

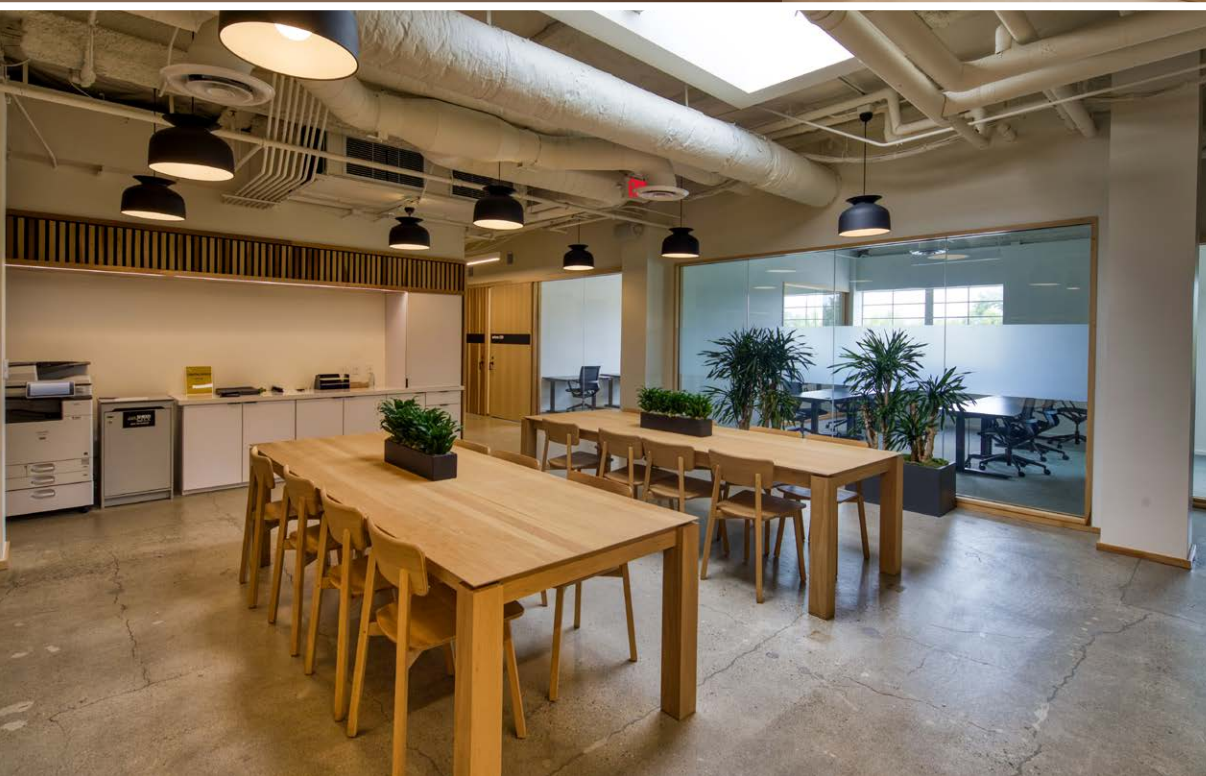
1201 J STREET





CLAIM YOUR CORNER OF DOWNTOWN

Just two blocks from the State Capitol, 1201 J Street puts your team at the center of Sacramento's energy. This connected corner location pairs turnkey office solutions with elevated amenities. From a rooftop event center to curated food and beverage experiences, 1201 J Street offers the ideal setting for business, collaboration, and lifestyle.



PROPERTY HIGHLIGHTS



PRIME LOCATION

Two Blocks from the State Capitol & Surrounded by Downtown Amenities



SEAMLESS ACCESS

17 On-site Parking Stalls & Adjacent City Garage



WALKABLE LIFESTYLE

Steps to DOCO, Golden 1 Center & SAFE Credit Union Convention Center



ELEVATED DESIGN

Updated Exterior, Modernized Elevator, and Rooftop Terrace



BUILDING HIGHLIGHTS

...
Brand-New Rooftop Event Center & Lounge

...
Ground-Level Tenants: Cora Coffee and Citizen Capitol Craft House

...
Fully Furnished, Turnkey Creative Office Condos for Sale or Lease

...
Modernized Interiors: Polished Concrete Floors, Exposed Structure & Upgraded Lobby

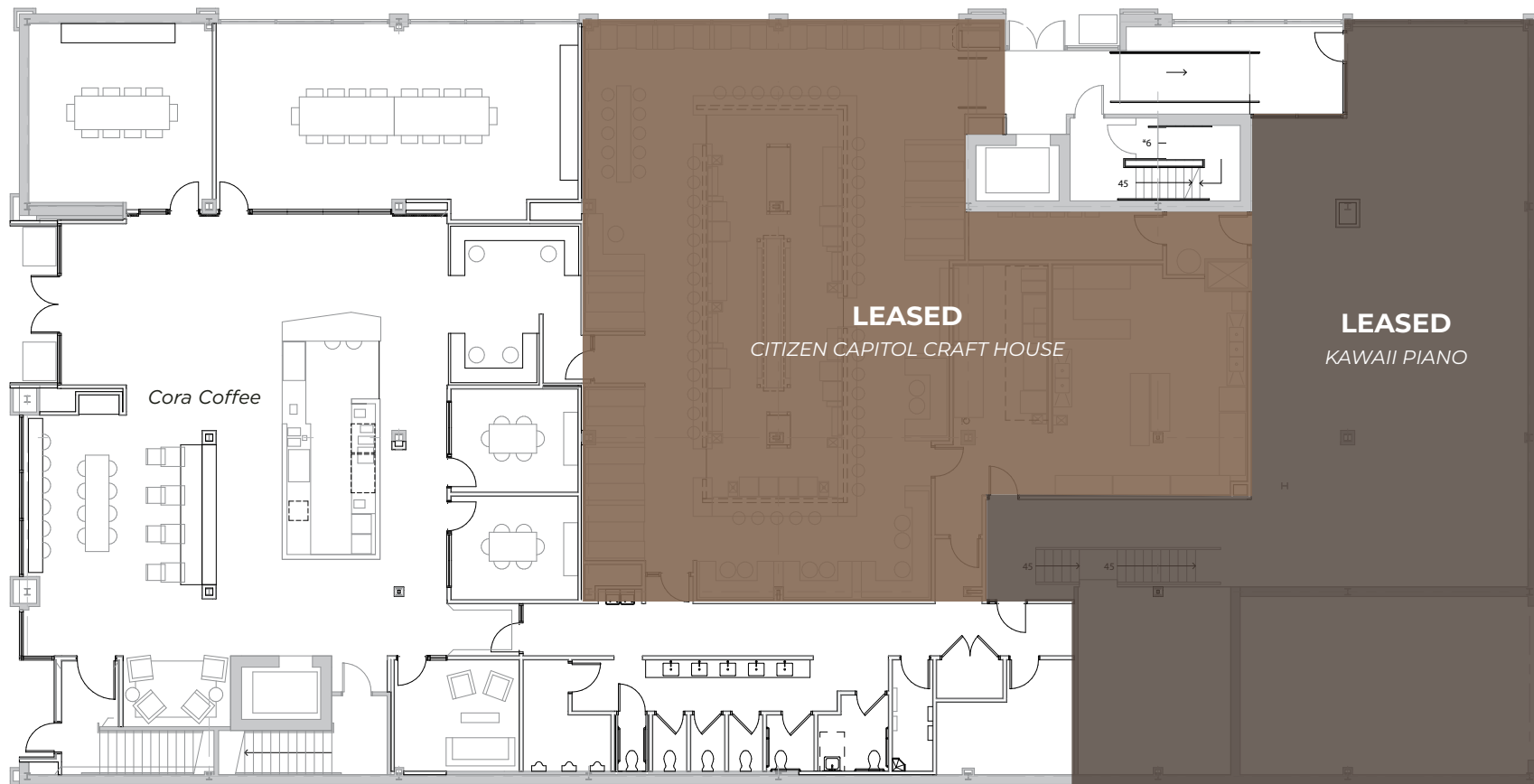


FLOOR PLANS



GROUND FLOOR

±6,708 RSF



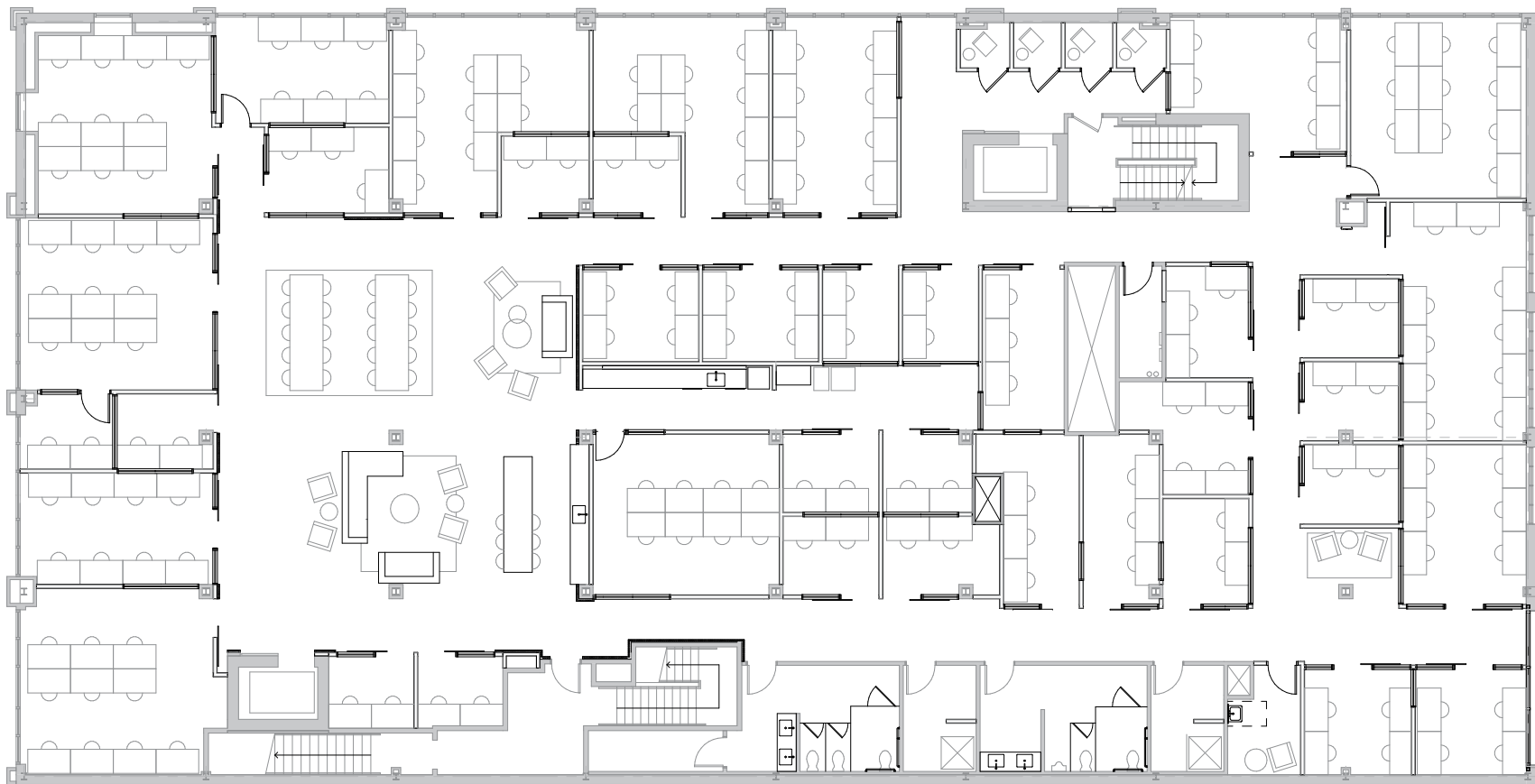
FLOOR PLANS



**First, Second & Third Floors Contiguous Up To $\pm 30,035$ RSF*

SECOND FLOOR

$\pm 11,476$ RSF



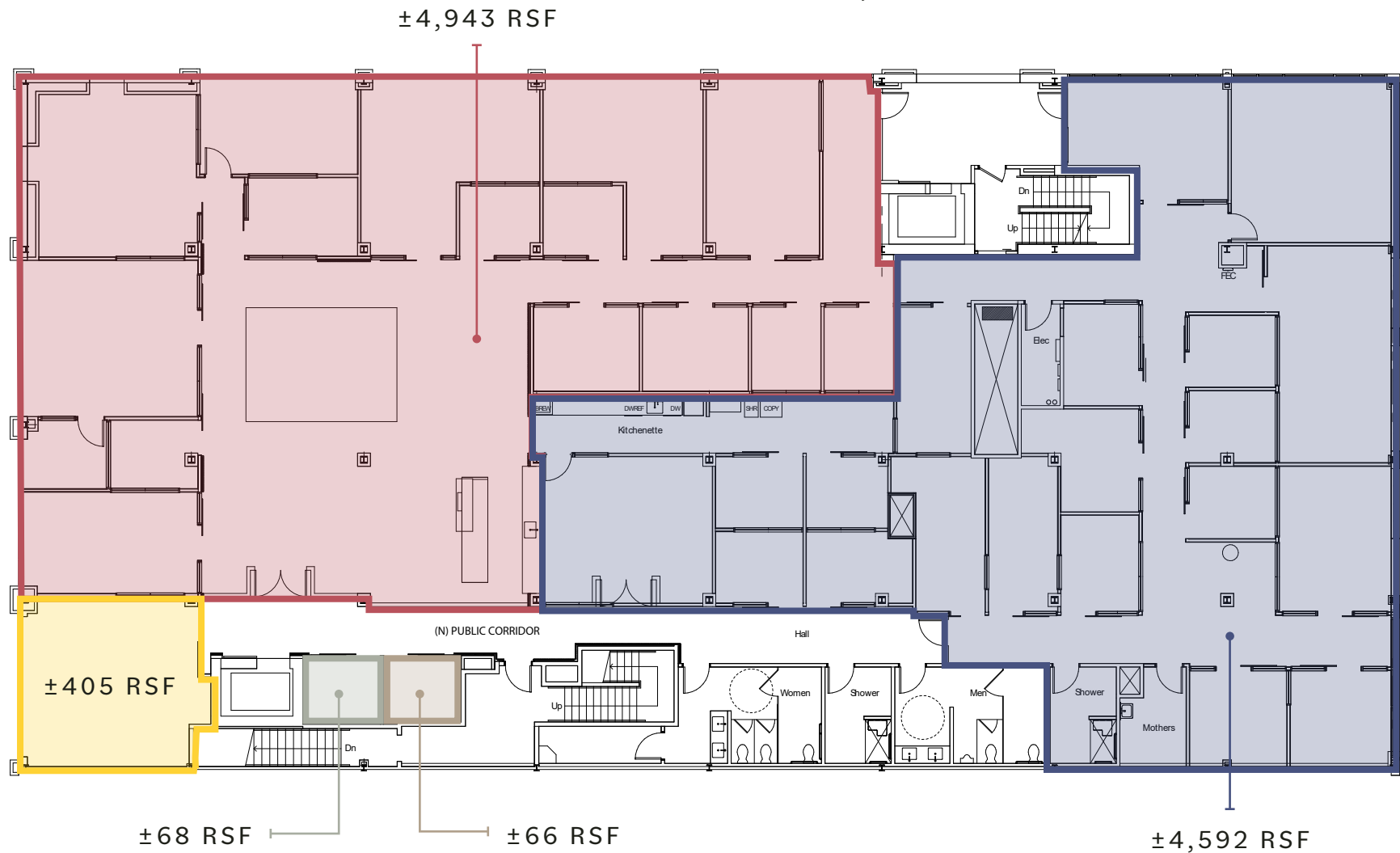
FLOOR PLANS



**First, Second & Third Floors Contiguous Up To $\pm 30,035$ RSF*

SECOND FLOOR | DEMISING PERSPECTIVE

± 66 - 4,943 RSF



FLOOR PLANS



**First, Second & Third Floors Contiguous Up To $\pm 30,035$ RSF*

THIRD FLOOR

$\pm 11,851$ RSF



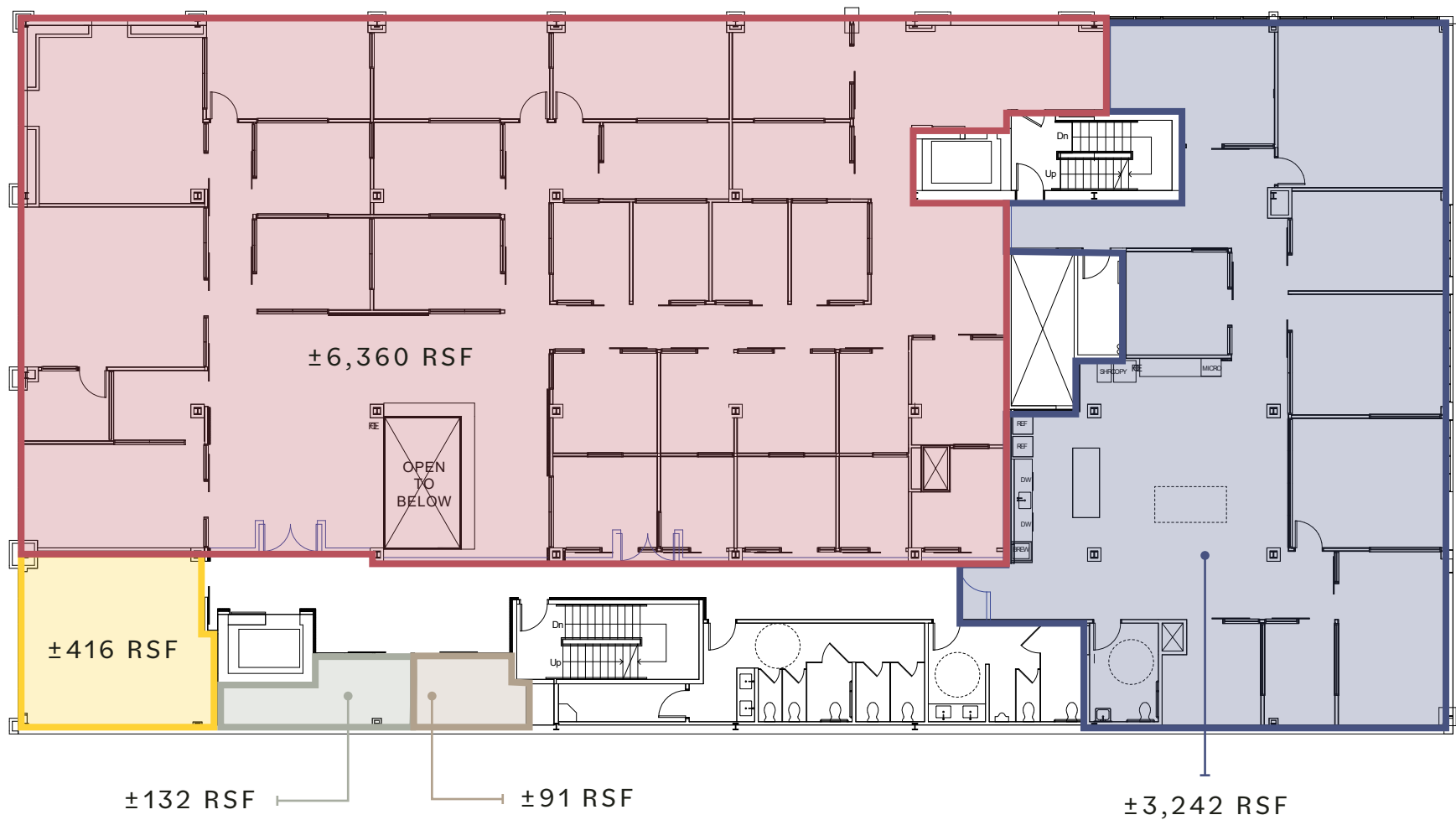
FLOOR PLANS



**First, Second & Third Floors Contiguous Up To $\pm 30,035$ RSF*

THIRD FLOOR | DEMISING PERSPECTIVE

± 91 - 6,360 RSF





1201 J STREET

STEPS FROM THE STATE CAPITOL

Less than a five-minute walk from the California State Capitol and the Sacramento Convention Center, 1201 J Street puts your organization at the heart of Sacramento's decision-making core. This premier address delivers unmatched access to policymakers, state offices, industry leaders, and key civic events.

The Railyards

40+ AMENITIES WITHIN A 5-MINUTE WALK

WALK. WORK. PLAY.

From 1201 J Street, the city unfolds at your doorstep. Stroll to the State Capitol, catch a game or concert at Golden 1 Center, and explore the shops, dining, and energy of DOCO. With the Convention Center and top hotels just blocks away, and J Street's direct access to I-5, every amenity for business or downtime is within easy reach.

- COFFEE
- HOTELS
- DINING

THE SMART CASE FOR OWNERSHIP

From equity-building and tax benefits to long-term control and flexibility, ownership at 1201J Street delivers financial and operational advantages — all backed by Sacramento's strong market fundamentals.



FINANCIAL ADVANTAGES



BUILD EQUITY:

Monthly payments grow your equity — not your landlord's



APPRECIATION POTENTIAL:

Rising property values build long-term wealth



STABLE COSTS:

Fixed mortgage payments protect against rent hikes



TAX SAVINGS:

Deductions for interest, property taxes, and depreciation

OPERATIONAL ADVANTAGES



LONG-TERM CONTROL:

No risk of lease termination or forced relocation



FREEDOM TO CUSTOMIZE:

Tailor your space to fit your brand and needs



FLEXIBLE EXIT:

Sell or lease when you retire or pivot



INFLATION PROTECTION:

Ownership helps protect against rising costs

WHY SACRAMENTO?



LIMITED NEW SUPPLY:

Minimal new development drives demand for quality assets



MARKET MOMENTUM:

Companies are returning to the office, boosting absorption



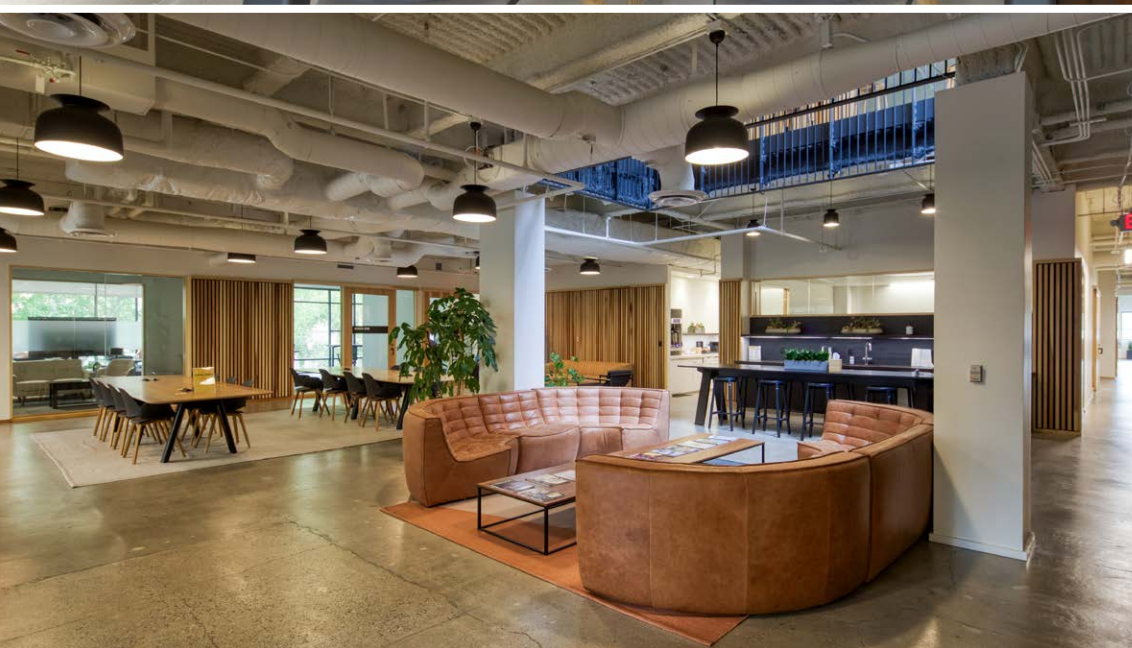
URBAN CORE GROWTH:

Consistent value appreciation downtown



RARE OPPORTUNITY:

Owner-user buildings of this size and quality are scarce



1201 J STREET

FOR MORE INFORMATION, PLEASE CONTACT:

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