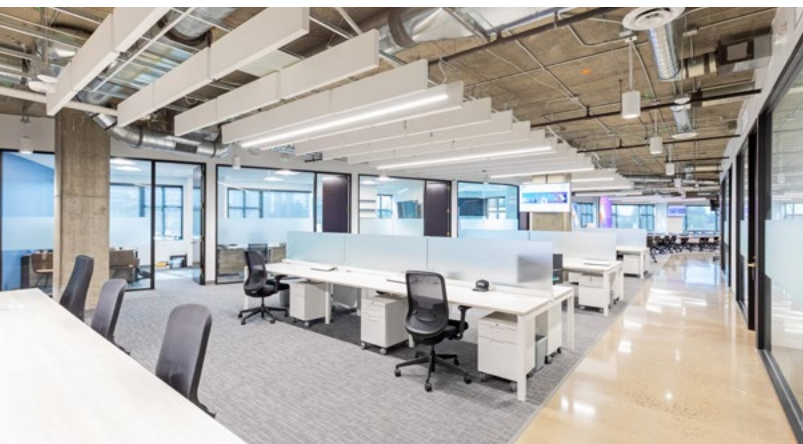


FOR SUBLEASE

1 CAPITOL MALL, SACRAMENTO, CA



11,509
RSF



\$2.25
SF/MO FSG



FULLY
FURNISHED

Highly visible, fully furnished, move-in ready office for sublease featuring 171,000 cars per day & is at the entrance to Capitol Mall and Tower Bridge

Property Overview

- 3rd Floor, Ste 300 available 10/1/2026 - 8/31/2029, priced 40% below comparable Capitol Mall office spaces
- On-site café, conference center, fitness center with showers, bike lockers, outdoor patios, 24/7 security, and professional property management
- 20 reserved, covered parking spaces with valet and parking in the adjacent city garage
- Features LEED Silver and ENERGY STAR certifications, high-quality existing improvements, and expansive window views of Downtown and the Sacramento River
- ± \$350,000 included in furniture, fixtures, and equipment

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View
virtual tour

THE FLOOR PLAN

1 CAPITOL MALL, SACRAMENTO, CA



Suite 300 for Sublease
Rentable SF: 11,509 RSF
Lease Rate: \$2.25 PSF/Month FSG



View
virtual tour



CAPITOL MALL

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COST SAVINGS

1 CAPITOL MALL, SACRAMENTO, CA



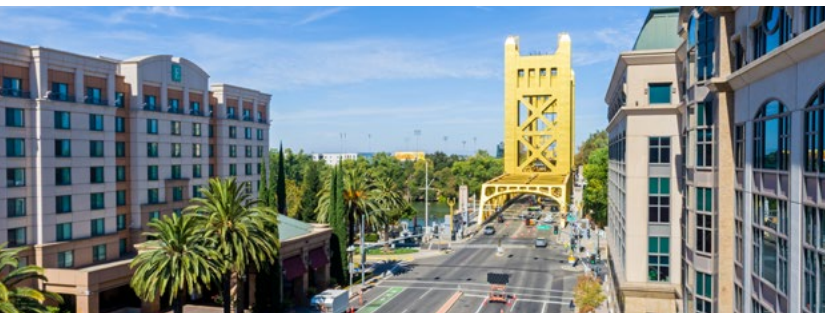
1 Capitol Mall, Suite 300 vs. four comparable Downtown Sacramento Class A blocks of similar size

Comparables below are the closest available large-block (9,200-14,600 SF) Class A Downtown Sacramento listings identified, across four independently owned buildings. To compare on an apples-to-apples basis, cost figures for every row are calculated at 11,509 SF, the size of the subject suite, applied to each building's own published asking rate, over the 35-month remaining sublease term (October 1, 2026 - August 31, 2029).

COMPARABLE (ACTUAL BLOCK AVAILABLE)	RATE/SF/MO.	MONTHLY RENT (AT 11,509 SF)	ANNUAL RENT	TOTAL COST (35 MO.)	SAVINGS IF YOU LEASE AT 1 CAPITOL MALL
555 Capitol Mall, Suite 300, 3rd Flr, 14,553 SF available, Class A, Direct	\$3.65	\$42,007.85	\$504,094.20	\$1,470,274.75	\$563,941.00
400 Capitol Mall (Wells Fargo Center), Suite 650, 6th Flr, 9,937 SF available, Class A, Direct	\$3.75	\$43,158.75	\$517,905.00	\$1,510,556.25	\$604,222.50
Park Tower, Suite 2000, 20th Flr, 9,222 SF available, Class A, Direct	\$3.60	\$41,432.40	\$497,188.80	\$1,450,134.00	\$543,800.25
520 Capitol Mall (former IBM Bldg), Suite 500, 5th Flr, 10,393 SF available, Class A, Direct	\$2.70-\$2.85	\$31,937.47	\$383,249.70	\$1,117,811.62	\$211,477.87
1 Capitol Mall, Suite 300, 3rd Flr, 11,509 SF, Class A, Sublease	\$2.25	\$25,895.25	\$310,743.00	\$906,333.75	-

- \$211K - \$604K SAVINGS RANGE OVER 35 MONTHS, ACROSS ALL FOUR COMPS
- \$480,860 AVERAGE SAVINGS OVER 35 MONTHS, ACROSS ALL FOUR COMPS
- 35% AVG. DISCOUNT TO DIRECT DOWNTOWN ASKING RATES

Note: All four comparables were confirmed active and on the market as of this brochure's preparation date (August 2026). All figures are asking rates, subject to change and negotiation, and shown for comparison purposes only.



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DOWNTOWN SACRAMENTO, CA



8.6K
RESIDENTS



53.1K
EMPLOYEES



19.7M
YEARLY VISITS



59.2K
DAYTIME POPULATION

Downtown is the city's primary business and government core, offering a dense mix of office, civic institutions, hospitality, and emerging residential development

Location Overview

- Popular entertainment options includes the Golden 1 Center (home to the Sacramento Kings), Downtown Commons dining and retail center, The Crest Theater, Memorial Auditorium, and the newly renovated Convention Center
- Home to the California State Capitol and major state agencies
- Strong presence of government employees, legal professionals, and healthcare workers tied to the Capitol and regional institutions
- Above-average educational attainment compared to the broader Sacramento region
- Located between Old Sacramento and Midtown with excellent freeway connectivity

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THE LOCATION

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