



630 K STREET DOWNTOWN SACRAMENTO

PRIME FULL FLOOR SPACE **FOR LEASE**
UP TO 62,000 RSF AVAILABLE
AT ICONIC LOCATION



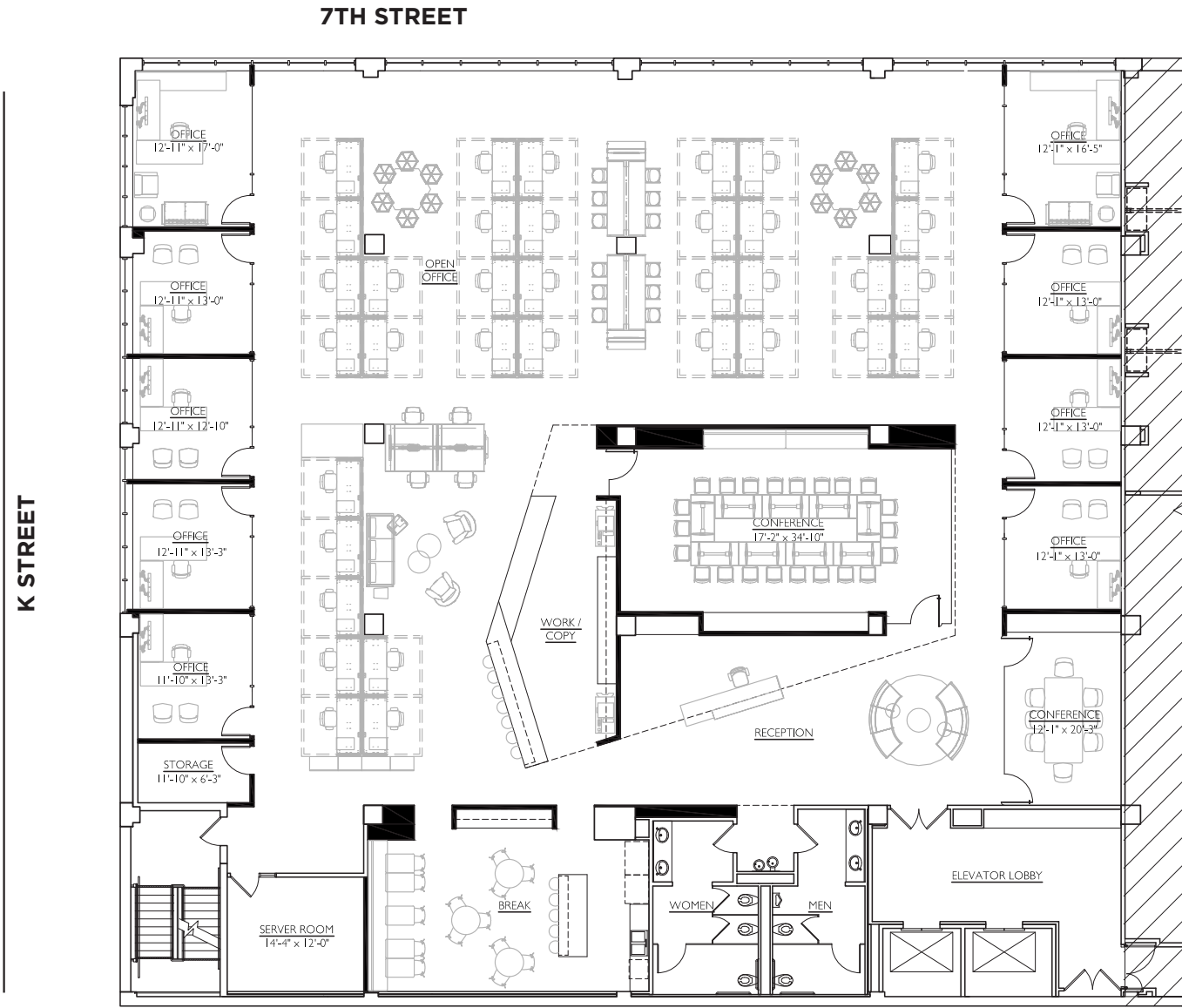
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HIGHLIGHTS



±15,000 RSF Floor Plates of Premier CBD Creative Office Space
13' Ceiling Heights
Floor to Ceiling Glass
Open Floor Plan Ideal for Collaborative Office Environments
Located in the Heart of Sacramento's New Entertainment District
Distinctive Building Signage Available
Surrounded by Restaurants, Bars, Cafes, Shopping, Fitness Facilities and Various Entertainment Amenities
Convenient Light Rail, Bus Stop, Amtrak and Freeway Access
Bike Racks

THE GOLDEN 1 CENTER

2ND FLOOR PLANS



630 K STREET
DOWNTOWN SACRAMENTO



2ND FLOOR RENDERINGS

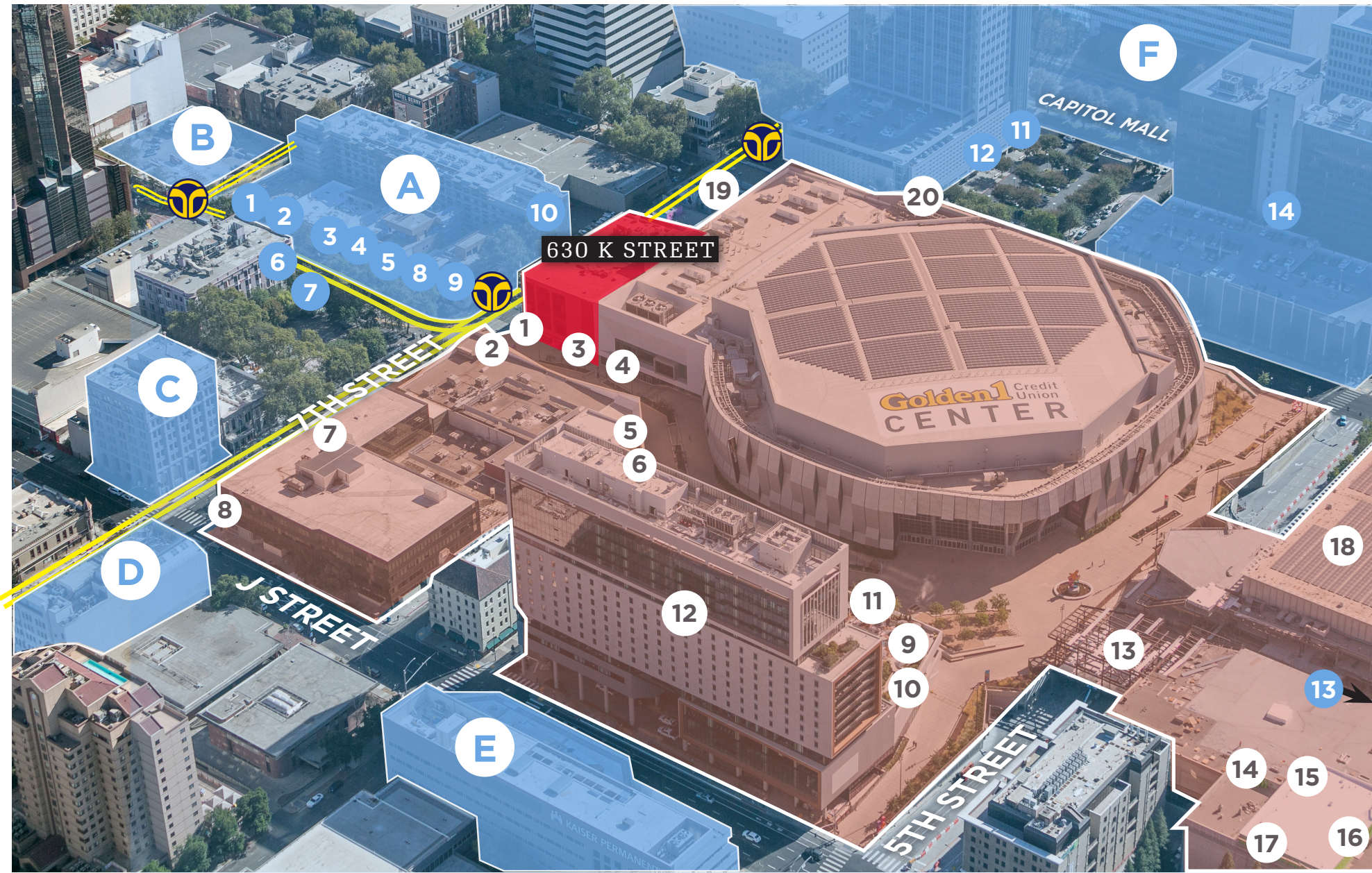
A LOOK INSIDE

630 K STREET
DOWNTOWN SACRAMENTO

2ND FLOOR RENDERINGS



630 K STREET DOWNTOWN SACRAMENTO



DOCO RETAIL - 630,000 SF

1	STARBUCKS RESERVE	2	SAUCED BBQ & SPIRITS
3	T-MOBILE	4	KINGS TEAM STORE
5	HÄAGEN-DAZS	6	ESTELLE'S
7	24 HOUR FITNESS	8	GOLDEN 1 CREDIT UNION
9	PUNCH BOWL SOCIAL	10	URBAN OUTFITTERS
11	ECHO & RIG BUTCHER & STEAKHOUSE	12	KIMPTON HOTEL THE SAWYER
13	STATE FARE KITCHEN & BAR	14	GETTA CLUE
15	PANDA EXPRESS	16	YARD HOUSE
17	CINEMARK NEXT GEN	18	MACY'S
19	HYATT CENTRIC	20	KAISER SPORTS MEDICINE CENTER

ADJACENT RETAIL

1	SOLOMON'S DELICATESSEN	2	KOJA KITCHEN
3	TIGER®	4	KODAIKO RAMEN & BAR
5	INSIGHT	6	EL REY
7	MALT & MASH	8	ALL CITY RIDERS
9	PICK 6	10	Azotea (rooftop bar)
11	AMBROSIA	12	MORTON'S STEAKHOUSE
13	HOLIDAY INN	14	OLD SOUL CAFE

ADJACENT NEW DEVELOPMENT

A	700 BLOCK 137 APTS/72,000 SF RETAIL	B	800 BLOCK 170 APTS/20,000 SF RETAIL
C	1007 7TH STREET I/O LABS	D	D.O. MILLS BANK BUILDING THE BANK
E	501 J STREET KAISER MEDICAL OFFICE BUILDING	F	CAPITOL MALL OVER 2 MILLION SF OF CLASS A OFFICE

 RT LIGHT RAIL STATIONS

DOWNTOWN REVITALIZATION

630 K STREET



-  PARKING
-  REGIONAL TRANSIT STOP
-  BUS STOP
-  NEW BUS STOP

PUBLIC TRANSPORTATION			
	DRIVE	WALK	DISTANCE
ST. ROSE OF LIMA PARK - 7TH & K TRANSIT STOP	2 MINS	2 MINS	0.1 mi
7TH & CAPITOL TRANSIT STOP	1 MIN	3 MINS	0.1 mi
8TH & K TRANSIT STOP	2 MINS	4 MINS	0.2 mi
ST. ROSE OF LIMA PARK - 9TH & K TRANSIT STOP	2 MINS	4 MINS	0.2 mi
8TH & CAPITOL TRANSIT STOP	2 MINS	5 MINS	0.2 mi
AMTRAK STATION	4 MINS	9 MINS	0.8 mi
AIRPORT	15 MINS		11.3 MILES

TRAFFIC COUNTS - AVERAGE DAILY TRAFFIC	
J ST. @ 7 ST.	20,371
L ST. @ 7 ST.	14,153
7 ST. @ K ST.	3,783
INTERSTATE 5	375,000

TRANSPORTATION

