

# 455

## CAPITOL MALL COMPLEX

455 Capitol Mall  
Sacramento, CA 95814  
916.444.5475



## Ground Floor Space Available

### 455 Capitol Mall Complex

*Located in the Heart of Downtown Sacramento*

Our Commercial Office Complex can take your business to the next level. Centrally located at the corner of 5th Street and Capitol Mall, just blocks from the State Capitol, offering convenience, a professional atmosphere, and centrally located.

## Property Features

Ground Floor Capitol Mall  
Space Available 8,189 RSF

Space Planning Available -  
Space can be Demised

Competitive Lease Rates  
starting at \$2.25 RSF

Five Year Lease Term

Full Service Lease

The Perimeter of the Space  
is Lined with Floor to Ceiling  
Windows

Exterior Building Signage  
Available

Spectacular Views

Visitor Parking Onsite

Reserved Monthly  
Tenant Parking - \$165 per  
month

Onsite Building  
Management & Security  
Services

Half a Block from The  
Golden 1 Center & Shopping

Bicycle Locker Rentals

Shower & Locker Room

Electric Charging Stations for  
Tenants - \$185 per month

Complimentary Conference  
Room for Tenants with Wireless  
Internet & Flat Screen TV

Walking Distance to the  
Capitol, Old Sacramento and  
Federal Buildings

Restaurant & Bar and Banking  
Services Onsite

Beautiful Outdoor Courtyard &  
Waterfall

Easy Access to Public  
Transportation

Convenient Access to Local  
Freeways and Sacramento  
International Airport

## Get in Touch

Jennifer Champoux

Administrative & Tenant Relations Mgr.

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