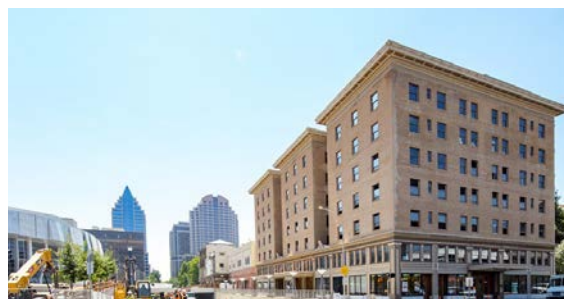


The background image shows a modern multi-story building with a mix of brick and glass facades. On the left, there is a large, colorful, abstract sculpture. In the foreground, several people are walking on a paved plaza. A sign above a glass entrance reads "Restaurant".

428J

FOUR TWENTY EIGHT

Major Renovation Completed — Across from the Golden 1 Center



428 J is an iconic Downtown Sacramento property redeveloped and reinvented for the creative and traditional office user. Just a few steps from the new Golden1 Center, 428 J Street merges architectural elements from past and present to create one of Sacramento's most exciting leasing opportunities.

The 92,000 square foot building provides an atmosphere of historical elegance juxtaposed with modern office building finishes including sustainable upgrades to building systems and a high quality working environment.

428 J STREET, SACRAMENTO, CA



BUILDING HIGHLIGHTS & AMENITIES

- Stunning historic lobby with grand two-story ceilings and decorative gilding provides unique space for social gatherings and casual seating
- 2nd floor mezzanine to be updated with modern lighting, glass and high end furniture for collaborative lounge/meeting areas
- Tenant-accessible high speed Wi-Fi in the lobbies
- Historic windows updated with brand new energy efficient glass offer dramatic views overlooking the Downtown Commons and the Golden1 Center
- Ground floor retail featuring La Cantina style doors and floor to ceiling windows framed by mahogany wood
- 3 elevators, including freight
- On site security and building concierge with key card entry for 24/7 access
- State of the art electronic building directory
- Outstanding visibility, building signage branding opportunities
- Numerous private balconies and outdoor terraces
- High-efficiency plumbing design, sprinklers and modern fixtures
- Energy Star Designation plus green initiatives throughout the property

Click suite to view floor plan

SUITE	SF	DESCRIPTION
Lower level	1,808***	1,808 sf space
110	1,156**	Retail
140	3,807***	Corner suite and Arena views
210	7,570***	Views of the Golden 1 Center and 5 th Street
350	2,493*	Office use
510	1,452*	Divisible to individual private offices
600	11,590*	Full floor
800	8,130*	Office use

*Office use

**Retail use

***Office or retail use



428 J STREET, SACRAMENTO, CA

SINGLE TENANT STUDY SPACE



MULTI TENANT STUDY SPACE



ENTERTAINMENT

1. Golden1 Center
2. Cinemark Next Gen
3. Punch Bowl Social
4. Topsy Putt
5. Crocker Art Museum
6. Sacramento Convention Center

HOTELS

7. Hyatt Centric
8. Kimpton Sawyer Hotel
9. The Exchange Hotel
10. Hyatt Regency
11. Sheraton Grand
12. Holiday Inn

GYMS

13. 24 Hour Fitness
14. In-Shape Family Fitness
15. Good Vibes Yoga

SHOPPING

16. LIDS | Kings Locker Room
17. Urban Outfitters

RESTAURANTS

18. Yard House, Burger Lounge, Panda Express, Jimboy's Tacos, Poke Ichii
19. Echo & Rig Butcher & Steakhouse, Polanco
20. Sauced BBQ & Spirits, Häagen-Dazs, Fizz Champagne Bar, Estelle Patisserie, World Traveler Coffee Roasters
21. Camden Spit & Larder, Old Soul Cafe, House
22. Il Fornaio, Panera Bread
23. Foundation
24. Beach Hut Deli, Tiger, Koja Kitchen, Darling Aviary, Malt & Mash



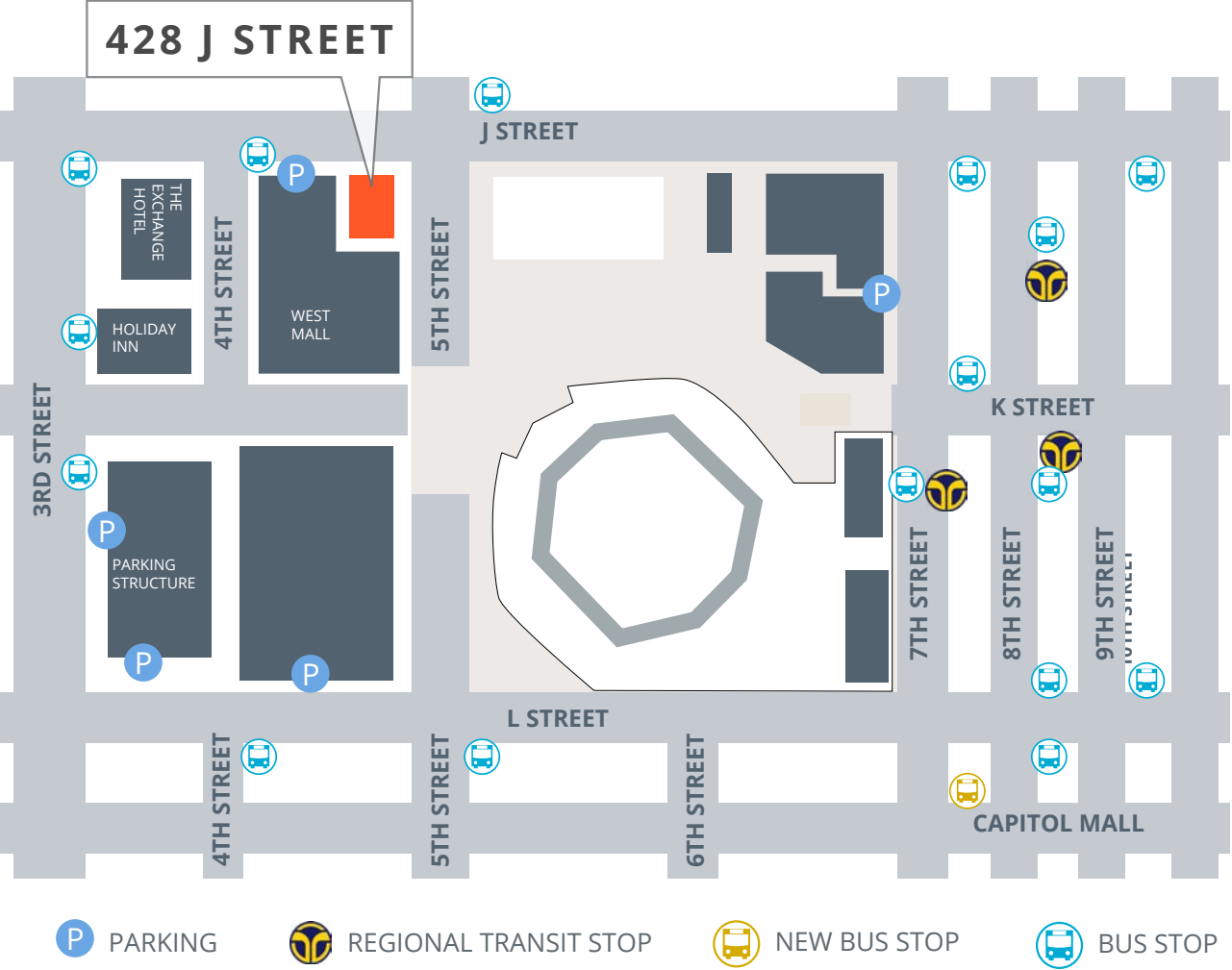

3 MIN WALK
TO LIGHT RAIL STATION


7 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



PUBLIC TRANSPORTATION

	DRIVE	WALK	DISTANCE
ST. ROSE OF LIMA PARK - 7TH & K TRANSIT STOP	2 MINS	2 MINS	0.1 mi
7TH & CAPITOL TRANSIT STOP	1 MIN	3 MINS	0.1 mi
8TH & K TRANSIT STOP	2 MINS	4 MINS	0.2 mi
ST. ROSE OF LIMA PARK - 9TH & K TRANSIT STOP	2 MINS	4 MINS	0.2 mi
8TH & CAPITOL TRANSIT STOP	2 MINS	5 MINS	0.2 mi
AMTRAK STATION	4 MINS	9 MINS	0.8 mi
AIRPORT	15 MINS		11.3 MILES

AVERAGE DAILY TRAFFIC

J ST. @ 7 ST.	20,371
L ST. @ 7 ST.	14,153
7 ST. @ K ST.	3,783
INTERSTATE 5	375,000



- 1 CONVENTION CENTER
- 2 THE K STREET ENTERTAINMENT DISTRICT
- 3 DOCO
- 4 OLD TOWN SACRAMENTO
- 5 STATE CAPITOL BUILDINGS
- 6 THE RAILYARDS
- 7 R STREET CORRIDOR
- 8 BRIDGE DISTRICT



GROUND LEVEL: ROOTS COFFEE





EAT
WORK
PLAY



428J

FOUR TWENTY EIGHT

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