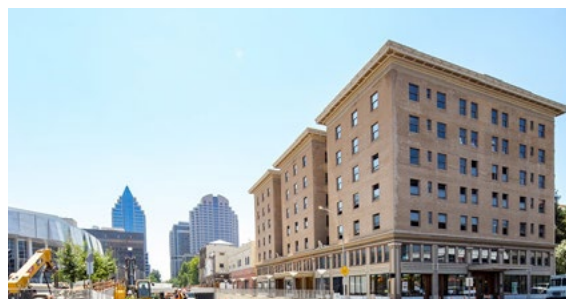




428J

FOUR TWENTY EIGHT





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 ±87,440 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
- Tenant-accessible high speed Wi-Fi in the lobbies
- Updated windows 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                                                   |
|------------------------|-----------------|---------------------------------------------------------------|
| <a href="#">110</a>    | <b>1,156 **</b> | Grand floor, corner suite                                     |
| <a href="#">200</a>    | <b>7,412*</b>   | Move-in Ready with views of the Golden 1 Center               |
| <a href="#">500</a>    | <b>11,590*</b>  | Divisible to 5,000 SF, Available 10/1/2027, High-end finishes |
| <a href="#">510</a>    | <b>1,452*</b>   | Divisible to individual private offices                       |
| <a href="#">600</a>    | <b>11,590*</b>  | Full floor, Ready for Tenant Improvements                     |
| <a href="#">LL-100</a> | <b>864*</b>     | Office use, Lower level                                       |
| <a href="#">LL-110</a> | <b>1,671*</b>   | Office use, Lower level                                       |
| <a href="#">LL-120</a> | <b>4,300*</b>   | Office use, Lower level                                       |
| <a href="#">LL-150</a> | <b>1,808***</b> | 1,808 SF space                                                |

\*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, Hot Dog on a Stick
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

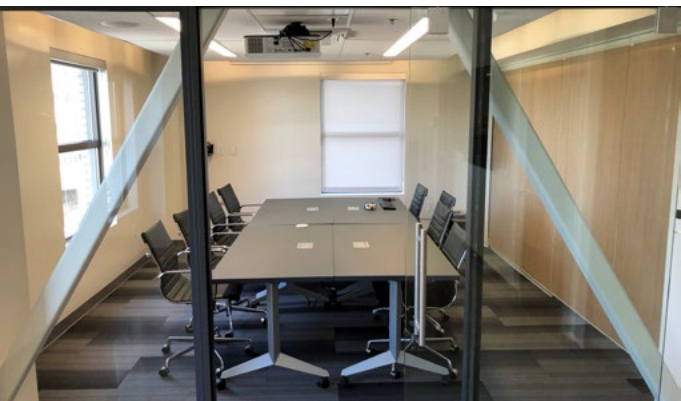
  
**7 MIN WALK**  
TO AMTRAK STATION

  
**10 MIN WALK**  
TO CALIFORNIA STATE  
CAPITOL

  
**2 MIN DRIVE**  
TO FREEWAY ACCESS

  
**11 MIN DRIVE**  
TO SACRAMENTO INT.  
AIRPORT







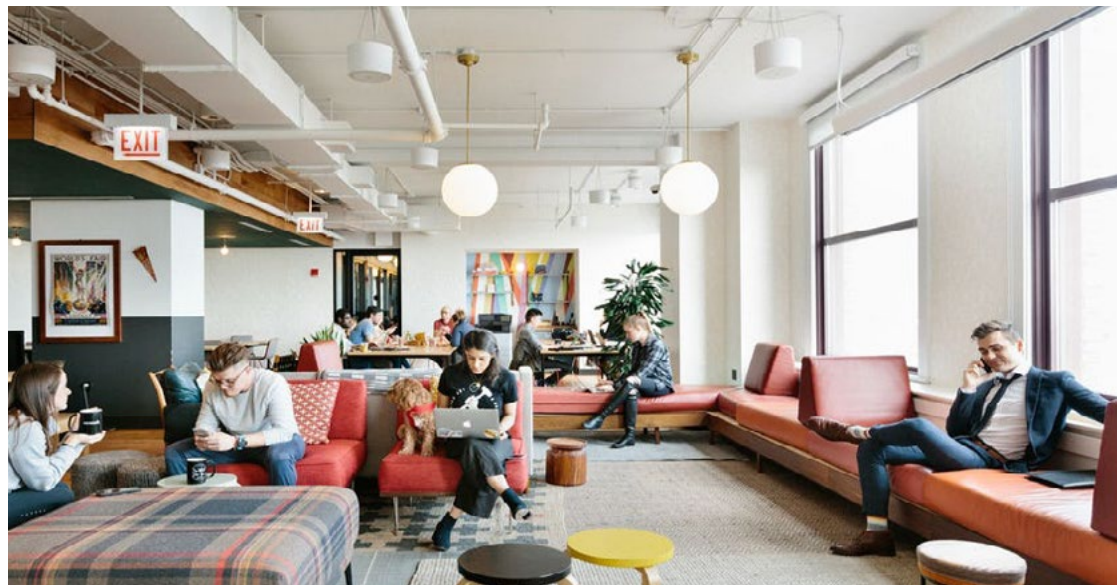
# GROUND LEVEL: ROOTS COFFEE



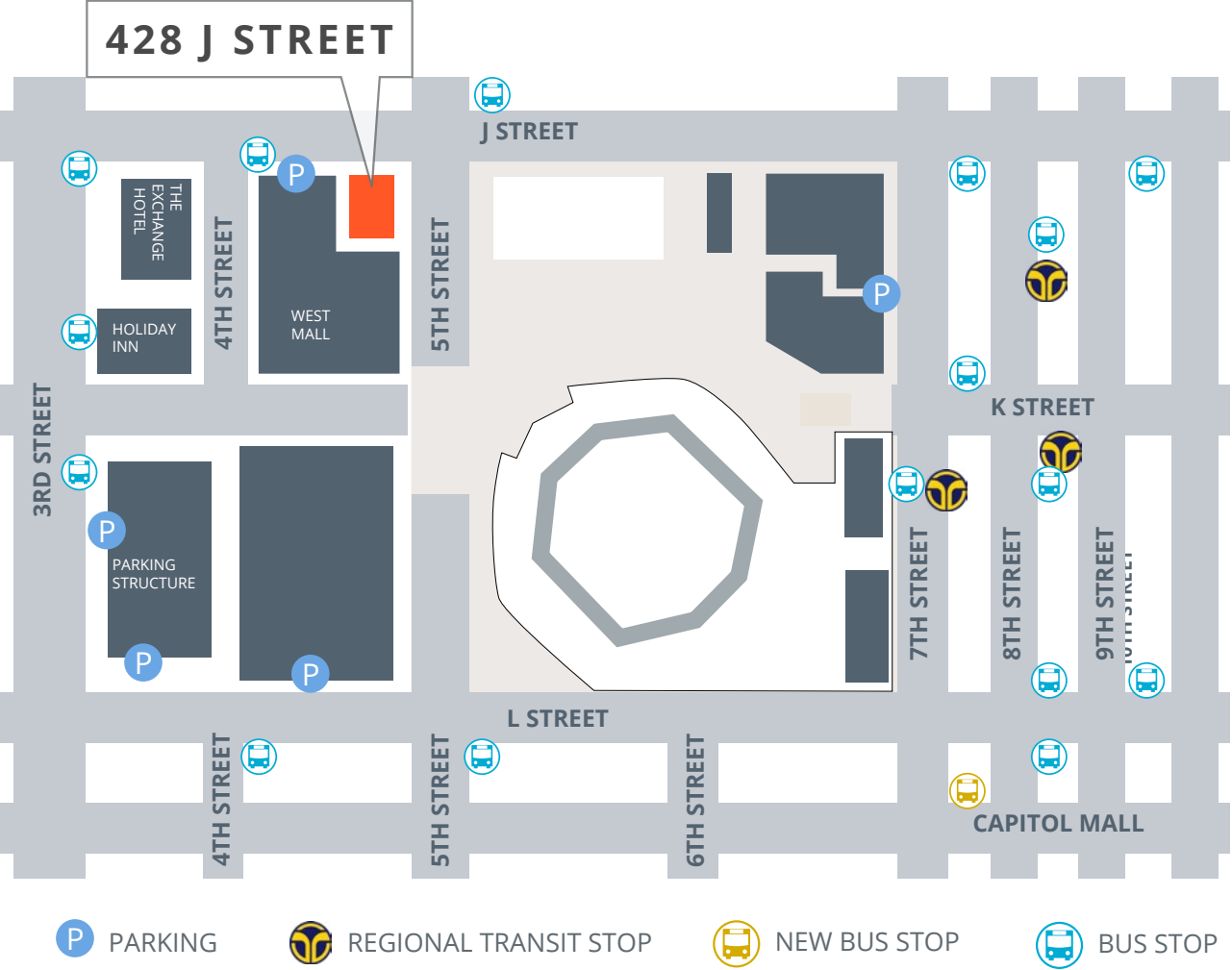




EAT  
WORK  
PLAY







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



# 428J

FOUR TWENTY EIGHT

**LISA STANLEY**

Executive Director

+1 916 769 3141

CA LIC #01340056

[lisa.stanley@cushwake.com](mailto:lisa.stanley@cushwake.com)

**CUSHMAN & WAKEFIELD**

400 Capitol Mall, Suite 1800

Sacramento, CA 95814

+1 916 288 4800