



Colliers



FOR LEASE | ±15,786 SF SINGLE TENANT OFFICE BUILDING

THREE TWENTY

@ CAPITOL MALL

THREE TWENTY

THE OPPORTUNITY

This one of a kind, 15,786 square foot, single tenant, office building located on Capitol Mall in Sacramento is set to undergo a significant renovation to bring the exterior to Class A standard.

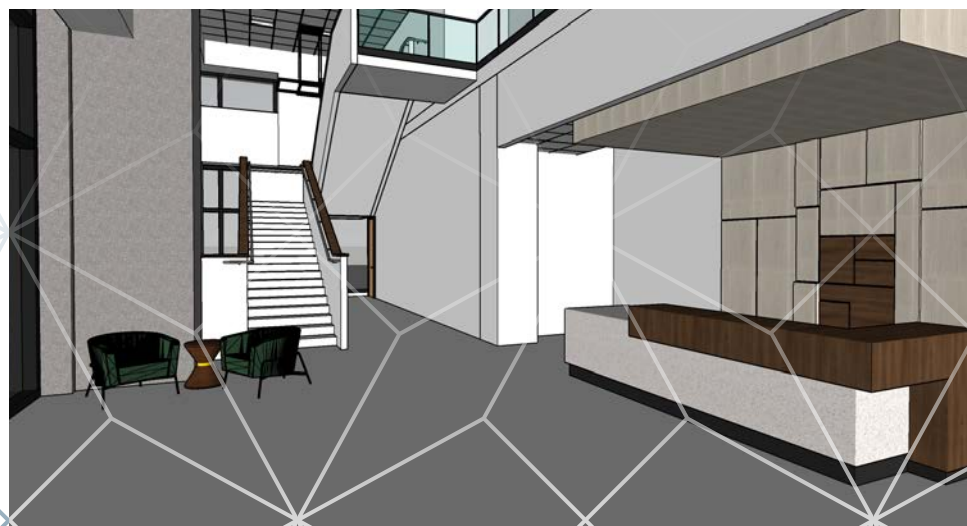
The renovation project will include updating the building's façade, windows, landscaping, and adding a new lobby entrance. The improvements will serve tenants seeking a contemporary, top of market office space.

Located at the premier office address in Sacramento, it is the only freestanding small office opportunity on Capitol Mall, offering easy access to major transportation hubs and amenities, making it an ideal location for businesses looking to establish a presence in the area.

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PROPERTY HIGHLIGHTS

Building Availability

Spacious 15,786 SF two floor office building available for lease in the heart of Downtown Sacramento

Renovation Planned

Renovation will bring this building up to a Class A office level

Availability to Parking Structure

Convenient and easy entry to the nearby parking structure available for all tenants

Highway Access

Close proximity to Interstate 5 allowing for efficient and convenient transportation

Capitol Mall's Only Single Tenant Building

Can accommodate a wide range of business needs

Access to 300 Capitol

While occupying this building, tenants will have access to 300 Capitol's amenities

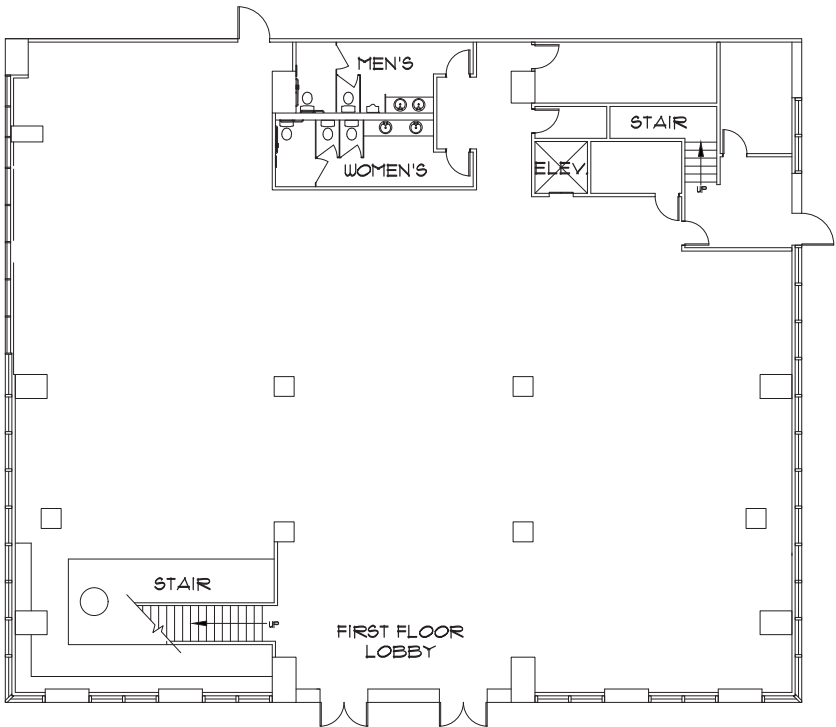
Abundant Amenities

Tenant will have access to the fitness center & tenant lounge with conference facilities at 300 Capitol Mall

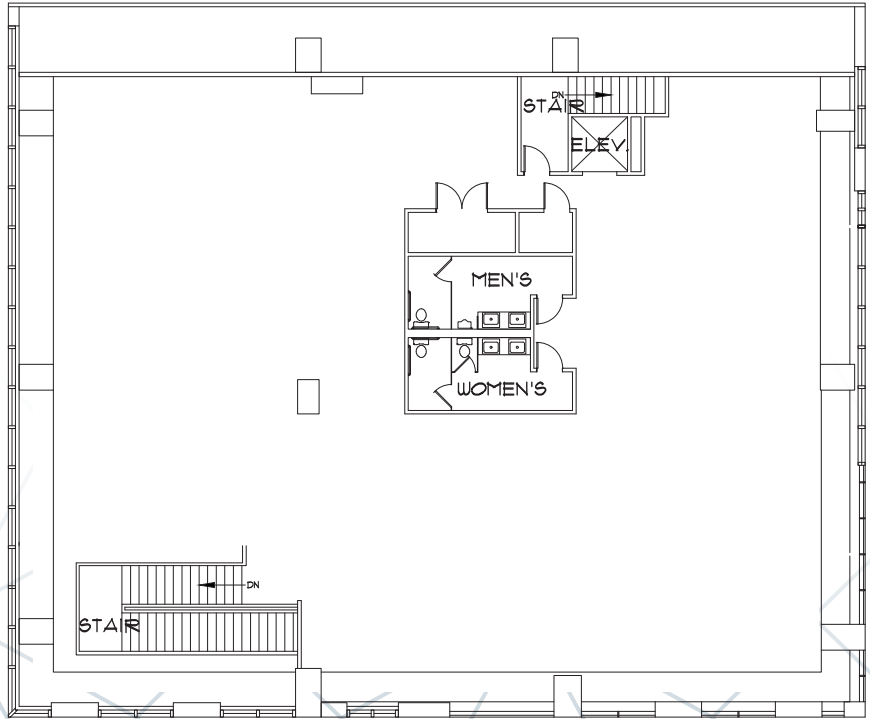
Premier CBD Location

Located within the bustling commercial and retail scene of Downtown Sacramento

FLOOR PLANS



First Floor
±7,895 SF



Second Floor
±7,853 SF



THREE TWENTY

The Bank

Downtown Commons

Hyatt Downtown

Morton's Steakhouse

State Capitol

Il Fornaio

Kaiser Permanente

Kimpton Sawyer

Golden 1 Center

House Kitchen & Bar

Camden Spit & Larder

THREE HUNDRED

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LOCATION

320 Capitol Mall is a premier office building located in the heart of Downtown Sacramento, California. Situated just steps away from the California State Capitol, the building offers stunning views of the city skyline and the Sacramento River. The location provides easy access to major freeways, including Interstate 5 and Interstate 80, making it convenient for tenants and visitors alike. The building offers a range of on-site amenities, including a fitness center, conference facilities, and secure parking. The surrounding area is known for its vibrant commercial and retail scene, with numerous restaurants, bars, and shops within walking distance.

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