $\pm$ 12,996 RSF

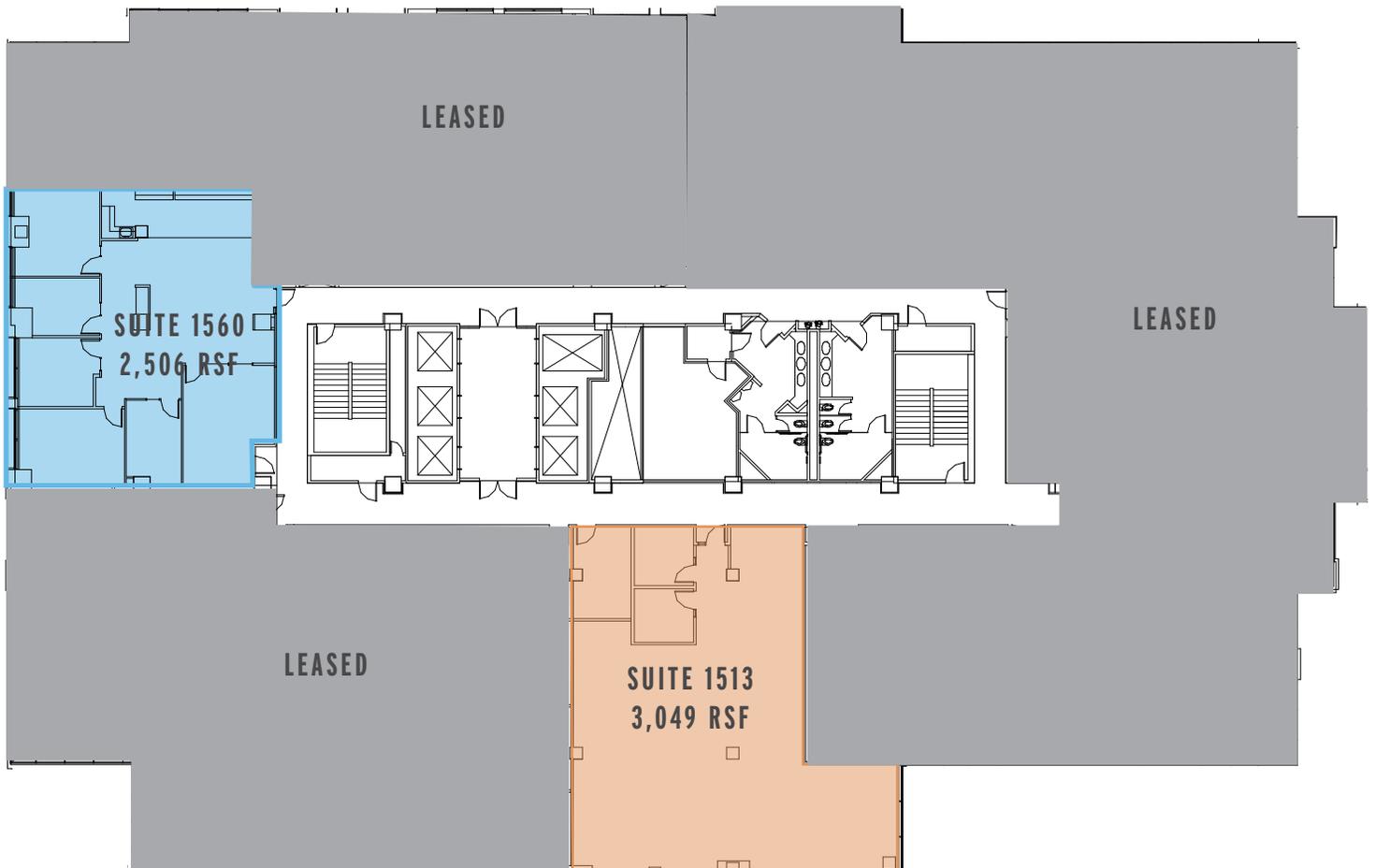


# FLOOR PLAN

## 15TH FLOOR

Suite 1513 -  $\pm$ 3,049 RSF

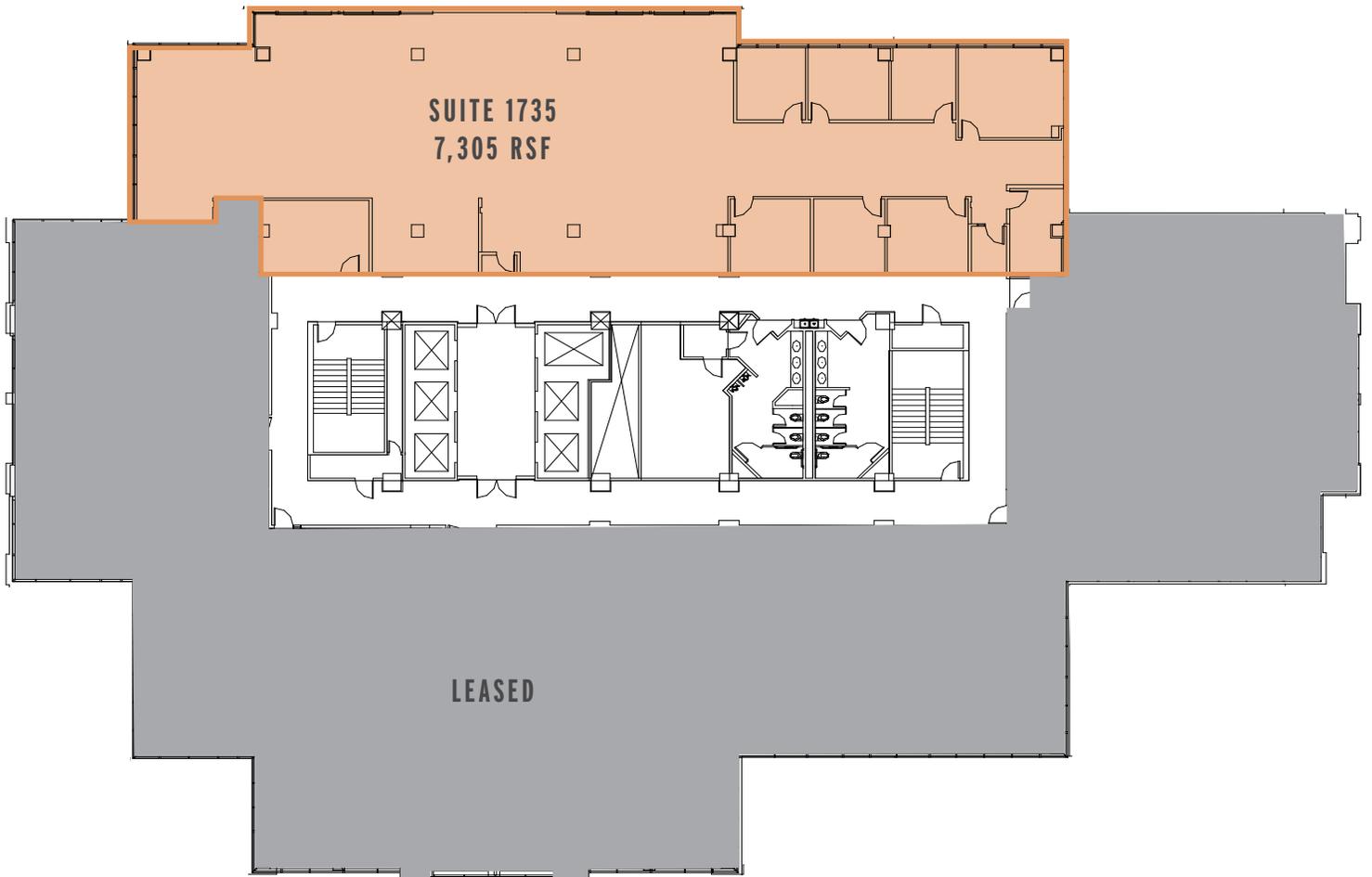
Suite 1560 -  $\pm$ 2,506 RSF



# FLOOR PLAN

## 17TH FLOOR

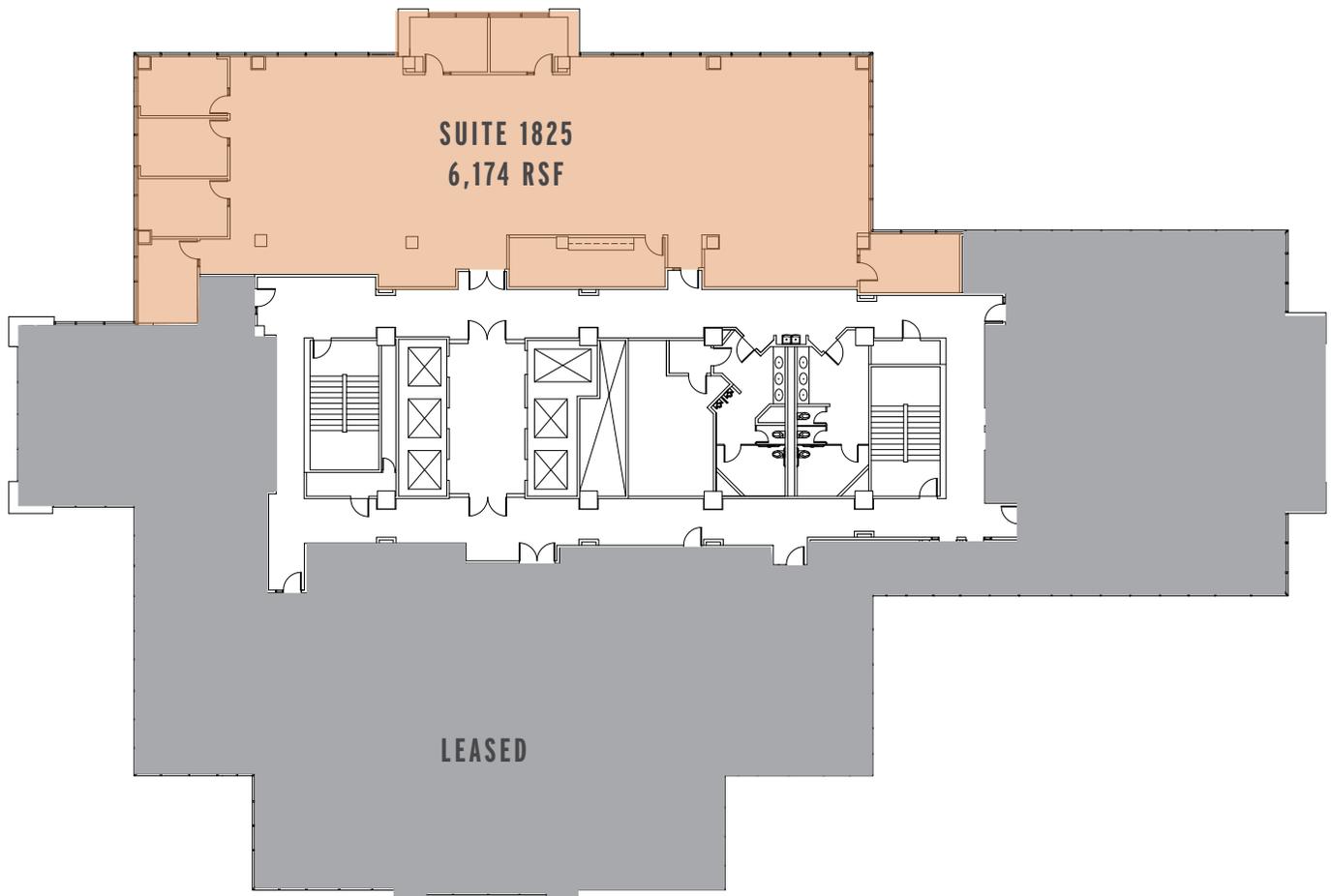
Suite 1735 - ±7,305 RSF



# FLOOR PLAN

## 18TH FLOOR

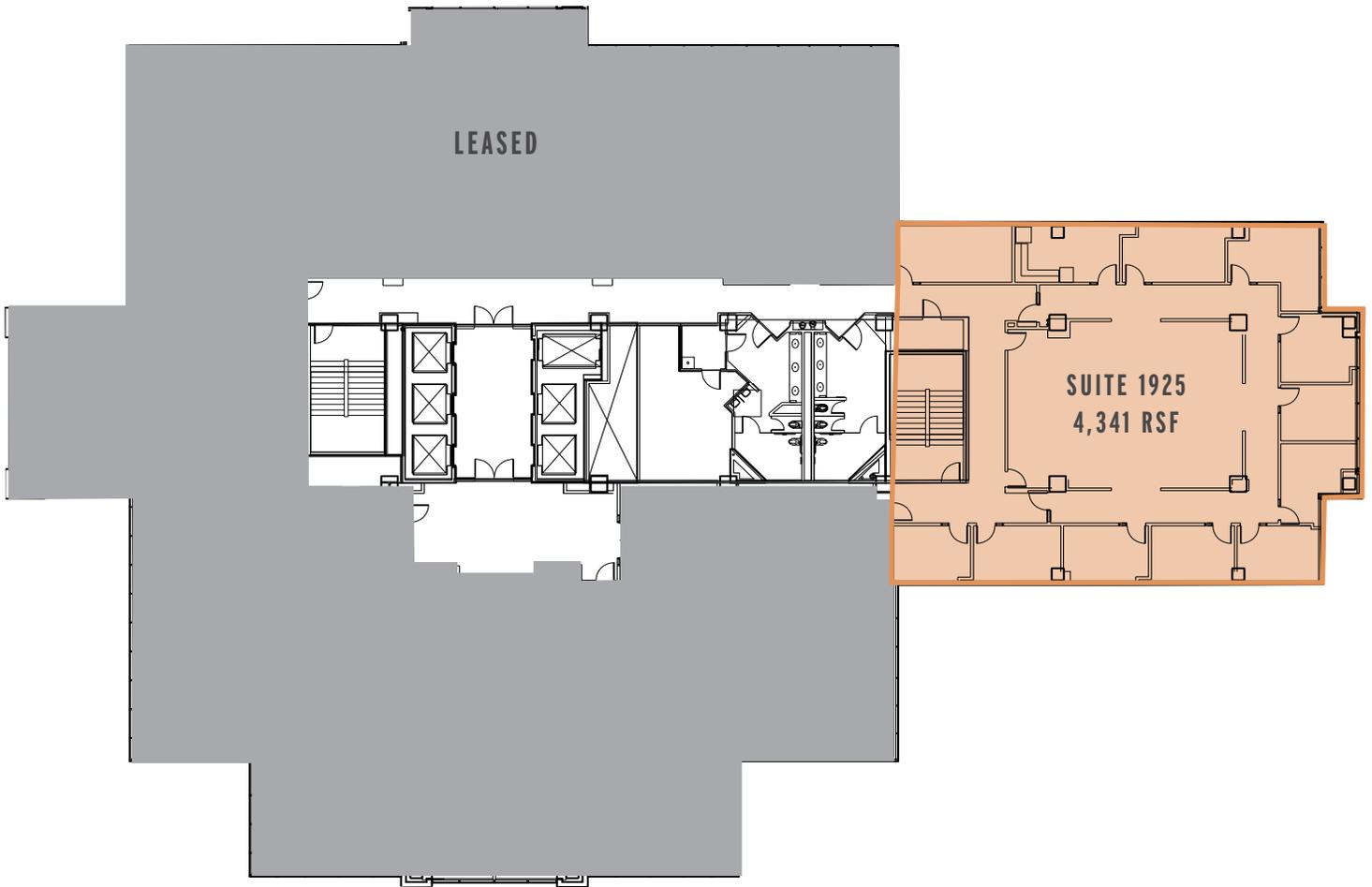
Suite 1825 - ±6,174 RSF



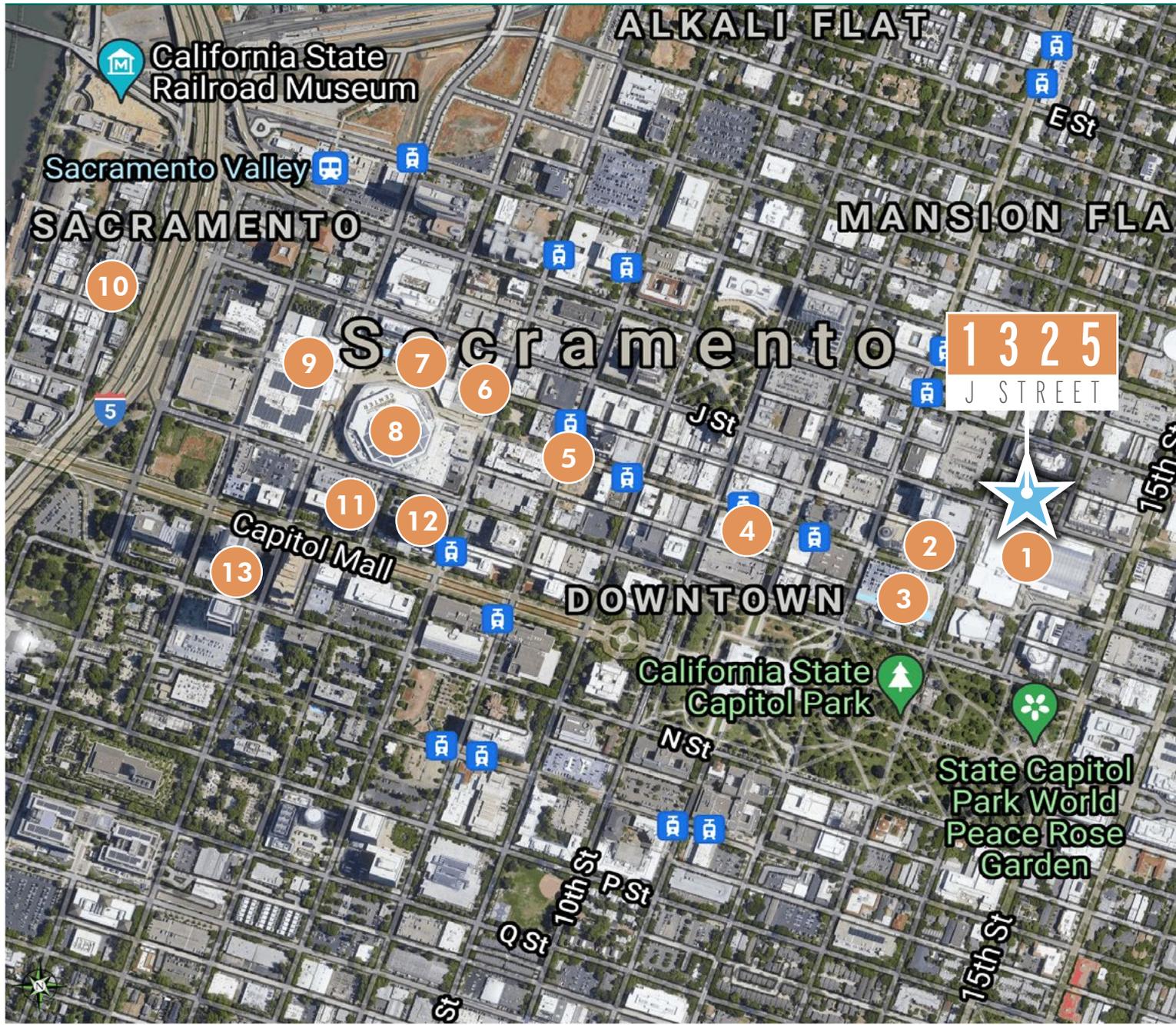
# FLOOR PLAN

## 19TH FLOOR

Suite 1925 - ±4,341 RSF



# AMENITIES MAP



- |   |   |  |
|---|---|--|
| 1 Sacramento Convention Center                            | 6 24 Hour Fitness, Sauced BBQ, Chipotle, Fizz Champagne | 10 Old Sacramento                                  |
| 2 Sheraton Hotel & FedEx                                  | 7 Kimpton Sawyer, Punch Bowl                            | 11 Bank of America, House Kitchen, Old Soul Coffee |
| 3 Hyatt Regency   | 8 Golden 1 Center, Flat Stick Pub, Starbucks Reserve    | 12 U.S. Bank, Morton's Steakhouse                  |
| 4 Pizza Rock, California Family Fitness, El Santo Cantina | 9 Yard House, Macy's, Polanco Cantina                   | 13 Wells Fargo, Il Fornaio                         |

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# CBRE

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