



HALL OF JUSTICE
813
1916
6TH STREET



INNOVATIVE SPACES
TIMELESS CHARM



SACRAMENTO CA

A FRESH TAKE

ON A SACRAMENTO ICON

Welcome to 813 6th Street – a 4-story landmark office building located in Downtown Sacramento. Built in 1916, 813 6th Street stands as one of the city's most architecturally significant and distinctive buildings. The building received a 2002 Design Award from the California Preservation Foundation for excellence in design, adaptive reuse and historic preservation. The thoughtfully renovated lobby and common area, coupled with comprehensive interior upgrades, have transformed 813 6th Street into a workplace that honors tradition and fosters creativity.

AVAILABLE FOR LEASE

±42,264 RSF TOTAL | 4 STORIES



Landmarked and placed on the National Registry of Historic Places in 1999.

PRIME LOCATION PRIME SPACE



Discover your space to grow at 813 6th Street. With full floor options as well as smaller suites, your perfect fit is here.

- ⌚ ±9,910 – ±11,069 RSF FLOOR PLATES
- ⌚ OFFICE: LOFT-LIKE SPACES
- ⌚ 9' – 16' CEILING HEIGHT
- ⌚ PARKING: 40 ONSITE PARKING PLUS MORE OPTIONS WITHIN TWO BLOCKS
- ⌚ INTERNET: FULLY UPGRADED BUILDING SYSTEMS INCLUDING AT&T FIBEROPTIC TELECOMMUNICATIONS

HALL OF JUSTICE
-19- 813 -16-
6TH STREET





BUILDING SUMMARY

- Truly elegant and architecturally significant, historic four-story office building strategically located in Downtown Sacramento
- Named the Hall of Justice (“HoJ”), the property was constructed in 1916 by City of Sacramento for the Police and Health department
- Landmarked and placed on National Registry of Historic Places in 1999
- HoJ underwent an extensive renovation in 2001 including new building infrastructure systems, the restoration of original design elements, and construction of a 15,200 SF contiguous contemporary glass and steel addition.
- It received a 2002 Design Award from California Preservation Foundation for excellence in design, adaptive reuse and historic preservation
- Exceptional quality steel, concrete and glass construction; new roof installed in 2017
- The building boasts loft-like spaces with 9-16 foot ceiling heights which combine with original building elements to provide a truly unique creative, yet historic office environment

CAPITAL EXPENDITURE IMPROVEMENTS

- HVAC Upgrades – \$500,000 (2021)
- Boiler Replacement – \$120,000 (2022)
- LED Lighting – \$75,000 (2020)
- Fire Alarm Control Panel – \$27,000 (2021)
- Elevator Modernization – \$400,000 (2022)
- Roof Replacement – \$150,000 (2016)
- Tenant Improvements – \$1,500,000 (2016 & 2019)

Total Capital Improvements (2016-2022):

\$2,772,000

EXPERIENCING
SACRAMENTO'S
PAST



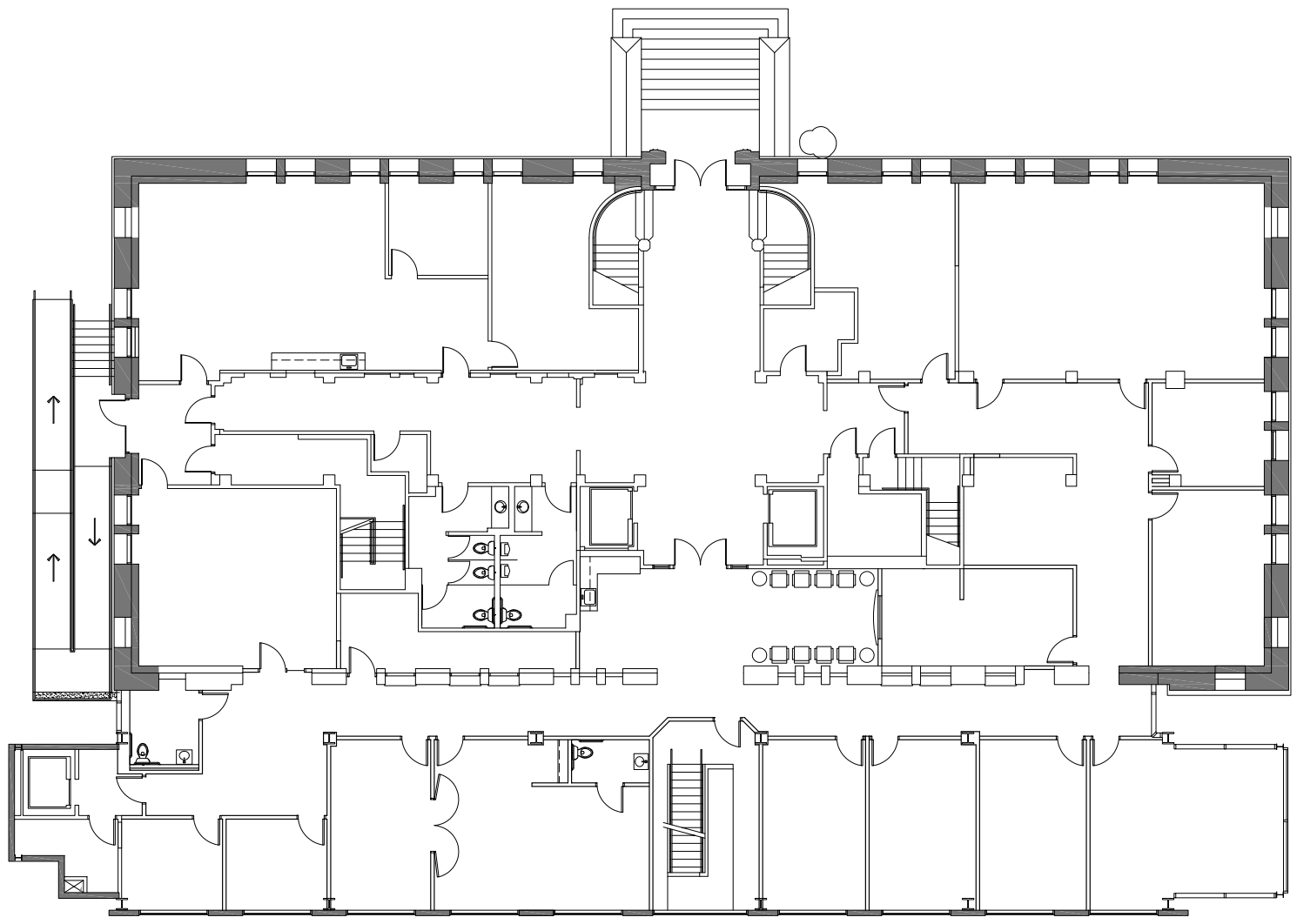
SHAPES
IT'S FUTURE

±10,605 RSF

1ST FLOOR



6TH STREET

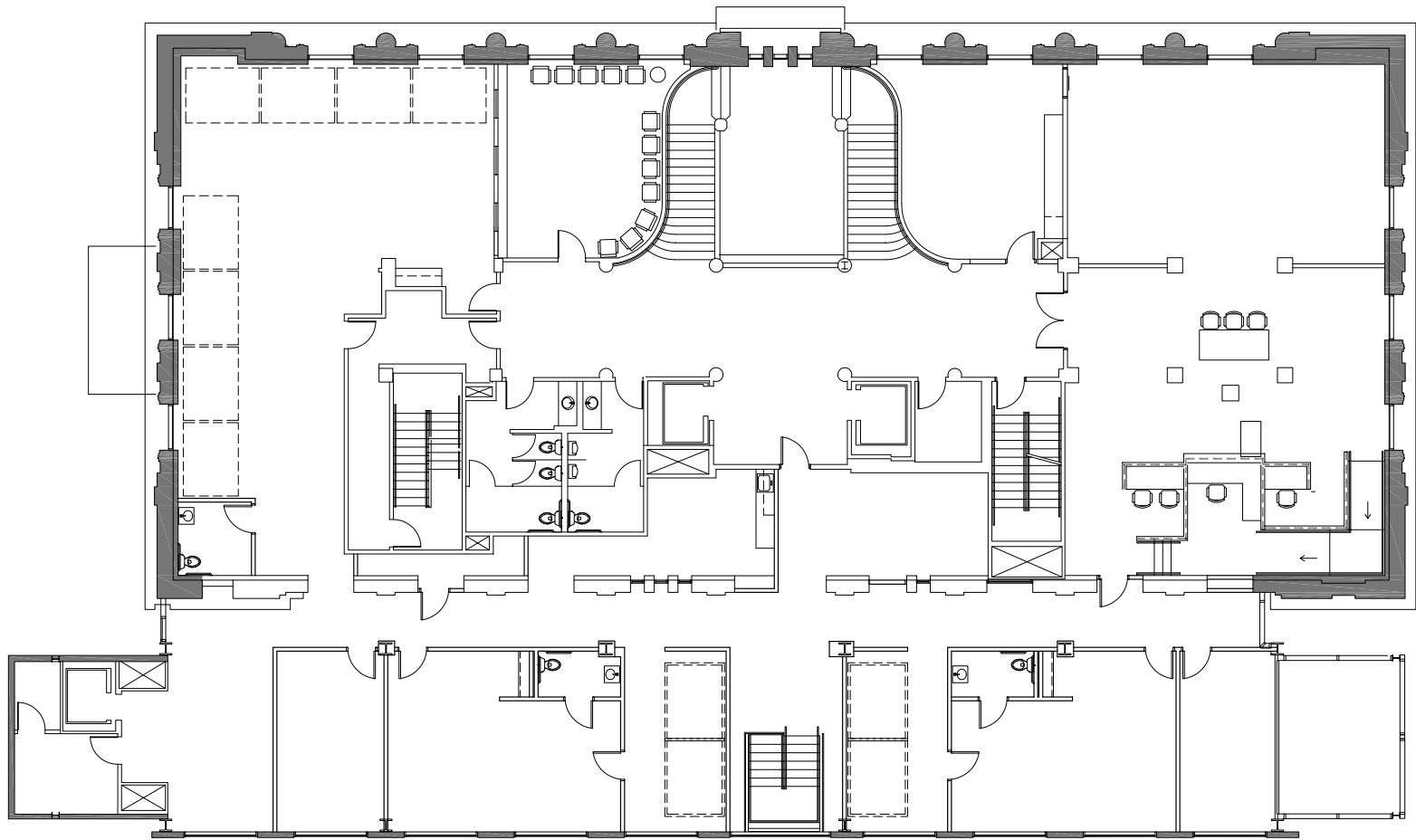


± 9,910 RSF

2ND FLOOR



6TH STREET

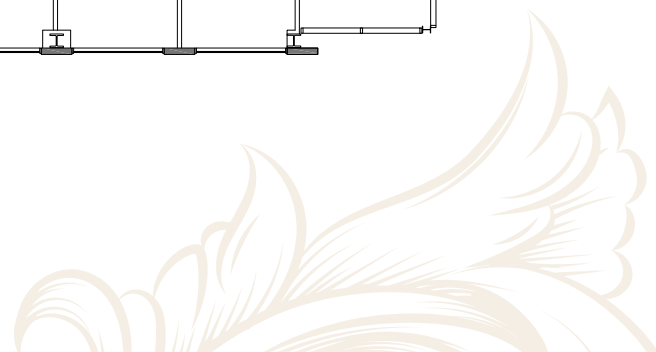
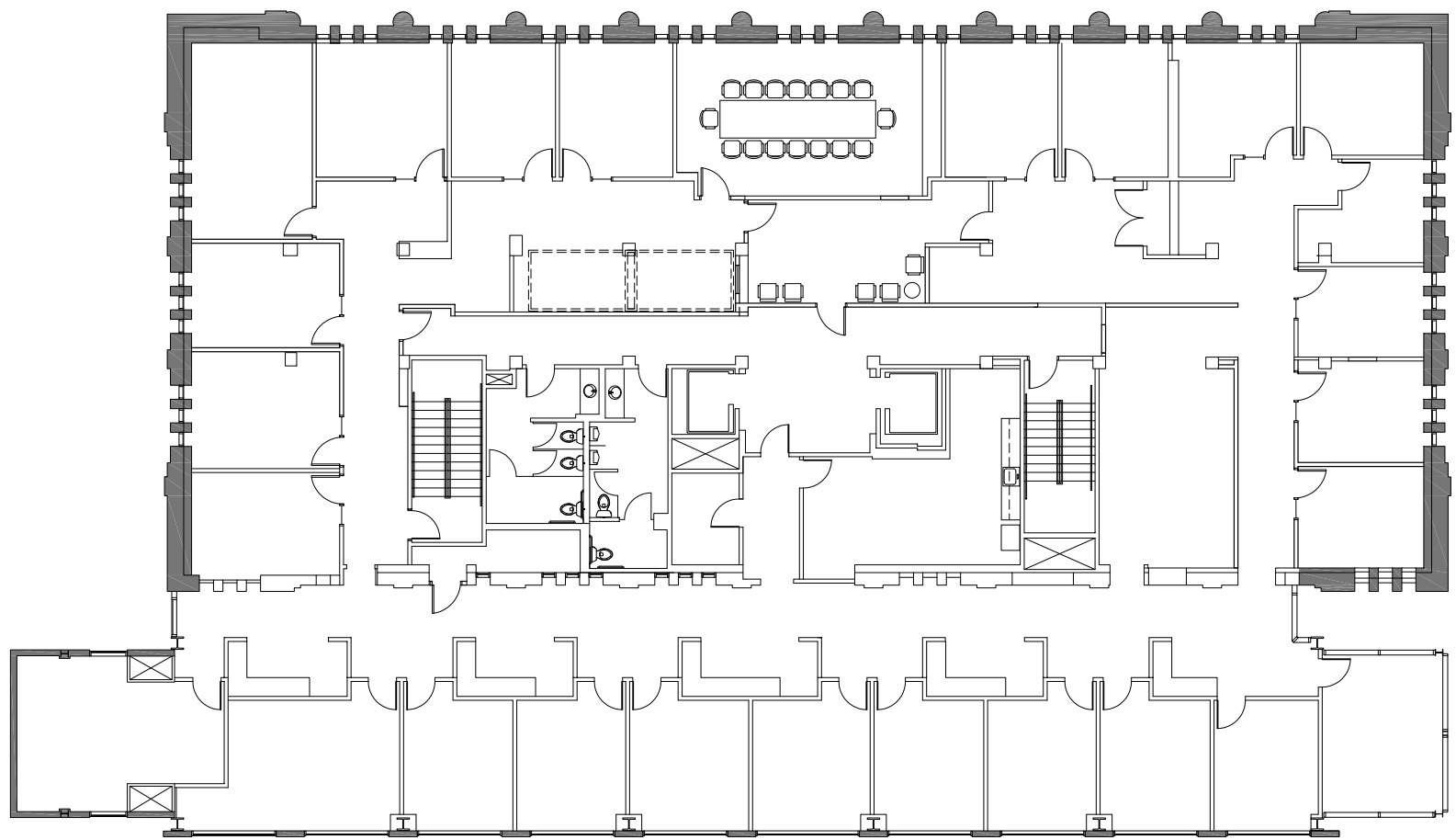


±10,680 RSF

3RD FLOOR



6TH STREET

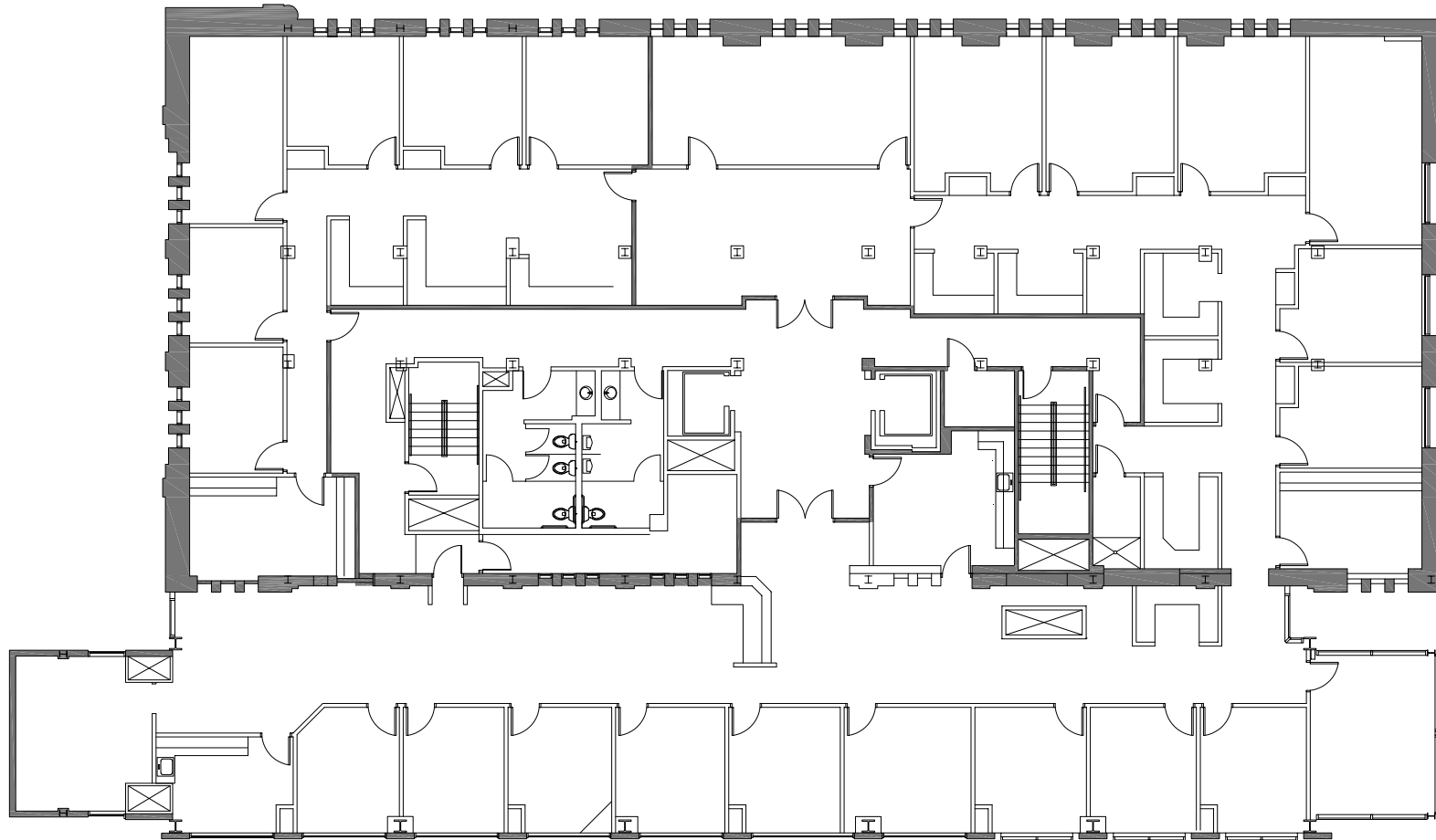


±11,069 RSF

4TH FLOOR



6TH STREET



IN THE HEART

OF IT ALL

Strategically situated in the heart of downtown Sacramento's urban renaissance, 813 6th Street offers unparalleled convenience. Just a short walk from the California State Capitol, Federal Courthouse, Downtown Commons, and Golden 1 Center. This prime location also provides easy access to Interstate 5, Highway 50, and Highway 80.



GATEWAY TO

EFFORTLESS CONNECTIVITY



R STREET CORRIDOR

Sacramento's emerging vibrant and distinctive arts district which rests along on the State's first rail-road and industrial corridors.

- 15+ new restaurants
- Over 350 new residential units under construction or already delivered.

BRIDGE DISTRICT

The Bridge District development encompasses 188 acres and will consist of 12.5 million sq ft. of commercial office, hotel and retail including 4,000 residential units.

Sacramento's exceeding demand for urban housing is exemplified by the Bridge District's successful release of homes for purchase

RAILYARDS

The Railyards is a 4.3 million sq ft redevelopment on 240 acres and is the largest brownfield development in the US.

The location north of Downtown will expand the urban core by creating an immense supply of residential and commercial space

THE KAY

The Kay, Downtown's entertainment district, spans from the Sacramento River to the Sacramento Convention Center. DOCO is a major attraction to this already pedestrian-friendly, lively corridor.

700 Block of K Street Development: Nearing completion - 137 apartments units and 72,000 sq ft of retail

LANDMARKS

Downtown is home to several landmarks, drawing the following number of visitors annually:

- Old Sacramento: 4.3 million
- California State Capitol: 750,000
- Raley Field: 600,000
- Crocker Art Museum: 286,000
- \$250M, 20,000 seat soccer specific stadium. Scheduled to be delivered 2020.



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