

# 1201

## J STREET

SACRAMENTO, CALIFORNIA



CONTACT

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OFFICE SPACE  
FOR SALE OR LEASE





Cushman & Wakefield is pleased to bring to market 1201 J Street in Sacramento California. The subject property consists of one 40,359 RSF, 3 story office building located in the heart of the Governmental Affairs District. The Governmental Affairs District is the most desirable location in Sacramento. With its close proximity to the Capitol and the Convention Center, both 1.5 blocks from the property, the Governmental Affairs District boasts the highest average rental rates and the lowest vacancy rates in the entire city.

In addition to the premier location, Downtown Sacramento has experienced a renaissance over the past 2 years. Recently JMA and the Sacramento Kings partnered together to develop a once in a generation project, Downtown Commons. Downtown Commons (DOCO) boasts more than 630K SF of retail, a new 250 room Kimpton The Sawyer Hotel with 45 condo units on the top floors as well as the state of the art Golden 1 Center which is the home to the Sacramento Kings. Other development in the Urban core consists of over 2,000 residential units with 9 multi-family projects scheduled to be delivered in the next 24-36 months.

The subject property is positioned incredibly well for an Owner/User or investor. Since 2015 the downtown Sacramento market has seen over 475K SF of positive absorption, nearly 5% decline in vacancy and only one office development project scheduled to be delivered in the next 3 years.

## THE OFFERING

**PRICE: \$11,098,450**

**PRICE PER SQUARE FOOT: \$275**

**LEASE RATE: \$2.50 FSG**

**TOTAL SF: 40,358**

**OCCUPANCY: 0%**

## BUILDING FACTS

**TOTAL SF: 40,358 RSF**

**BASEMENT: 3,933 RSF**

**GROUND FLOOR: 12,979 RSF creative office/retail space**

**2<sup>ND</sup> FLOOR: 11,851 RSF traditional office space**

**3<sup>RD</sup> FLOOR: 11,476 RSF traditional office space**

- .29 Acre site
- 19 on-site parking stalls
- City owned parking structure ½ block away
- Masonry construction
- Two elevators

## PREMIER LOCATION



**One block  
from public  
transportation  
(Light Rail)**



**One block away  
from Sacramento  
Convention Center**



**Five blocks from  
Golden 1 Center  
and DOCO**



**Two blocks  
from the State  
Capitol**

**1201 J Street**  
SACRAMENTO, CALIFORNIA

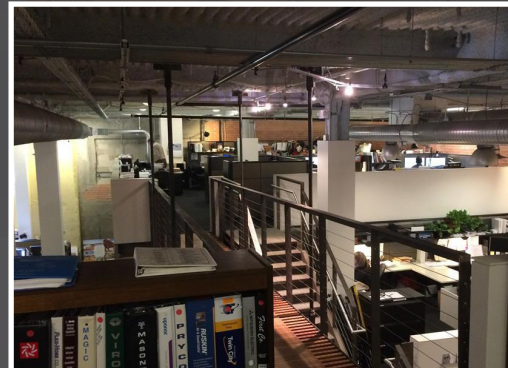
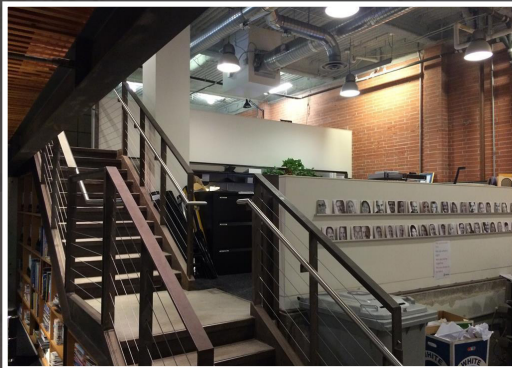
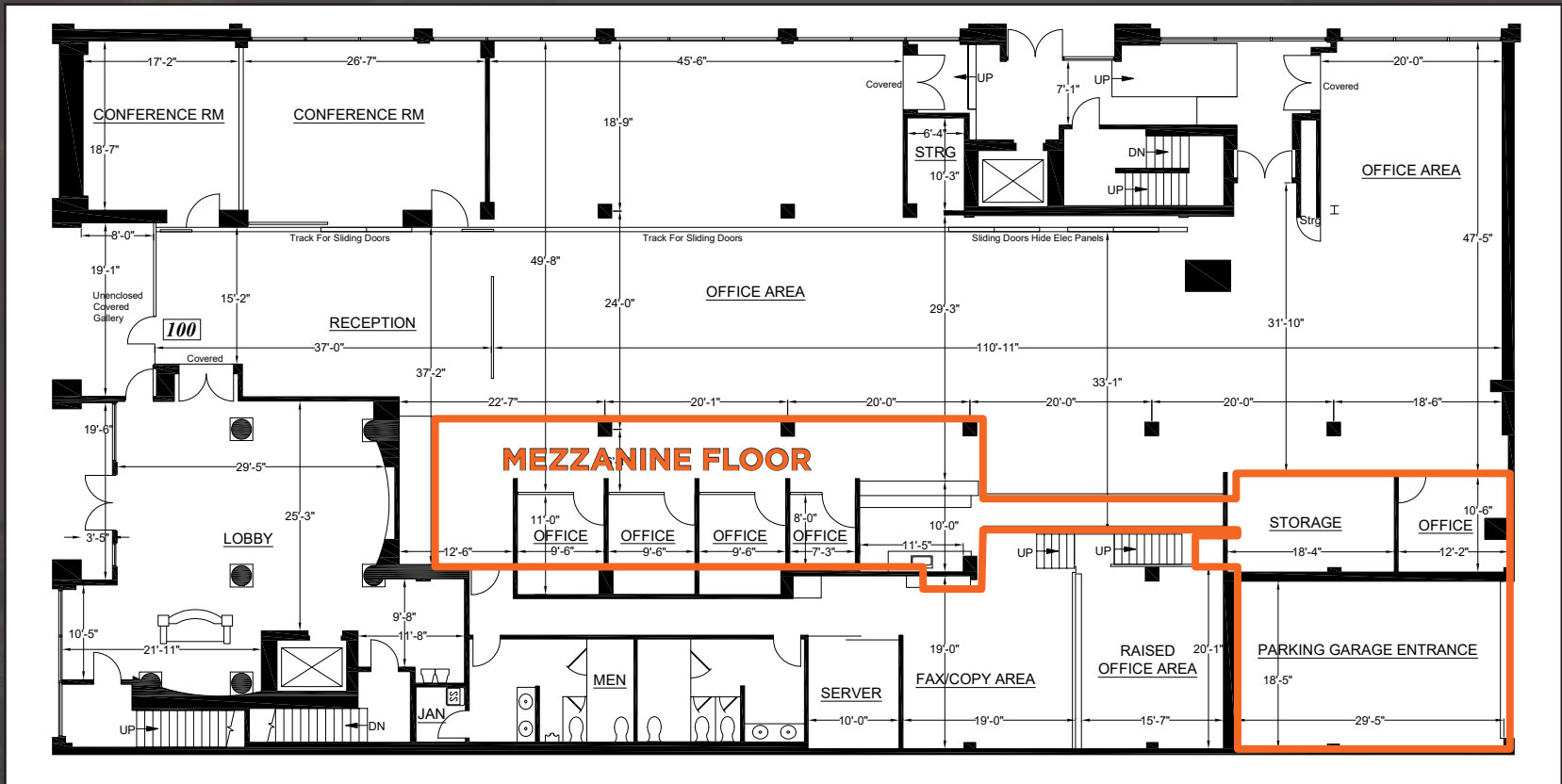
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# 1<sup>st</sup> FLOOR PLAN - 12,979 RSF



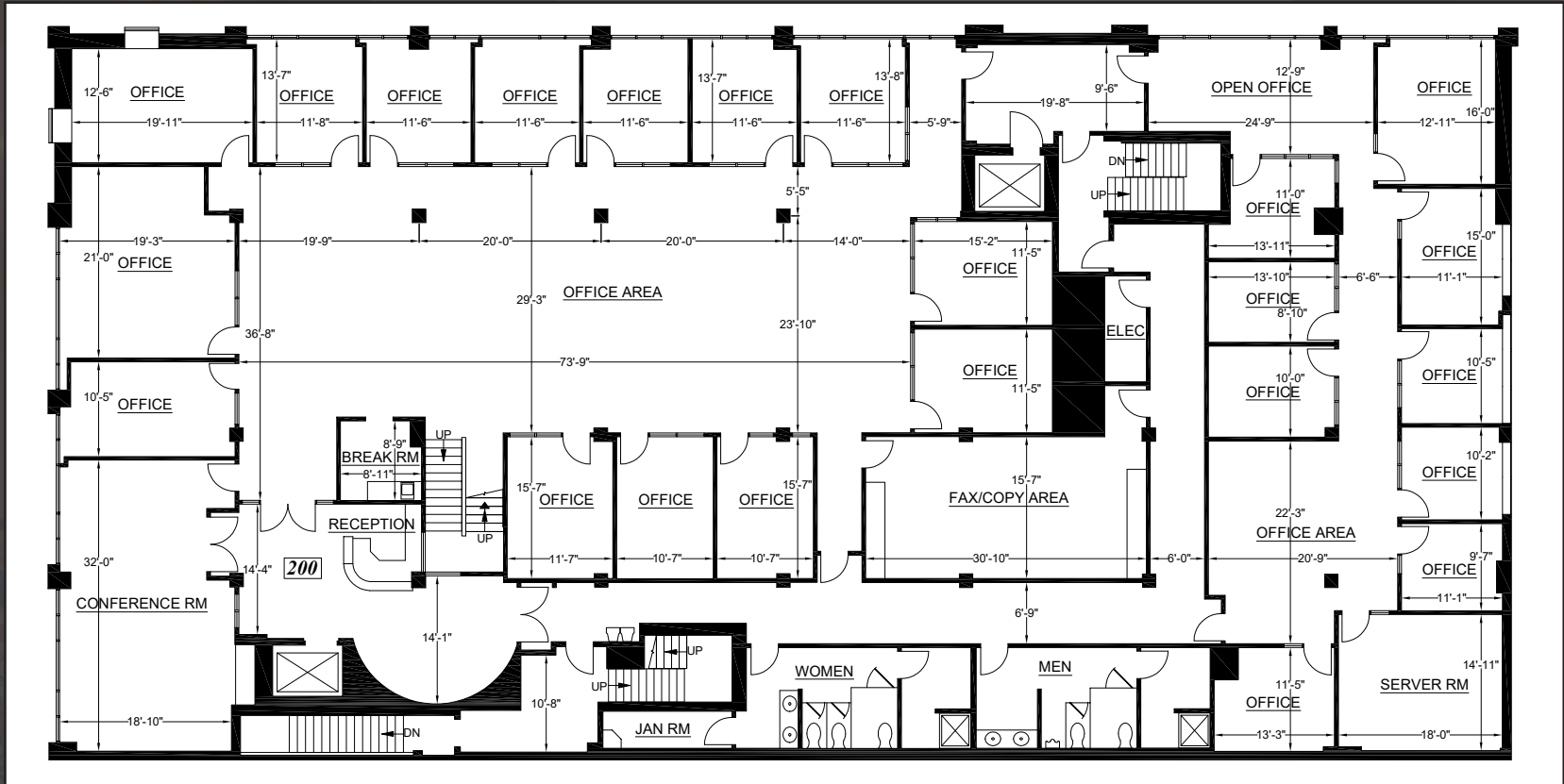
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# 2<sup>nd</sup> FLOOR PLAN - 11,851 RSF



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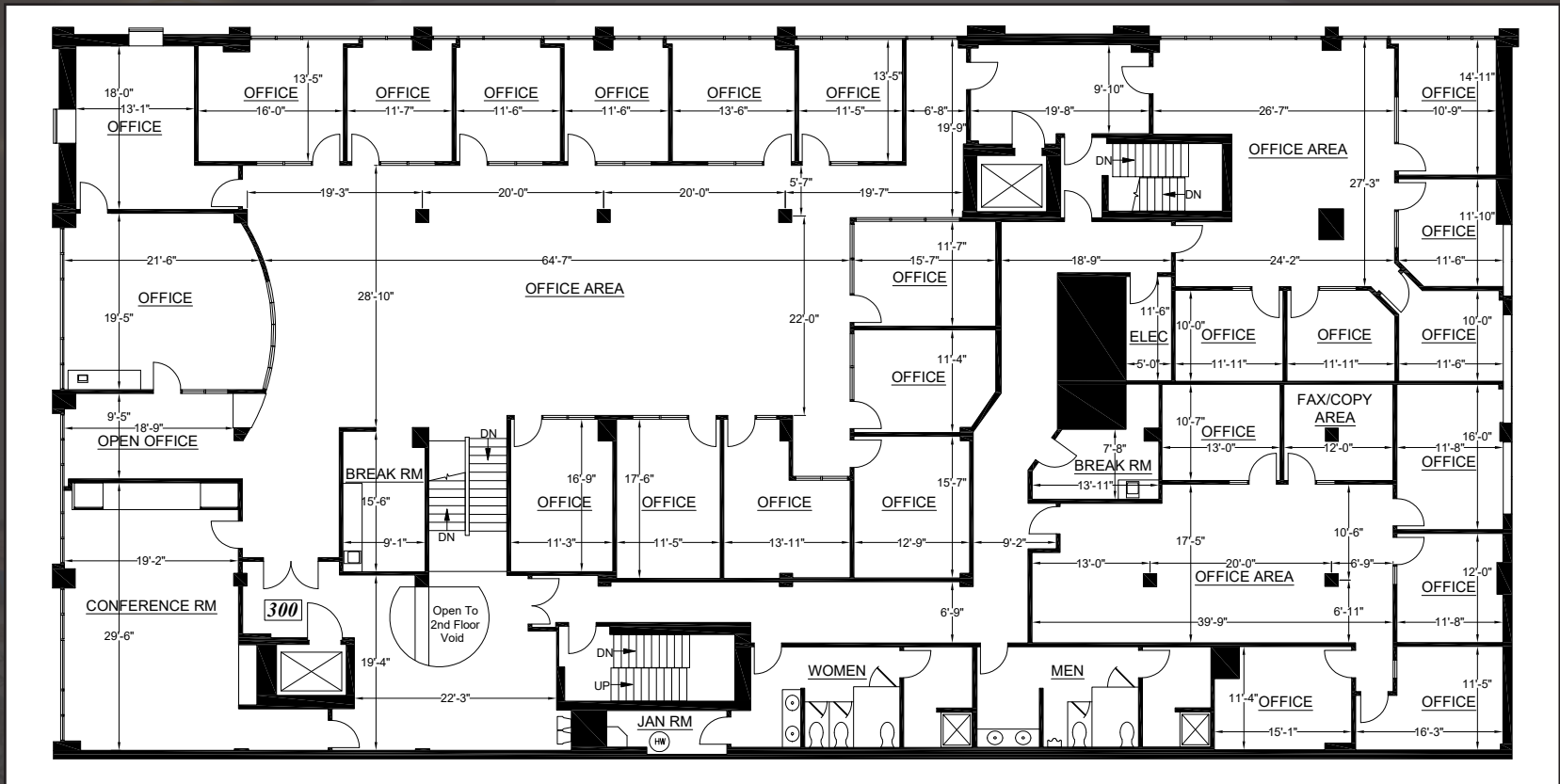
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# 3<sup>rd</sup> FLOOR PLAN - 11,476 RSF



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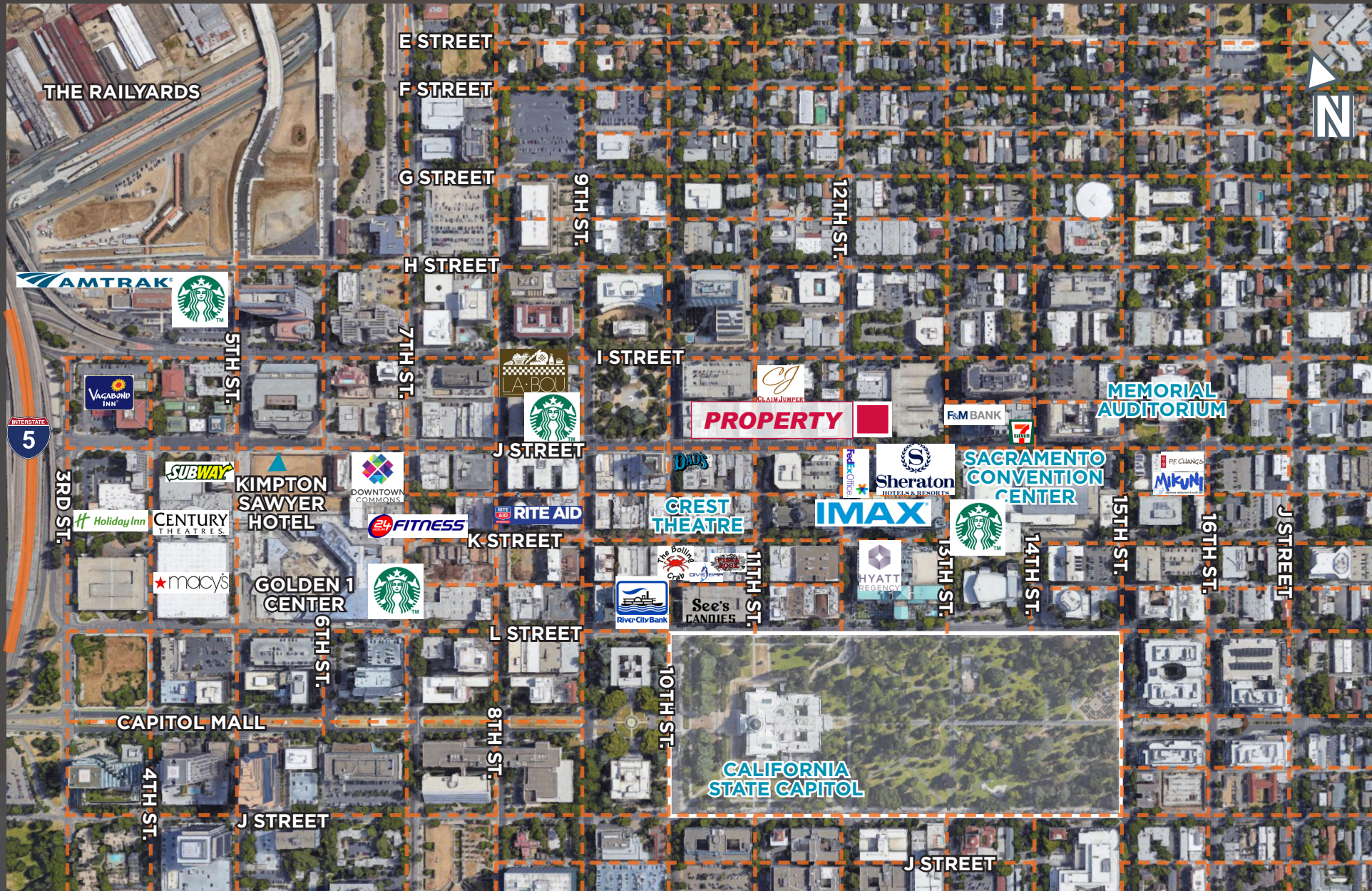
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# PROPERTY LOCATION



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US cities on both Ford's and GE's most electric vehicle ready cities

**1 OF 6**

**5TH FASTEST**

private sector job growth rate among the top 25 US

**METRO AREAS**



**CITY OF TREES**

Sacramento is the home to 1 of the 10 best urban forests in the country

New Arena & Entertainment District

**±1.4M**  
**SQUARE FOOT**



In the Top 25 US metro areas for  
**"VERY HIGH TECH"**  
manufacturing jobs

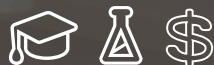


**3RD FASTEST GROWING**

**METRO AREA IN CALIFORNIA WITH**

projected growth of 55.4% in the next 30 years

Ranks 4th among UCs in research funding with a record of \$750 Million in 2012



**UC DAVIS**



**1 OF TOP 10**

Cities adopting SMART GRID TECHNOLOGY

**CALIFORNIA HAD THE MOST LEED**

building space certified in 2012 among the Top Ten states and RANKS 8TH per capita in the US



Sacramento River Cats are the **#1** most valuable minor league baseball team in the US  
- FORBES

**SACRAMENTO RANKS 4TH OF THE TOP 50 METROS**

on the Clean Edge 2012 US Metro Clean Tech Index with rankings in the top 10 in all indicator categories

**RANKED 7TH FITTEST CITY OUT OF 50**

greatest metropolitan areas in the country by the American Fitness Index



**3RD in TOP METRO** areas for Concentration of **GREEN JOBS**

**RANKS AS ONE OF AMERICA'S 50**

most bike friendly cities



**RANKS 15TH**

"BEST PLACES FOR NEW COLLEGE GRADS"



**Sacramento is #1**

city LEAST prone to natural disasters on new ranking measuring national climatic and geological data



**2ND** in the nation for **URBAN PARK FUNDING & ACCESS**

**SELECTED AS AMERICA'S MOST DIVERSE CITY BY TIME MAGAZINE**

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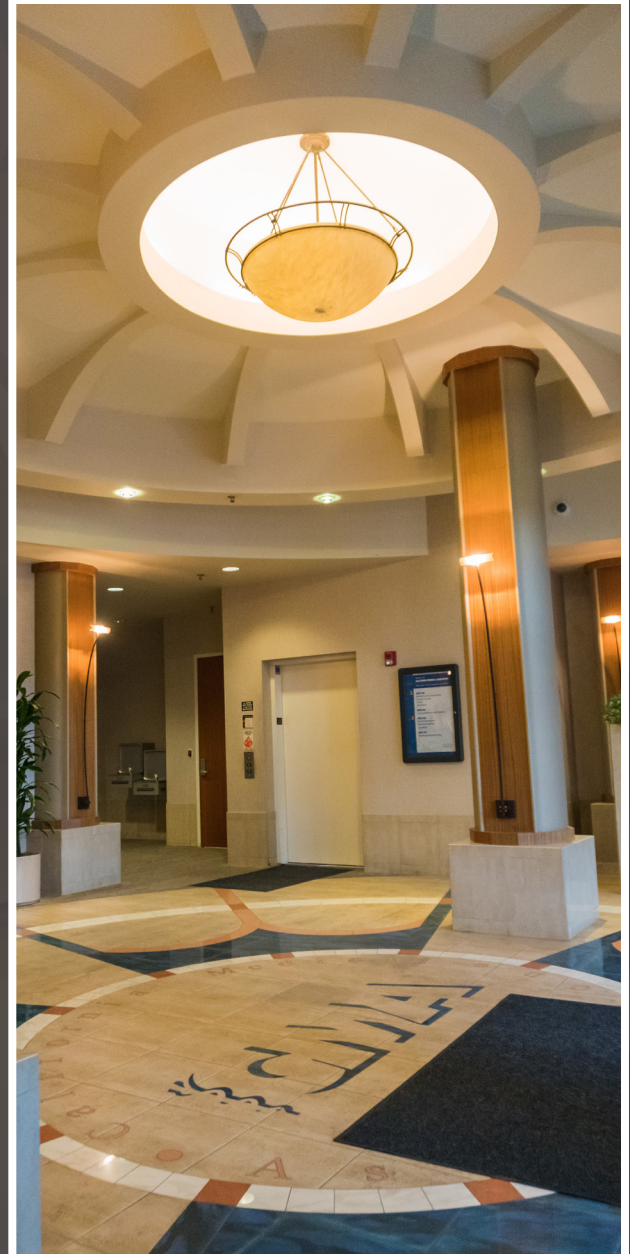
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# PROPERTY PHOTOS



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