



# ONE CAPITOL MALL

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SACRAMENTO, CA

FOR LEASE  
SACRAMENTO'S ICONIC CLASS A OFFICE  
LOCATED AT THE ENTRANCE TO DOWNTOWN



CBRE

# One Floor Above The Rest

Discover unparalleled views in a prime location at One Capitol Mall: a recently renovated, 8-story, approximately 200,000-square-foot trophy office building. Standing at the gateway to Sacramento's commercial center, this prestigious property offers breathtaking river views and an adjacent parking structure, ensuring convenience and luxury for all who work and visit here.



OCM

# Building Highlights



On-Site Café



On-Site Bike Lockers



24/7 Building Security



On-Site Fitness Center & Showers



2/1,000 SF Covered Parking with Convenient Valet



Adjacent city parking garage that offers an abundance of spill over parking



On-Site Property Management and Engineers



Day Porter Providing Constant Cleaning & Sanitizing



Outdoor Patios/Green Space



# Building Availability



## SUITES AVAILABLE FOR LEASE | ONE CAPITOL MALL, SACRAMENTO, CA

- |              |             |              |             |
|--------------|-------------|--------------|-------------|
| • SUITE 260  | ±21,954 RSF | • SUITE 610* | ±2,822 RSF  |
| • SUITE 320  | ±5,927 RSF  | • SUITE 620* | ±14,258 RSF |
| • SUITE 400* | ±13,713 RSF | • SUITE 660  | ±3,437 RSF  |
| • SUITE 410* | ±21,829 RSF | • SUITE 700  | ±8,541 RSF  |
| • SUITE 600* | ±7,387 RSF  |              |             |

*\*Suites can be combined*

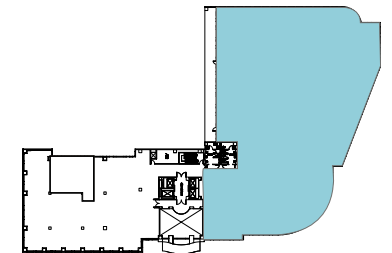


- Fully Built-Out
- Turn-Key Educational Use

SUITE 260 | ±21,954 RSF



KEY PLAN



ALL MEASUREMENTS ARE APPROXIMATE

Floor Plan | Suite 260

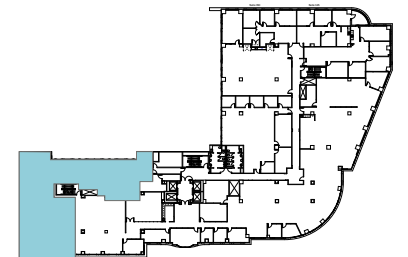


AVAILABLE | 3RD FLOOR

SUITE 320 | ±5,927 RSF



KEY PLAN



ALL MEASUREMENTS ARE APPROXIMATE

Floor Plan | Suite 320

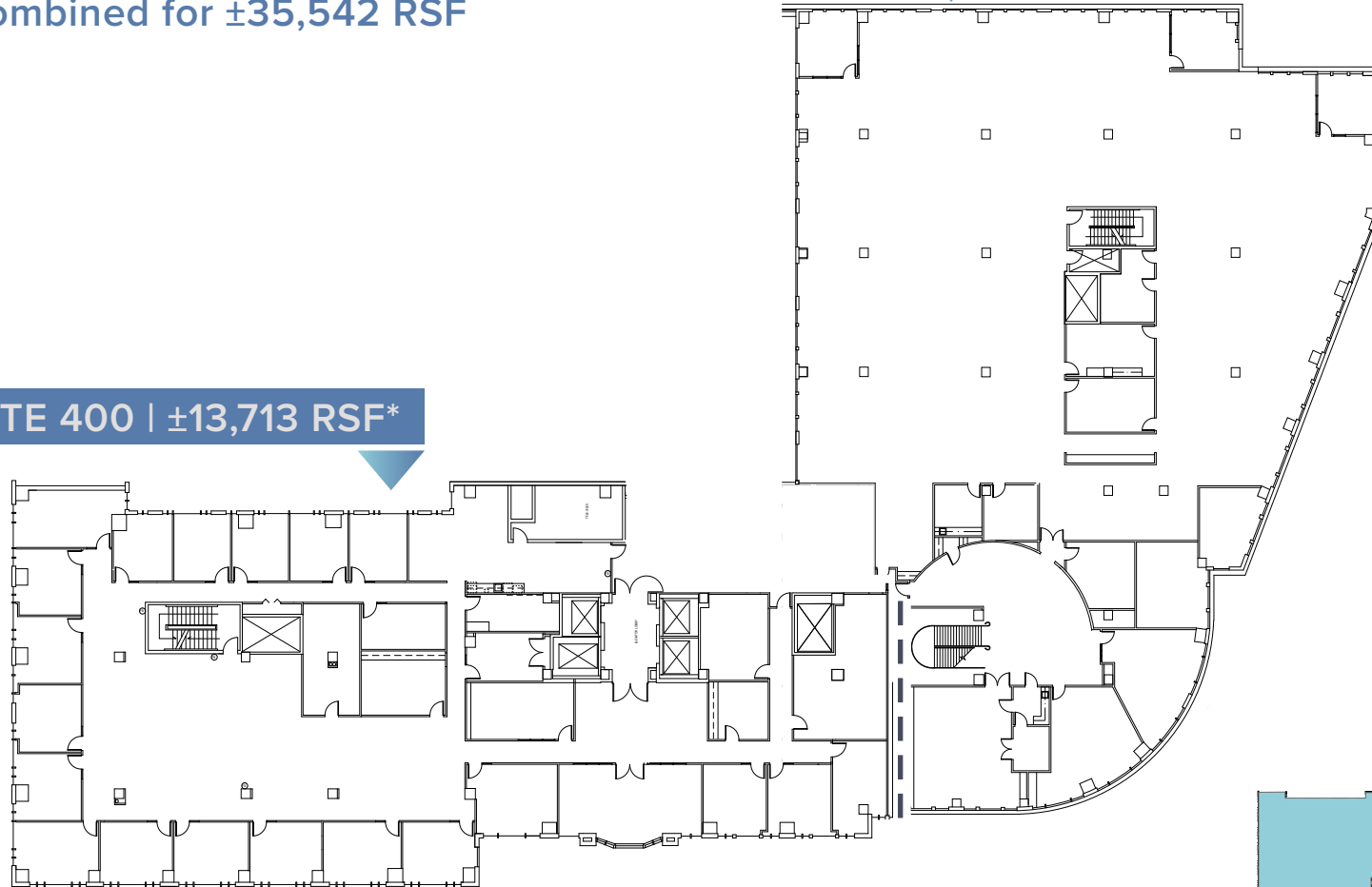


AVAILABLE | 4TH FLOOR

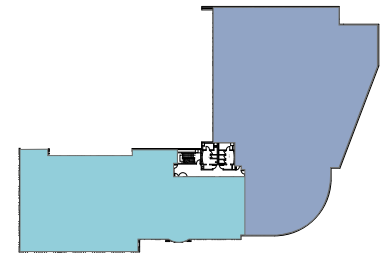
\*Suites 400 & 410  
Can be combined for ±35,542 RSF

SUITE 410 | ±21,829 RSF\*

SUITE 400 | ±13,713 RSF\*



KEY PLAN



SHOWS SUITES DIVISION = 

ALL MEASUREMENTS ARE APPROXIMATE

# Floor Plans | Suites 400 & 410



# AVAILABLE | 6TH FLOOR

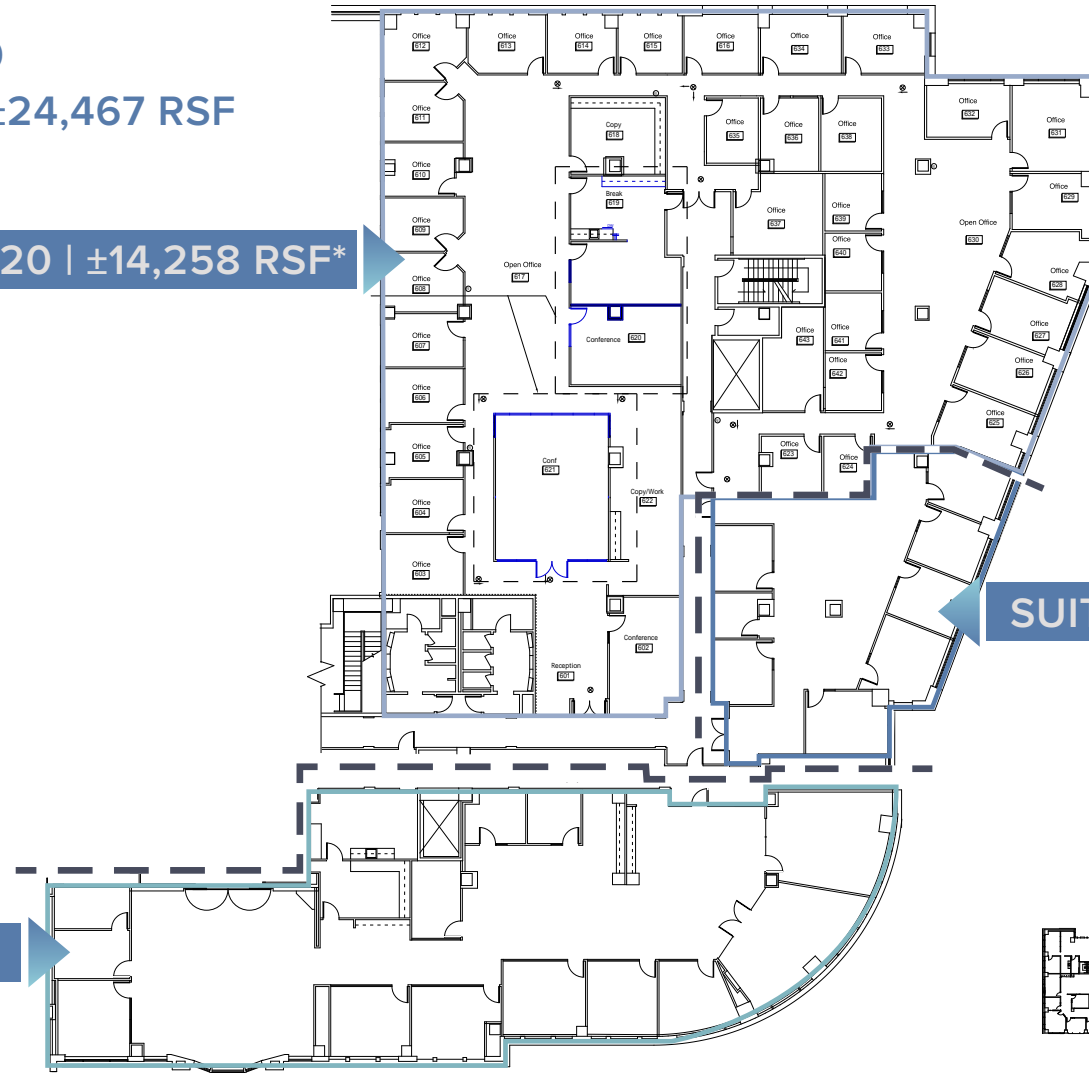
**\*Suites 600, 610 & 620**  
Can be combined for ±24,467 RSF

**SUITE 620 | ±14,258 RSF\***

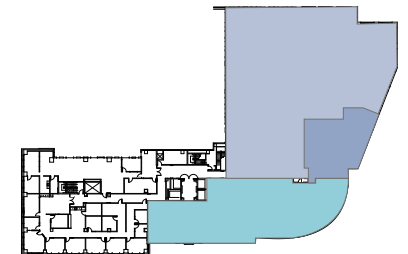
**SUITE 610 | ±2,822 RSF\***

**SUITE 600 | ±7,387 RSF\***

SHOWS SUITES DIVISION = - - -



**KEY PLAN**

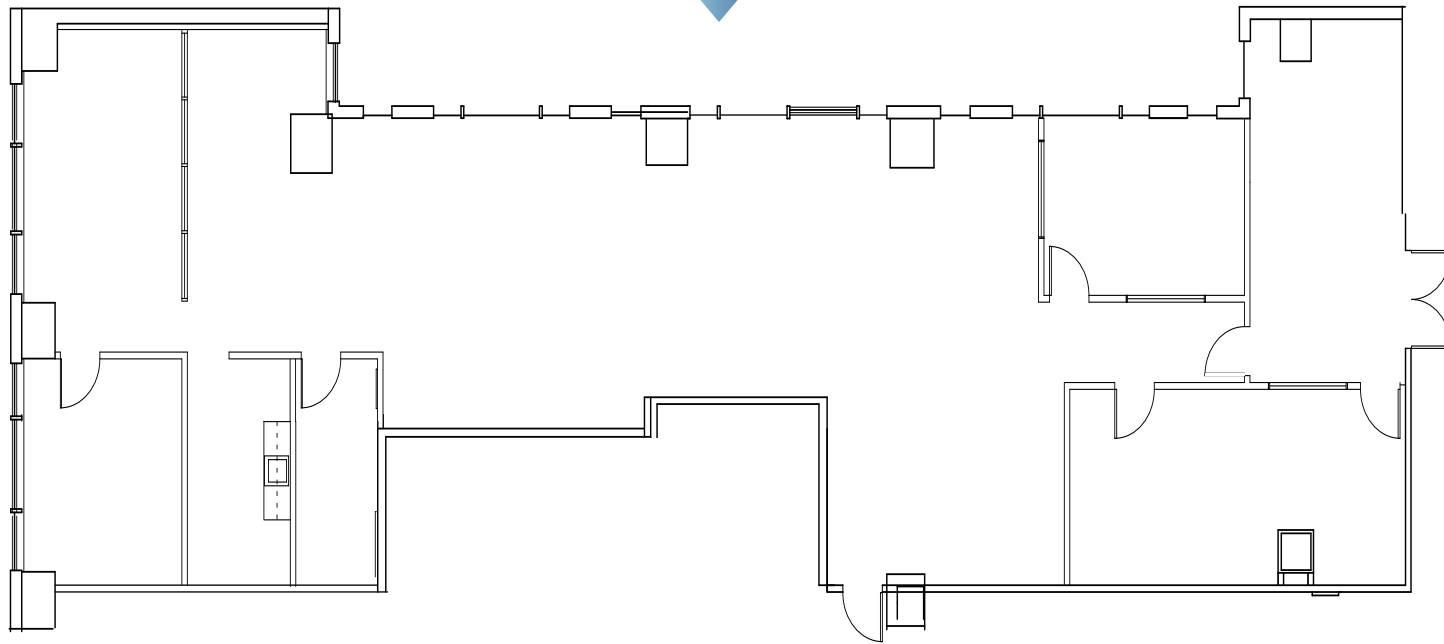


ALL MEASUREMENTS ARE APPROXIMATE

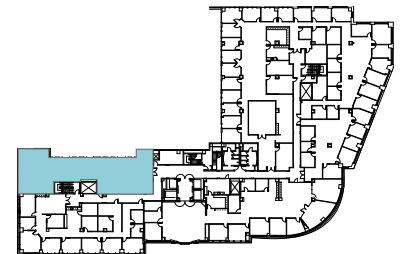
## Floor Plans | Suites 600/610/620



SUITE 660 | ±3,437 RSF



KEY PLAN

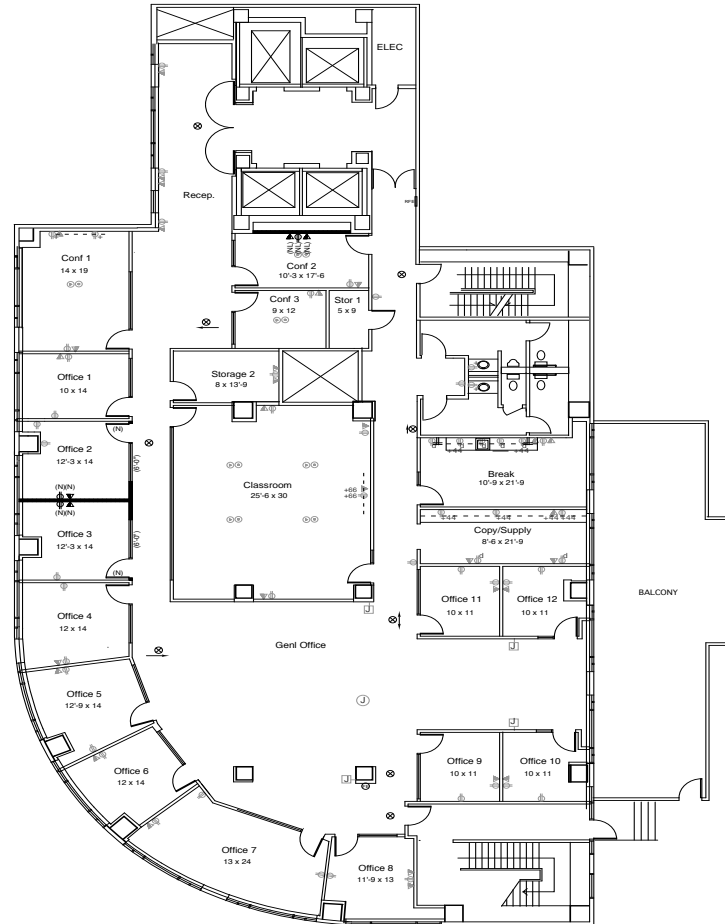


ALL MEASUREMENTS ARE APPROXIMATE

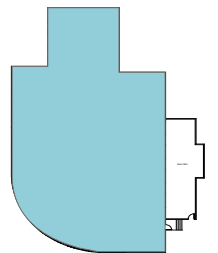
# Floor Plan | Suite 660



SUITE 700 | ±8,541 RSF



KEY PLAN



ALL MEASUREMENTS ARE APPROXIMATE

Floor Plan | Suite 700









Sutter Health Park

OCM

BRIDGE DISTRICT

Tower Bridge

I Street Bridge

OLD SACRAMENTO WATERFRONT

DOWNTOWN COMMONS  
 Polanco  
 pressed juicery  
 CINEMARK  
 Yard House  
 Poké Ichill  
 TOM'S  
 burger house

California Fruit Building

DOWNTOWN COMMONS  
 THE SAWYER  
 PUNCH BOWL SOCIAL  
 REVIVAL  
 URBAN OUTFITTERS  
 Echo & Rig

SUBWAY

WELLS FARGO  
 St. Fornio

Bank of America  
 house  
 OLD SOUL Co.  
 CAMDEN

P

macy's

RAISER PERMANENTE

I STREET

Golden 1 Credit Union CENTER

P

601 Capitol Mall Apartments

I STREET

HYATT CENTRIC

TiPsY Putt

P

J STREET

MORTON'S

DOWNTOWN COMMONS  
 SAUCED  
 BBO & Spirits  
 CRIPPLE  
 ESTELLE  
 Häagen-Dazs  
 FIZ  
 jamba  
 24 FITNESS

Nearby Amenities

OCM



**OLD SACRAMENTO WATERFRONT**  
1 MINUTE WALK



- Firehouse
- Rio City Café
- Joe's Crab Shack
- Fanny Ann's Saloon
- Railroad Fish & Chips
- Willie's Burgers
- River City Saloon
- O'Mally's Pub
- Steamers
- Tower Bridge Bistro
- Sac Brew Boat
- River City Queen
- Delta King
- Sacramento History Museum
- California State Railroad Museum
- Wells Fargo Museum



**Sacramento International Airport**

**OLD SACRAMENTO**



**Rail Yards**

**American River Parkway**



**TOWER BRIDGE**

Sacramento River



**EMBASSY SUITES**

Tenants at One Capitol Mall receive discounts on rooms & conferencing centers within Embassy Suites

TO WEST SACRAMENTO

TO DOWNTOWN



**EMBASSY SUITES**  
ONE-MINUTE WALK



**I-5 ON RAMP**  
ONE-MINUTE DRIVE



**I-80 FROM I-5**  
TWO-MINUTE DRIVE

Nearby Amenities *(continued)*







# ONE CAPITOL MALL

SACRAMENTO, CA

EXCLUSIVELY LISTED BY

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