



400 CAPITOL MALL

EXPERIENCE THE
D I F F E R E N C E

WWW.400CAPMALL.COM

 CUSHMAN &
WAKEFIELD



*Photo Credit to Downtown Sacramento Partnership *



WORLD-CLASS EXPERIENCES

With building frontage on Sacramento's most prestigious city street, 400 Capitol Mall is a world-class destination for the city's best and brightest talent. Unmatched on-site amenities and optimal location gives tenants access to an incredible array of restaurants, shopping and entertainment venues.

[TAKE A TOUR](#)



PROPERTY HIGHLIGHTS



One block from the
Downtown Commons
(DOCO)



Award winning
Il Fornaio Italian
Restaurant



Five-level parking
garage with 1,094
secured stalls



Complimentary
shuttle service



Fitness center, sauna,
lockers and heated
outdoor pool



Common-area
conference center,
tenant lounge and
management office



Car detailing,
valet and electric
charging stations



Concierge and
24-hour security
desk



LEED
Gold Status



WiredScore
Gold Certified



WELL Health-
Safety Rated



SmartScore
Silver Certified



BOMA 360
Certified



Energy
Star Certified



2022
DISTINCTION
Fitwell Viral
Response Certified



ARRIVE INSPIRED

Beams of natural light fill an expansive lobby, encouraging interactions and welcoming guests.

Feel confident and secure about coming inside — 400 Capitol Mall is WELL Health-Safety rated, demonstrating that health and safety best practices are prioritized.





VERSATILE + ADAPTABLE

Flexible and efficient floor plates allow tenants of all sizes to customize their space with opportunities to grow and expand.



COLLABORATE + CONNECT

Unwind and connect in the exclusive tenant lounge and conference room. Enjoy multiple spaces for private reflection or social interaction—all without leaving the office.

And, as the only WiredScore Gold certified building in Sacramento, tenants can be sure that 400 Capitol Mall's technology infrastructure is built to keep up with their needs. It's the most connected building in the city - for the most connected businesses.





RECHARGE +
POWER YOUR DAY

Fuel your fitness goals with a state of the art fitness center, sauna, and locker rooms.



RETREAT +
REJUVENATE

Take in the sun and fresh air. Enjoy
the heated pool and outdoor deck.





HOTELS

RESTAURANTS

CAFÈ/BARS

SHOPS

ENTERTAINMENT

FITNESS

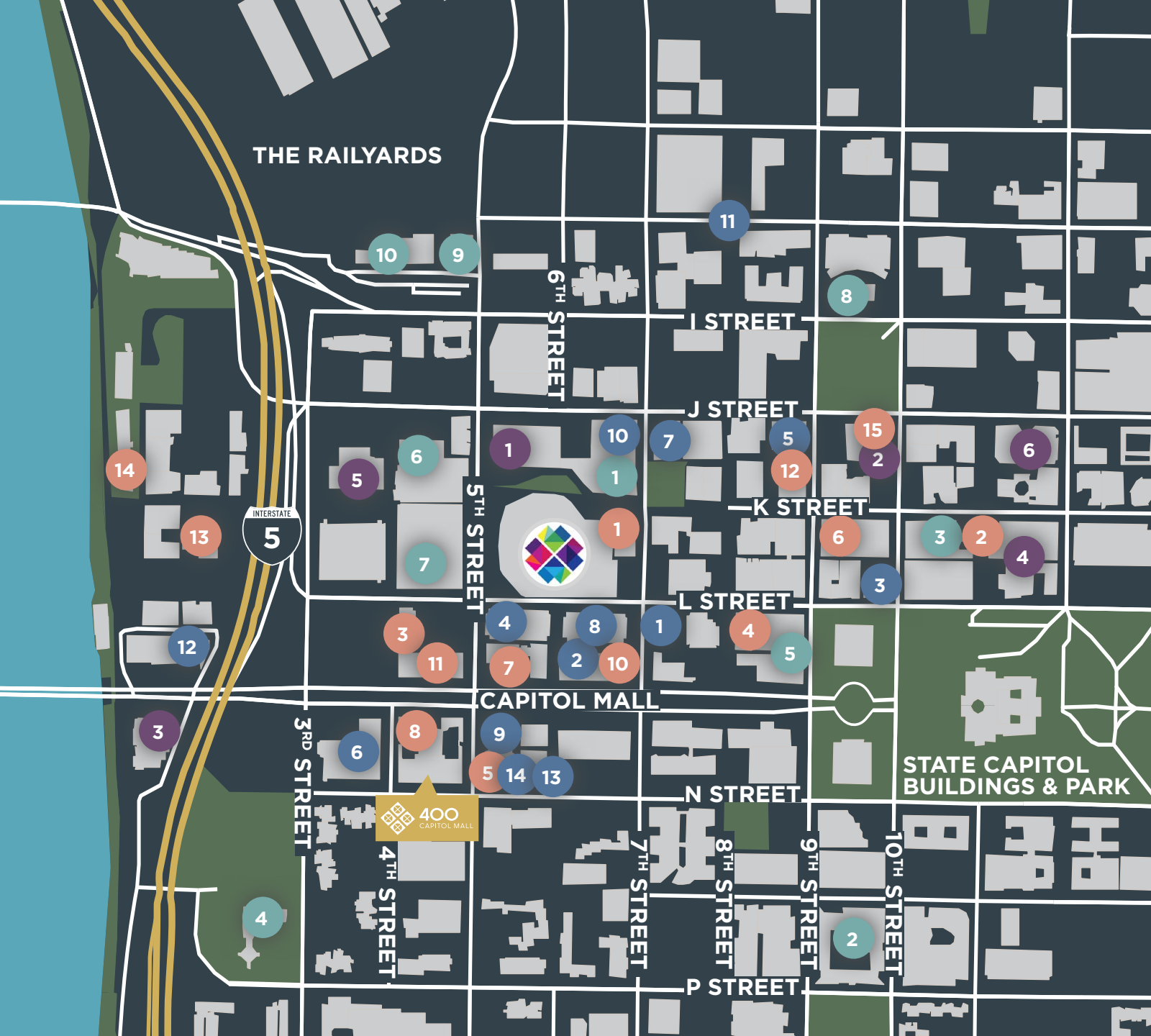


LIVING IT UP

105+

Establishments within walking distance of the property

Sacramento's dynamic downtown scene caters to every appetite, packed with new flavors and experiences.



RESTAURANTS

1. Jimboy's Tacos
- Panda Express
- Estella Bakery & Patisserie
- Hao Bao Dumplings
- RareTea
- Sauced BBQ & Spirits
- Solomon's Delicatessen
- Starbucks Reserve
- Tiger
- Yard House
- Chipotle
- Flatstick Pub
- The Pizza Press
- Popbar
- Poke Ichii
- Polanco Cantina
- Revival at the Sawyer
2. Dive Bar
3. Foundation Restaurant & Bar
4. Frank Fats
5. General Store & Deli
6. Grange
7. House Kitchen & Bar
8. Il Fornaio
9. Ella Dining Room & Bar
10. Mortons
11. My Sisters Café
12. Temple Coffee
13. The Firehouse
14. Rio City Cafe
15. Ten Ten Room

BANKS

1. MUFG Union Bank
2. Bank of America
3. River City Bank
4. First-Citizens Bank & Trust
5. Golden Pacific Bank
6. Westamerica Bank
7. Merchants National Bank
8. US Bank
9. Bank of the West
10. Golden One Credit Union
11. Sacramento Credit Union
12. Umpqua Bank
13. American River Bank
14. CA Bank & Trust

HOTELS

1. Kimpton Sawyer Hotel
2. Citizen Hotel
3. Embassy Suites
4. Hyatt Regency
5. Holiday Inn
6. Sheraton Grand Hotel

OTHER

1. 24 Hour Fitness
2. Capitol Athletic Club
3. California Family Fitness
4. Crocker Art Museum
5. Sutter Club
6. Century Theatres
7. Macy's
8. City Hall
9. US District Court
10. Amtrak





CURRENT AVAILABILITY

SUITE	RSF
730	±1,509
750	±3,703
1400**	±17,313
1535***	±2,970
1540	±1,153
1545	±970
1750	±5,449
2140*	±4,316
2200*	±20,765
2500	±4,197
2550	±2,341
2650****	±5,056

*Suites 2140 and 2200 can be combined for ±24,100 RSF

**Available Q4 - 2024

***Available Q1 - 2025

****Available Q2 - 2025

[Click suite to view floor plan](#)





ACCESS + CONNECTIVITY



13 MIN WALK
TO AMTRAK STATION



10 MIN WALK
TO CALIFORNIA STATE CAPITOL



2 MIN DRIVE
TO FREEWAY ACCESS



11 MIN DRIVE
TO SACRAMENTO
INT. AIRPORT

KEY



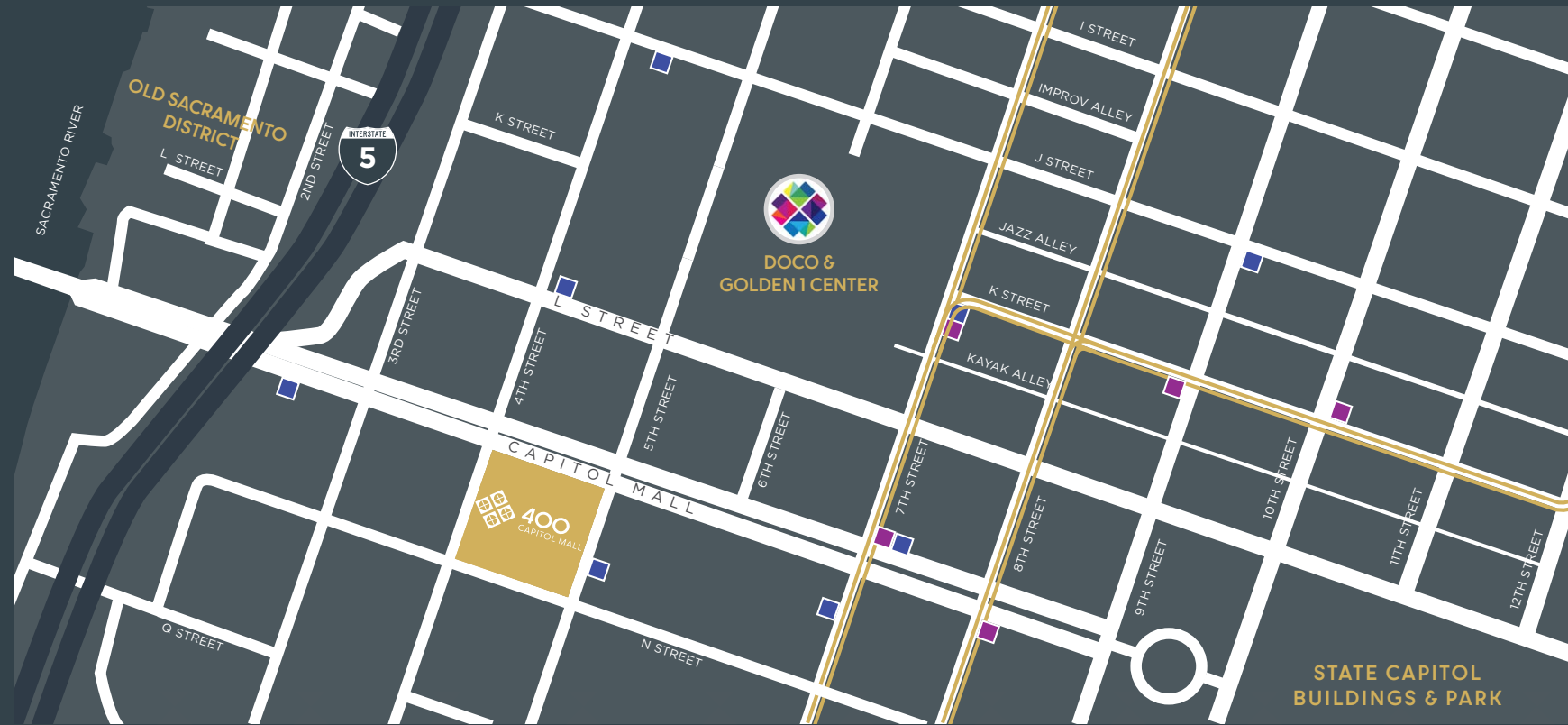
LIGHT RAIL STATIONS



LIGHT RAIL ROUTE



BUS STOPS





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