## 455

455 Capitol Mall Sacramento, CA 95814 916.444.5475

CAPITOL MALL COMPLEX

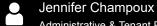




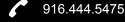




## Get in Touch



Administrative & Tenant Relations Manager



ichampoux@455capitolmall.com



www.455capitolmall.com



About the Property

## **455 Capitol Mall Complex**

Located in The Heart of Downtown Sacramento

Our Commercial Office Complex Can Take Your Business to the Next Level. We Are Centrally Located at the Corner of 5th Street and Capitol Mall, Just Blocks From The State Capitol Building, Offering Sacramento's Most Prestigious Address, Convenience, Professional Atmosphere, & Affordability.

## **Property Features**

- Attractive Office Spaces Ranging from 156 SF to 11,066 Rentable SF
- Ground Floor Space Available Now- 8,189 RSF
- Competitive Rental Rates \$2.15-\$2.25 per RSF
- · Flexible Lease Terms
- Full Services Leases No NNN Leases
- Most Offices Lined with Floor to Ceiling Windows
- Spectacular Views
- · Visitor Parking Available
- Reserved Parking \$165 per month
- On Site Security Services
- Bicycle Locker Rentals
- Easy access to Public Transportation

- Building Signage Opportunities
- Complimentary Conference Room with Wireless Internet & Flat Screen TV
- Professional Atmosphere
- Shower & Locker Room
- Walking distance to The Capitol, Old Sacramento and Federal Buildings
- Located Among The Best Law Firms & Financial Institutions
- On Site Banking & Restaurant
- On Site Management
- Beautiful Outdoor Courtyard & Waterfall
- Convenient access to local Freeways & The Sacramento International Airport
- Half of a block from The Golden 1 Center