



400 CAPITOL MALL
WELLS FARGO CENTER

SACRAMENTO'S PREMIER &
MOST RECOGNIZABLE OFFICE TOWER

WWW.400CAPMALL.COM

SACRAMENTO, CALIFORNIA

CUSHMAN & WAKEFIELD INC. • 400 CAPITOL MALL, SUITE 1800, SACRAMENTO, CA



PROPERTY HIGHLIGHTS



Centrally located in the heart of the Central Business District



Located one block away from the most ambitious redevelopment in the region - The Golden 1 Center (Sacramento Kings Arena), DOCO will add 300k sqft of new retail space, Kimpton Hotel (250 rooms), 64 luxury condos

★★★★★
5-Star Amenities

Full-service luxurious fitness center, 6th floor balcony with heated swimming pool, Il Fornaio Italian restaurant, ground floor retail promenade, on-site concierge, 24Hr Security desk, on-site car detailing, complimentary CBD shuttle service

2.14/1,000

Generous parking allocation with 1,094 secured stalls, 5-level connected parking garage, valet service, free electric charging stations

PLATINUM
LEED STATUS

Featuring modern construction and highly efficient building systems which have garnered it LEED PLATINUM status.



Access: Walking distance to light rail, easy access to the Interstate 5

**COMING
SOON**

New Common Area Conference Center, Tenant Lounge, and Management Office Coming Soon

NEW MOVE-IN READY SPEC SUITES AVAILABLE

AMENITIES



COFFEE*

SPECIALTY'S CAFÉ & BAKERY/PEET'S	IL FORNAIO	AMBROSIA CAFE	CHOCOLATE FISH COFFEE	INDO CAFÉ	OLD SOUL	STARBUCKS
----------------------------------	------------	---------------	-----------------------	-----------	----------	-----------



NIGHT ENTERTAINMENT*

KBAR	HENRY'S LOUNGE	DIVE BAR	COIN-OP GAME ROOM	PRE FLITE LOUNGE
PARE EURO LOUNGE	O'MALLEY'S IRISH PUB	WHIRED WINE	MALT & MASH IRISH PUB	THE PIER LOUNGE & GRILL



RESTAURANTS*

SPECIALTY'S CAFÉ & BAKERY	IL FORNAIO	SAUCED	FRANK FATS	GRANGE
HOUSE KITCHEN & BAR	FOUNDATION RESTAURANT & BAR	WHIRED WINE	THE MORTON'S STEAKHOUSE	ALEJANDRO'S TAQUERIA
THE BOILING CRAB	PIZZA ROCK	THE ELLA DINNING ROOM BAR	TEN22	GRACIANO'S CHICAGO DEEP DISH PIZZA & SPEAKEASY



HEALTH & FITNESS

THE DAILEY METHOD	CALIFORNIA FITNESS	24HOUR FITNESS	THE CAPITAL ATHLETIC CLUB	YOGA SEED COLLECTIVE
-------------------	--------------------	----------------	---------------------------	----------------------



HOTELS

SHERATON GRAND SACRAMENTO HOTEL	HYATT REGENCY SACRAMENTO	THE CITIZEN HOTEL	THE SAWYER HOTEL - KIMPTON	HOLIDAY INN
STERLING HOTEL	MARRIOTT RESIDENCE INN SACRAMENTO	EMBASSY SUITES BY HILTON	DELTA KING HOTEL	



POINTS OF INTEREST

CROCKER ART MUSEUM	WELLS FARGO MUSEUM	OLD TOWN SACRAMENTO DISTRICT	STATE CAPITOL BUILDINGS & PARK
--------------------	--------------------	------------------------------	--------------------------------

* **PARTIAL LIST** - OVER 105 (COLLECTIVELY) ESTABLISHMENTS WITHIN WALKING DISTANCE OF THE PROPERTY



****UNDER CONSTRUCTION:** 120K SQFT OF RETAIL, 70K SQFT OF RESTAURANTS, 2 LEVEL CENTURY THEATER, 250 ROOM 4 STAR HOTEL



15 minute walking distance

DOWNTOWN

CONVENTION CENTER

STATE CAPITOL BUILDINGS

400 CAPITOL MALL
WELLS FARGO CENTER

LOCATION

R ST. CORRIDOR

THE KAY STREET
ENTERTAINMENT DISTRICT


DOWNTOWN
COMMONS - DOCO**

OLD TOWN
SACRAMENTO

J STREET

K STREET

L STREET

CAPITOL MALL

9th STREET

7th STREET

7th STREET

5th STREET

5th STREET

4th STREET

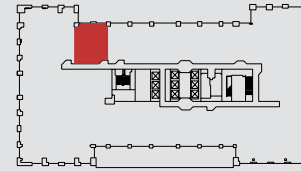
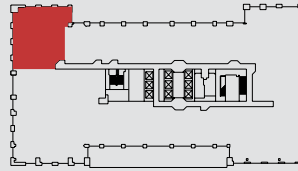
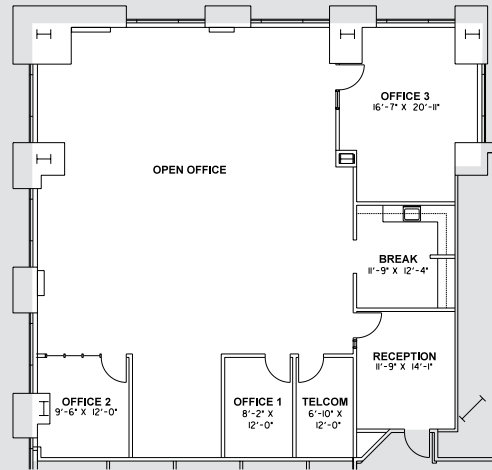
3th STREET

CROCKER ART
MUSEUM

FLOOR PLANS

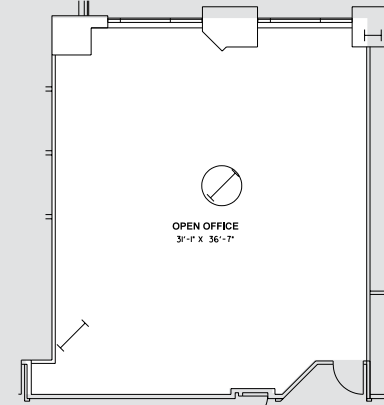
SUITE 630
±3,253_{RSF}

*



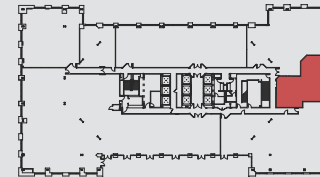
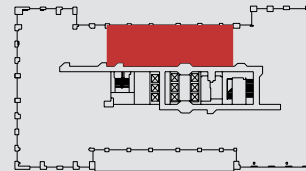
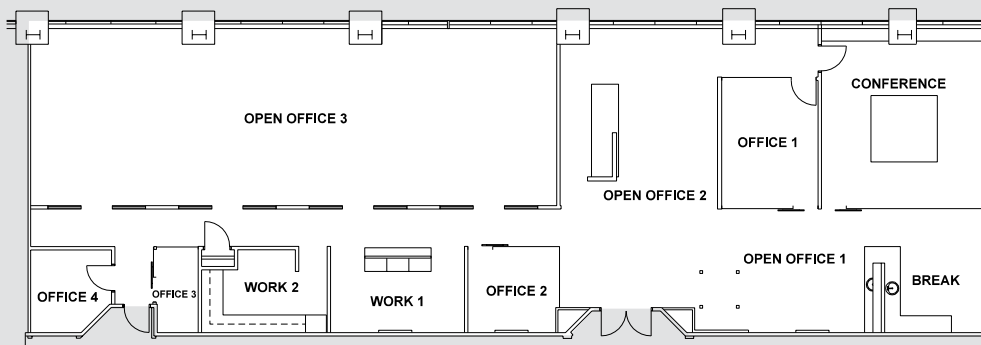
*

SUITE 640
±1,402_{RSF}

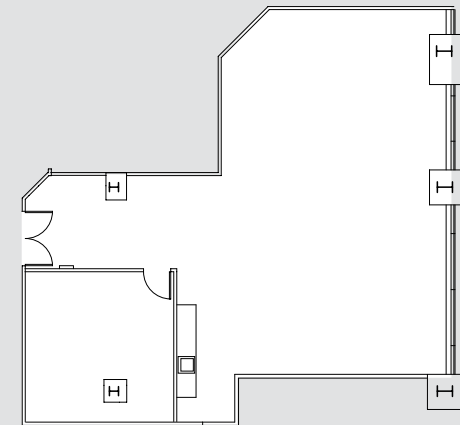


SUITE 650
±5,116_{RSF}

*



SUITE 690
±1,882_{RSF}

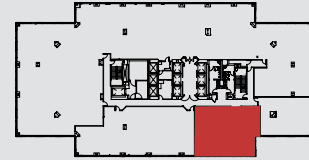
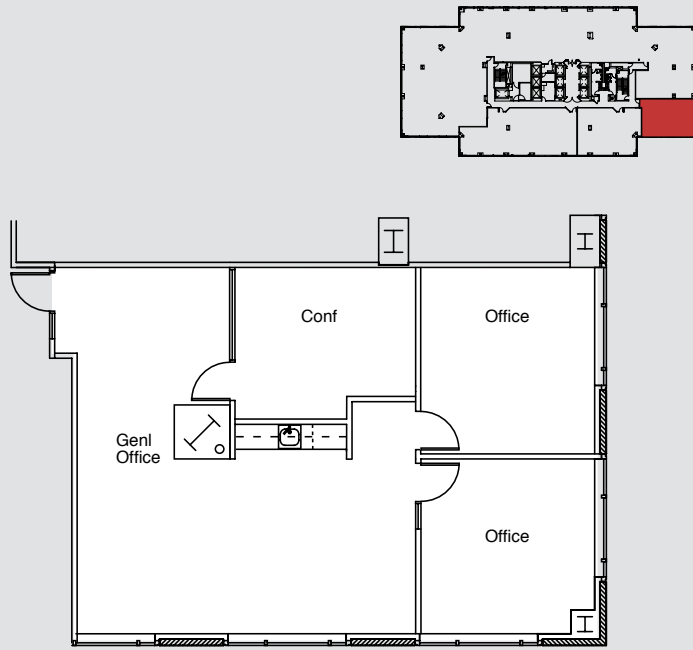


* CAN BE COMBINED FOR ±9,771_{RSF}

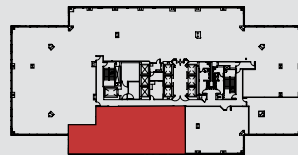
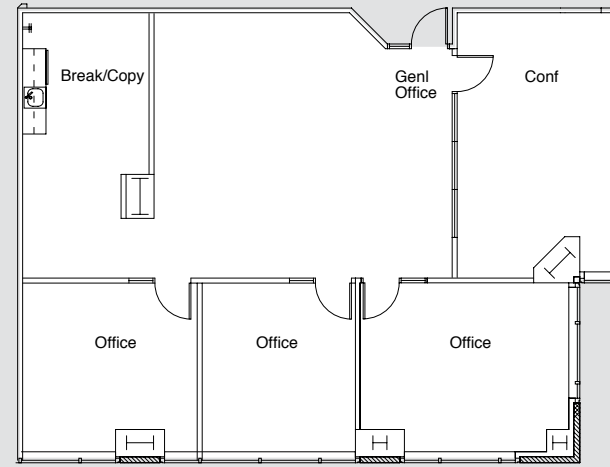
NEW MOVE-IN READY SPEC SUITES AVAILABLE

FLOOR PLANS

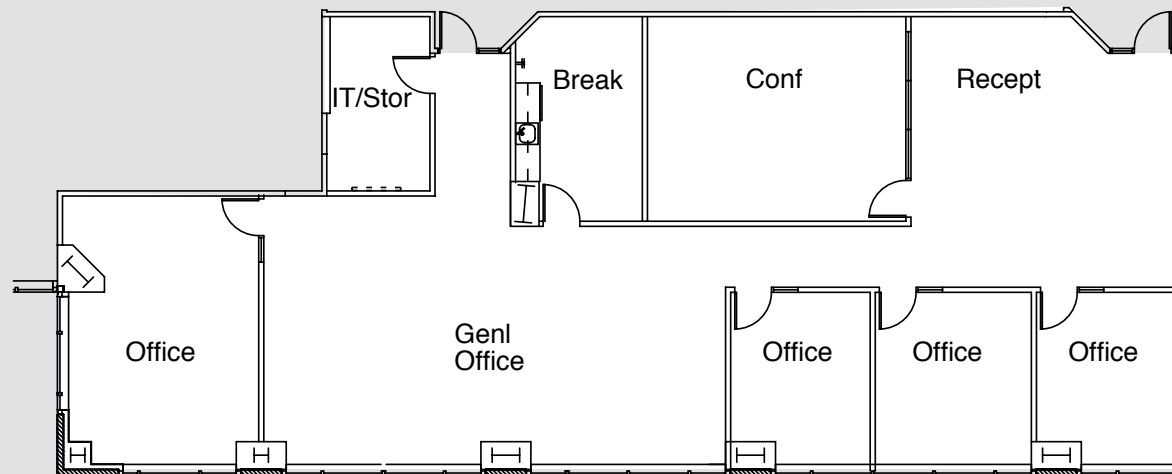
SUITE 730
±1,490_{RSF}



* SUITE 740
±2,141_{RSF}



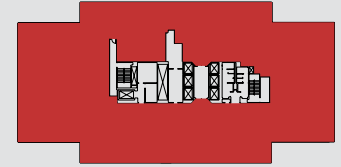
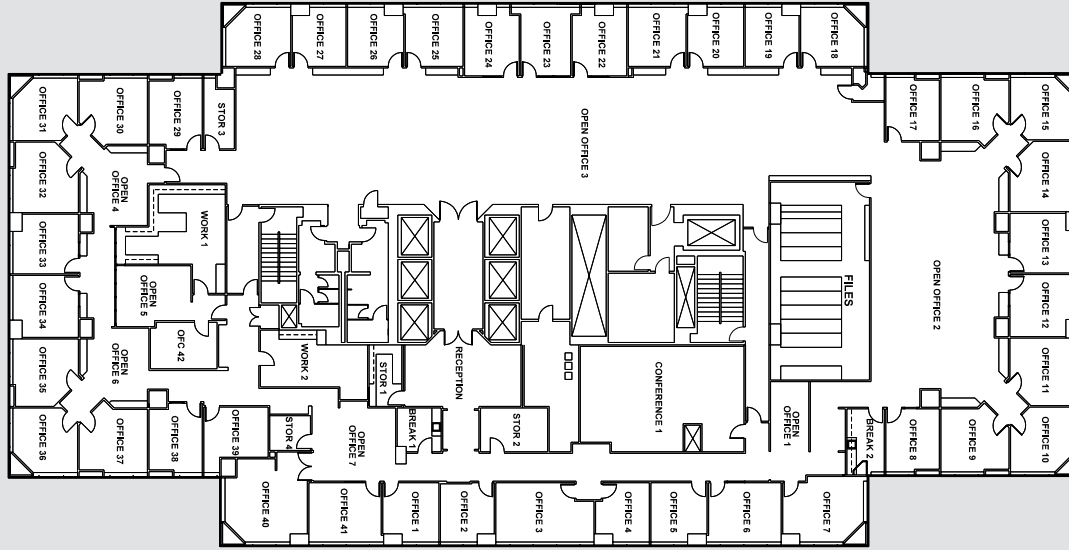
* SUITE 750
±3,657_{RSF}



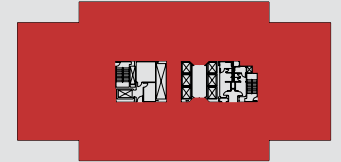
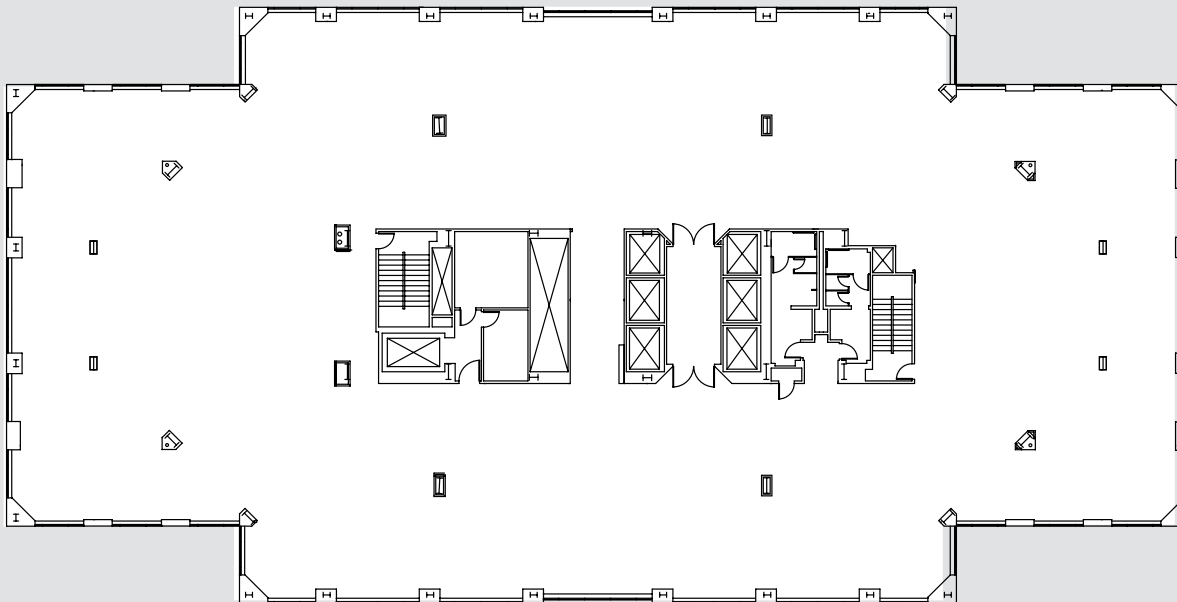
* CAN BE COMBINED FOR ±7,348 RSF

FLOOR PLANS

SUITE 800
±23,658_{RSF}

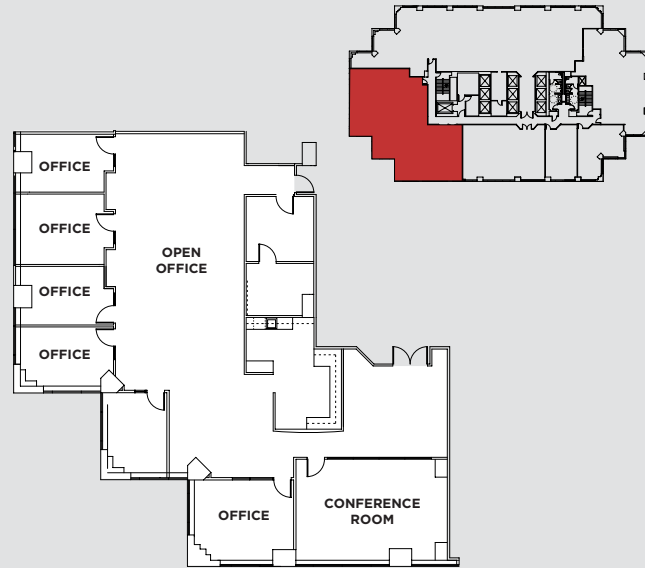


SUITE 900
±23,658_{RSF}

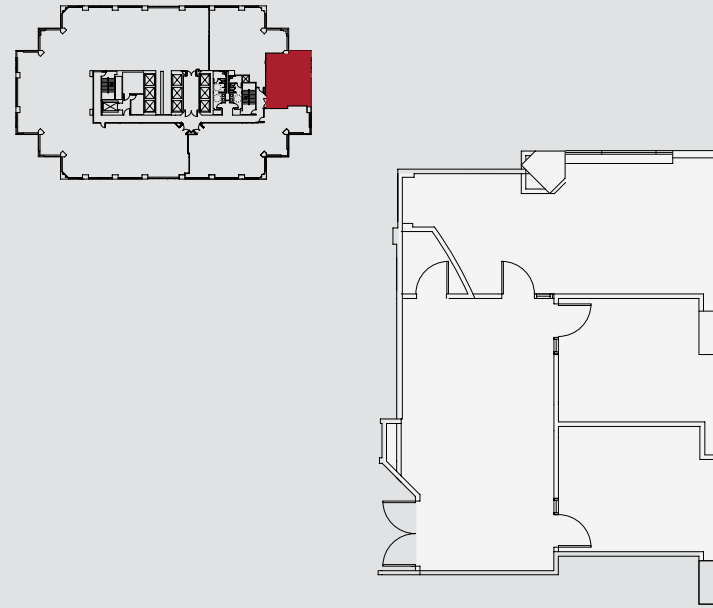


FLOOR PLANS

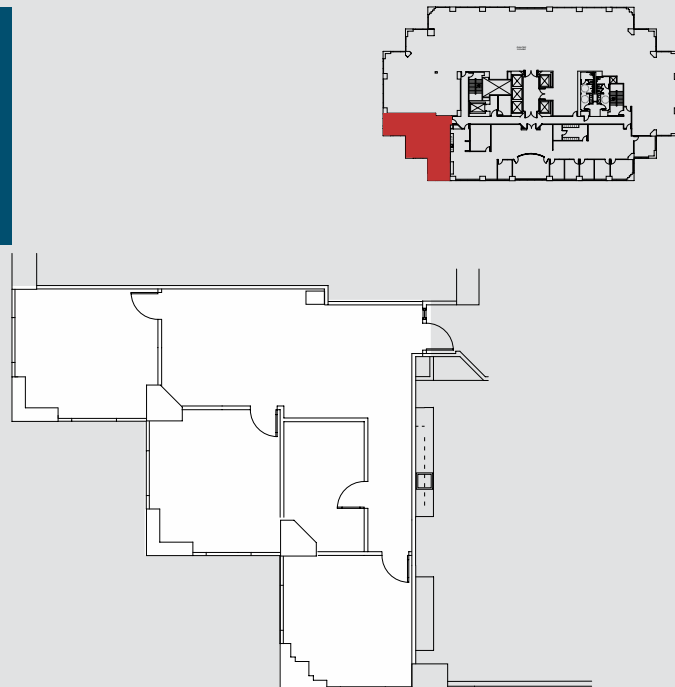
SUITE 1560
±4,751_{RSF}



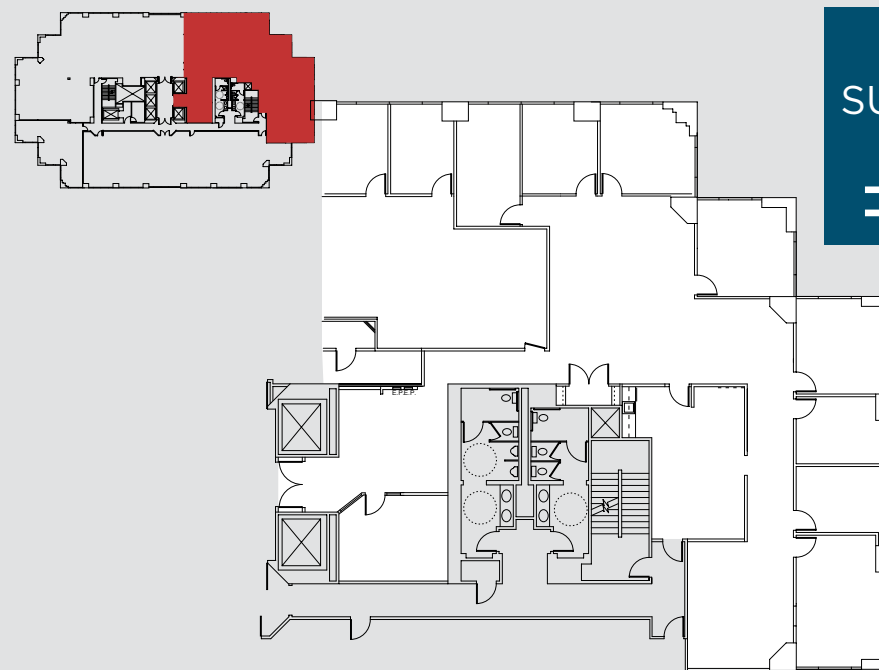
SUITE 1620
±1,394_{RSF}



SUITE 2630
±2,631_{RSF}



SUITE 2640
±6,014_{RSF}



LOCATION & TRANSPORT



RT* - LIGHT RAIL STATIONS



RT* - LIGHT RAIL ROUTE



FREEWAYS I-5 & I80
ALSO CLOSE TO HWY 50 & HWY 99



MAIN RT* - BUS STOPS

11.2 MILES

TO SACRAMENTO
INTERNATIONAL AIRPORT

0.6 MILES

TO SACRAMENTO AMTRAK
STATION

*SACRAMENTO REGIONAL TRANSIT (LIGHT RAIL & BUS)



GALLERY





RON THOMAS SIOR

Executive Director

916.288.4801

ron.thomas@cushwake.com

CA License 01193241

KEVIN PARTINGTON

Executive Director

916.288.4807

kevin.partington@cushwake.com

CA License 01199010

SEAN MULLEN

Director

916.288.4811

sean.mullen@cushwake.com

CA License 01845406



400 Capitol Mall, Suite 1800,
Sacramento, CA 95814
+1 916.288.4800
LIC. #00616335

www.cushmanwakefield.com



WWW.400CAPMALL.COM