

915

L STREET

CLASS A OFFICE SPACE IN THE
HEART OF DOWNTOWN AND
THE URBANCORE EXPERIENCE



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915 L STREET FEATURES GREAT SPACE IN A GREAT BUILDING, WITH EASE OF ACCESS TO NUMEROUS AMENITIES.

THE PROPERTY

70-1,240
SF AVAILABLE FOR SUBLEASE

40 +
RESTAURANTS & RETAILERS NEARBY

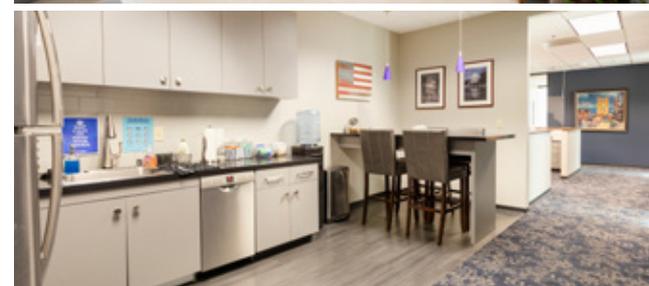
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BLOCK FROM THE CALIFORNIA STATE CAPITOL

BEAUTIFUL CLASS A OFFICE SPACE WITH WALKABLE AMENITIES

915 L Street, also known as Capitol Place, is a 163,840 square foot Class A office building strategically located just one block from the California State Capitol building in Downtown Sacramento. Office users at 915 L Street will benefit from easy walking access to the California State Capitol, Sacramento's best daytime and nighttime amenities, the Marriot Residence Inn, the

Hyatt Regency and the Sheraton Grand Hotel. Recently renovated with modern, professional finishes, featuring a highly functional layout, with up to 4 offices, a work station, access to a conference room that seats 8 individuals, full breakroom, reception area and beautiful views overlooking Downtown Sacramento and the California State Capitol, the available space within Suite 1100 stands as one

of the best offerings for move-in ready Class A office space in the Downtown office submarket. In addition, the building sits one block from K Street, which offers direct access to light rail, numerous restaurants and shopping, and is just a short walk to Sacramento's vibrant Downtown Commons (DoCo) entertainment district and Golden 1 Center.





Section One - The Property

915 L

BUILDING AMENITIES

70 - 1,240 SF available

\$2.80 per SF Full Service

Walking distance from the California State Capitol and Downtown, Midtown and K Street amenities





BUILDING LOCATION

WALKING DISTANCE FROM THE CALIFORNIA STATE CAPITOL

The Property has a highly desirable location with access to the California State Capitol, shopping and dining destinations. Commute with easy access to I-5 and Business-80.

1 MIN TO THE STATE CAPITOL	2 MINS TO THE LIGHT RAIL	3 MINS TO I-5	4 MINS TO CESAR CHAVEZ PLAZA	5 MIN WALK TO DOWNTOWN COMMONS
5 MIN WALK TO GOLDEN 1 CENTER	6 MINS TO MIDTOWN	6 MINS TO OLD SACRAMENTO	7 MINS TO SUTTER'S FORT	12 MINS TO EAST SACRAMENTO





SACRAMENTO

15.3 MILLION
ANNUAL REGIONAL VISITORS

71,335
DAYTIME EMPLOYEES

215+
BARS / RESTAURANTS

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably

central location to Lake Tahoe, the Sierra's, Yosemite and the Coast.

In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United

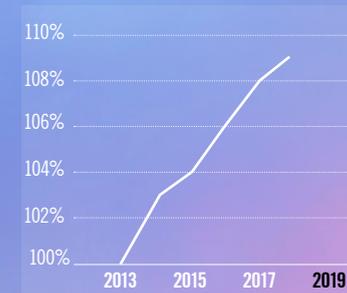
States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (only 20 blocks from the Subject Property).



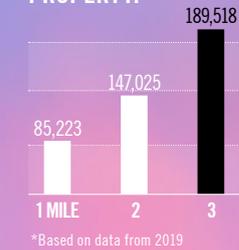
SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

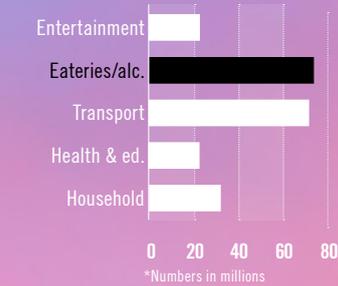
FASTER GROWTH THAN AVG IN PROFESSIONALS WITH BACHELORS



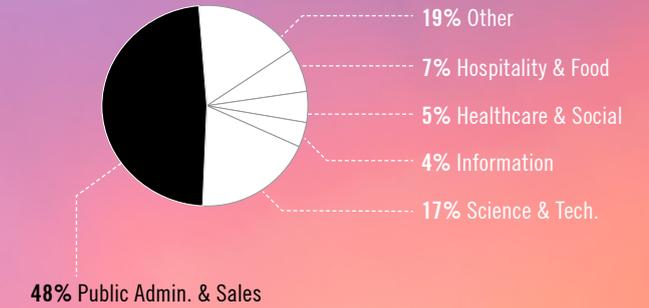
NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsized cities
- #2 Top 10 most fun, affordable U.S. cities
- #4 U.S. metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Least Stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:



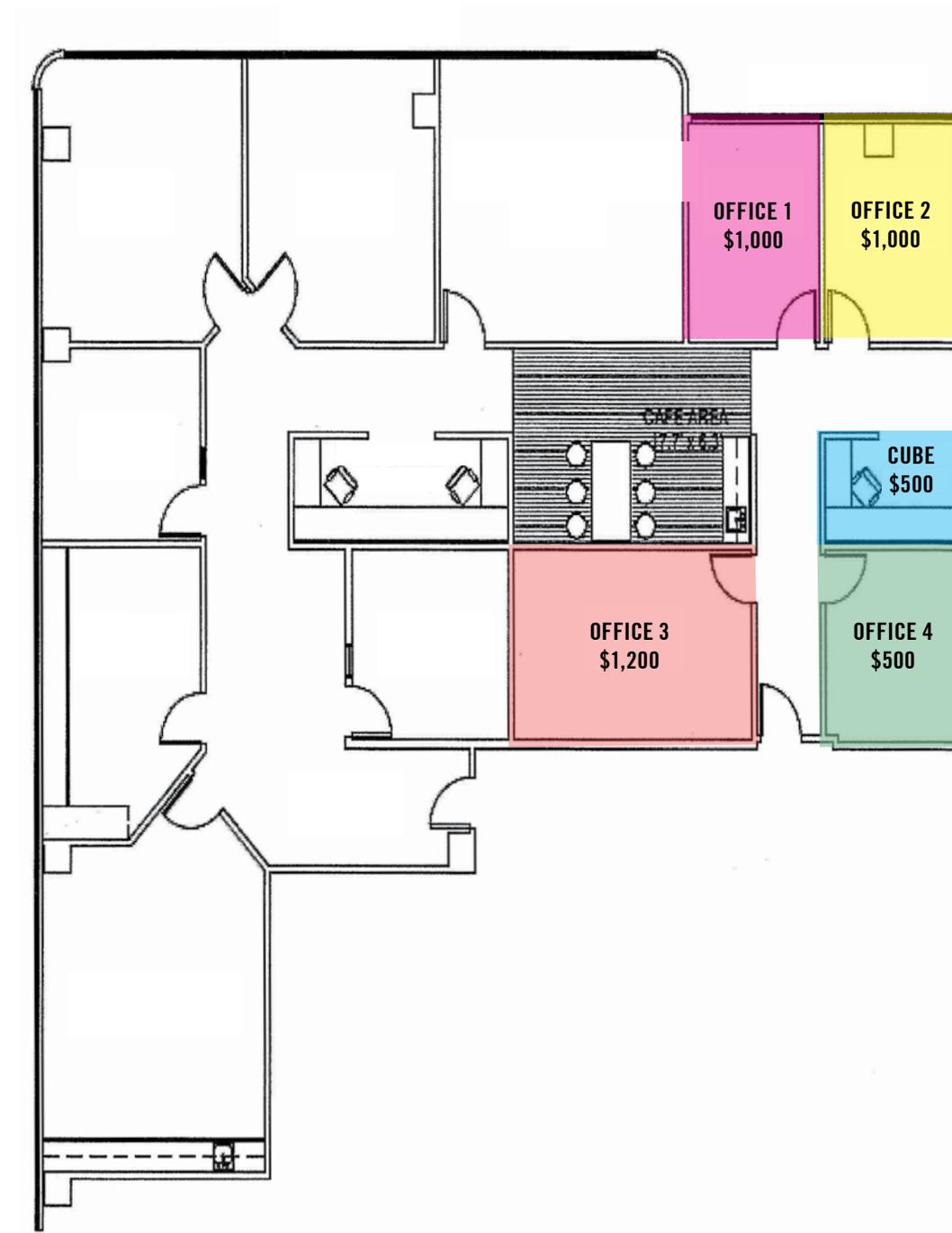
WALK SCORE: 74

BIKE SCORE: 98

TRANSIT SCORE: 44

FLOOR PLANS

SUITE 1100



AVAILABLE

OFFICE 1
\$1,000

OFFICE 2
\$1,000

OFFICE 3
\$1,200

OFFICE 4
\$500

CUBE
\$500

ENTIRE 1,240 SF OF
AVAILABLE SPACE
CAN BE LEASED FOR
\$2.80/SF



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