

SIXSIXTY

AT DOWNTOWN COMMONS

LIVE YOUR BEST WORK LIFE

In the heart of Sacramento's Central Business and Entertainment Corridor

WWW.SIXSIXTYDOCO.COM



CUSHMAN &
WAKEFIELD



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AT DOWNTOWN COMMONS



LIVE YOUR BEST WORK LIFE

±120,000 sf mixed use commercial, low-rise building adjacent to Golden 1 Center, home of the Sacramento Kings, and other vibrant retail, restaurant and entertainment destinations in the heart of Downtown Sacramento.

FEATURING:

- ±97,000 sf of contiguous, creative office space
- ±20,000 sf of ground floor retail
- Ample subterranean parking (3/1000) & EV charging stations including 20 Tesla Supercharging stations
- Secure and direct elevator access from parking garage to tenant floor
- Walking distance to State Capitol, Amtrak Station and multiple public transportation stops

SIXSIXTY'S VISION:

- New ownership
- Jewel-box Opportunity Zone renovation underway
 - » State-of-the-art steel and glass façade
 - » Contemporary lobby
 - » Indoor & Outdoor Tenant Lounges
 - » Upgraded HVAC with new Hepa filters
 - » Remote technology and touchless fixtures
 - » Bike storage and showers
- Opportunity Zone tax incentives



TAKE YOUR DAY FROM ZERO TO SIXSIXTY

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6:00 AM - 8:00 AM

Wake up in your apartment at the Hardin. Bike to work. Store your bike and shower at SIXSIXTY.

KICK START THE DAY

- Starbucks Reserve
- Estelles
- Tenant lounge coffee/kombucha

GYM OPTIONS

- 24hr Fitness
- All City Riders
- The Climb Society



1:00 PM - 5:00 PM

AFTERNOON OFFICE SESSION

Take an early meeting at Yousefi Park, have a brainstorming session on Capitol Mall or grab a coffee and have a one on one meeting at the entrance to Golden 1 Center. No other office building offers Tenants the variety of unique work place options as SIXSIXTY at Downtown Commons does.



NEED TO RUN ERRANDS?

- Macy's
- Kaiser Hospital
- Urban Outfitters
- Kings Team Store
- Rite Aid
- The Lash Lounge



5:00 PM - 6:00 PM

HAPPY HOUR

- Yard House
- Ruhstaller



COCKTAILS AND BITES

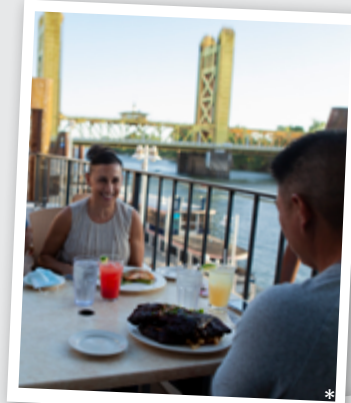
- Echo & Rig Butcher & Steakhouse & Cocktails
- Polanco



6:00 PM - 8:00 PM

DINE

Take the night whichever direction you want with over 20 dining options within 2 block radius.



8:00 PM - MIDNIGHT

POST DINNER ACTIVITIES

Walk through charming Old Sacramento for ice cream or coffee.

- Sacramento Kings game
- Flat Sticks Pub
- Cinemark Next Gen Theatre



FINAL FINAL

- Darling Aviary
- Revival at The Sawyer Hotel

TURN IN TIME

- The Kimpton Sawyer Hotel



*Photo Credit to Downtown Sacramento Partnership

PROXIMITY

ENTERTAINMENT

1. Golden Center
2. Cinemark Next Gen
3. Punch Bowl Social
4. Flatstick Pub
5. Crocker Art Museum

HOTELS

6. Hyatt Centric
7. Kimpton Sawyer Hotel
8. The Exchange Hotel
9. Holiday Inn

GYMS

10. 24 Hour Fitness
11. All City Riders, Climb Society


SHOPPING


12. Macy's, Getta Clue, Identity Boutique
13. Urban Outfitters


RESTAURANTS


14. Yard House, Burger Lounge, Panda Express, Jimboy's Tacos, Poke Ichii
15. Echo & Rig Butcher & Steakhouse, Polanco
16. Sauced BBQ & Spirits, Häagen-Dazs, Fizz Champagne Bar, Estelle Patisserie, Starbucks Reserve
17. Camden Spit & Larder, Old Soul Cafe, House
18. Il Fornaio
19. Foundation, My Sister's Cafe, Whired
20. Tiger®, Koja Kitchen, Darling Aviary, Kodaiko Ramen & Bar, Solomon's Delicatessen, Bailarin Cellars, Ruhstaller Basement





 **3 MIN WALK**
TO LIGHT RAIL STATION

 **7 MIN WALK**
TO AMTRAK STATION

 **10 MIN WALK**
TO CALIFORNIA STATE CAPITOL

 **2 MIN DRIVE**
TO SAC. CONVENTION CENTER

 **2 MIN DRIVE**
TO FREEWAY ACCESS

 **11 MIN DRIVE**
TO SACRAMENTO INT. AIRPORT



SIXSIXTY - A SMARTER, HEALTHIER AND VERSATILE WORKPLACE

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REMOTE TENANT EXPERIENCE

Bluetooth retrofitted access control system enabling remote access and mobile phone application for up to date stakeholder communication and engagement.



LEED CERTIFIED

Sustainably sourced and low emitting base building materials.



IWBI Well Certified

Enhanced sanitation and healthy reentry plans.



AIR QUALITY

Upgraded HVAC with Merv 13 filters.



OUTDOOR TERRACES

A dedicated outdoor area for tenants to relationship build.



FITNESS

Showers, lockers and bike storage onsite to promote healthy work/life balance.



NATURAL LIGHT

New floor to ceiling glass and steel facade.



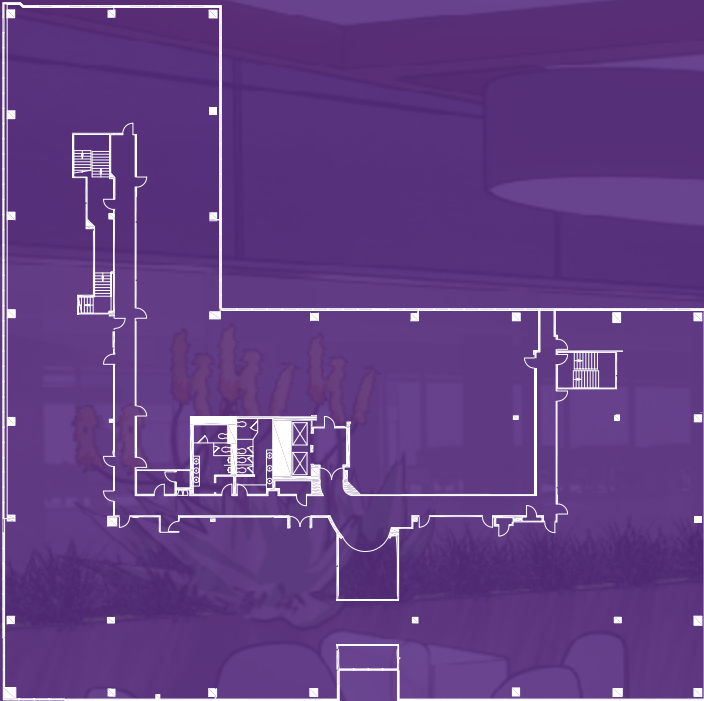
PARKING

Ample subterranean parking and EV chargers with direct access to floors 1-4.

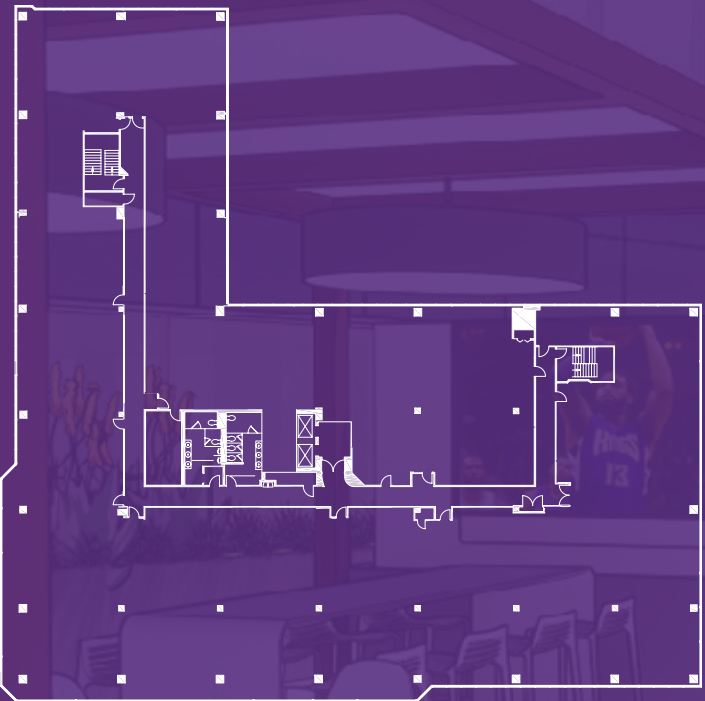
OFFICE SPACE | ±97,000 SF

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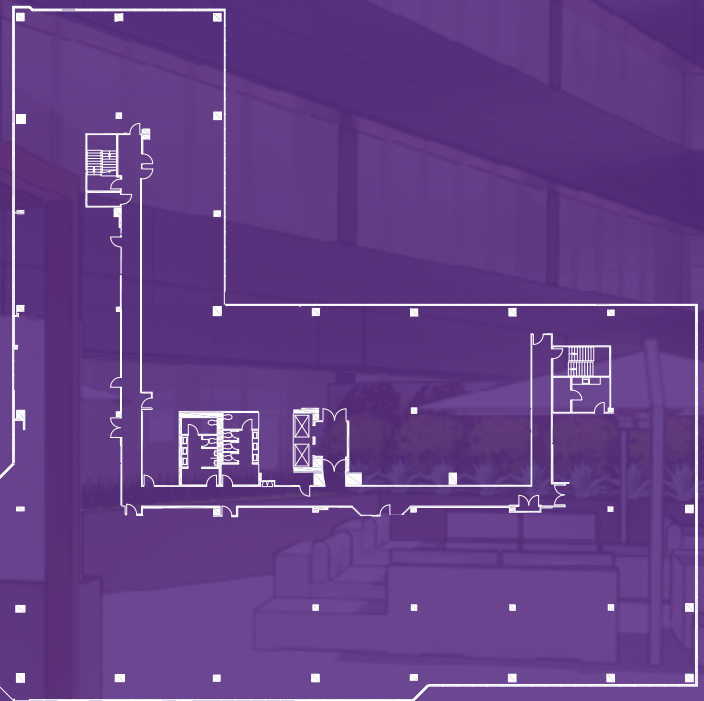
SECOND FLOOR | ±31,000 SF



THIRD FLOOR | ±33,000 SF



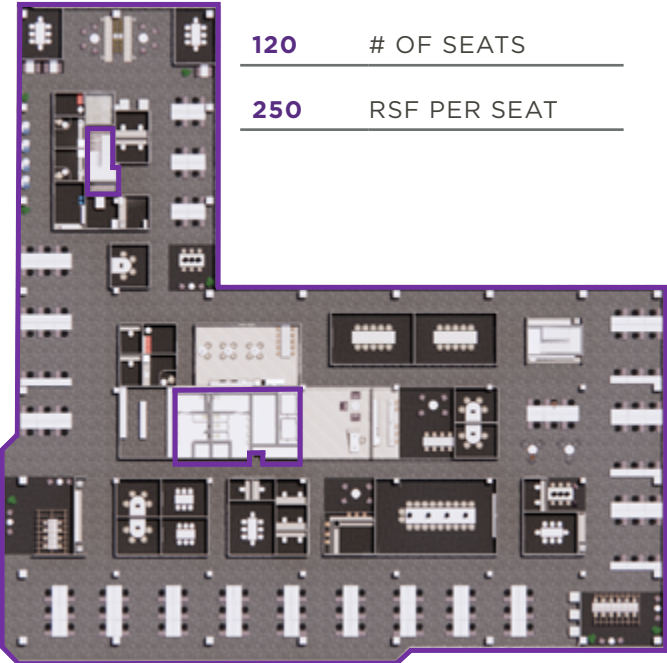
FOURTH FLOOR | ±33,000 SF



HYPOTHETICAL FULL FLOOR PLAN | ±33,000 SF



SINGLE TENANT



120 # OF SEATS

250 RSF PER SEAT

FRONT DESK



HYPOTHETICAL MULTI-TENANT FLOOR PLAN | ±31,000 SF

 VIRTUAL
FLY-THROUGH

MULTI TENANT



SPECIFICATIONS

SUITE	SIZE (RSF)	# OF SEATS	RSF/ SEAT
A + B	11,492	45	255
C	2,791	13	215
D	6,090	30	203
E	4,660	20	233
F	3,330	14	238

WORKSTATIONS, FOCUS ROOM & PERCH



MIXED USE FLOOR | ±20,000 RSF

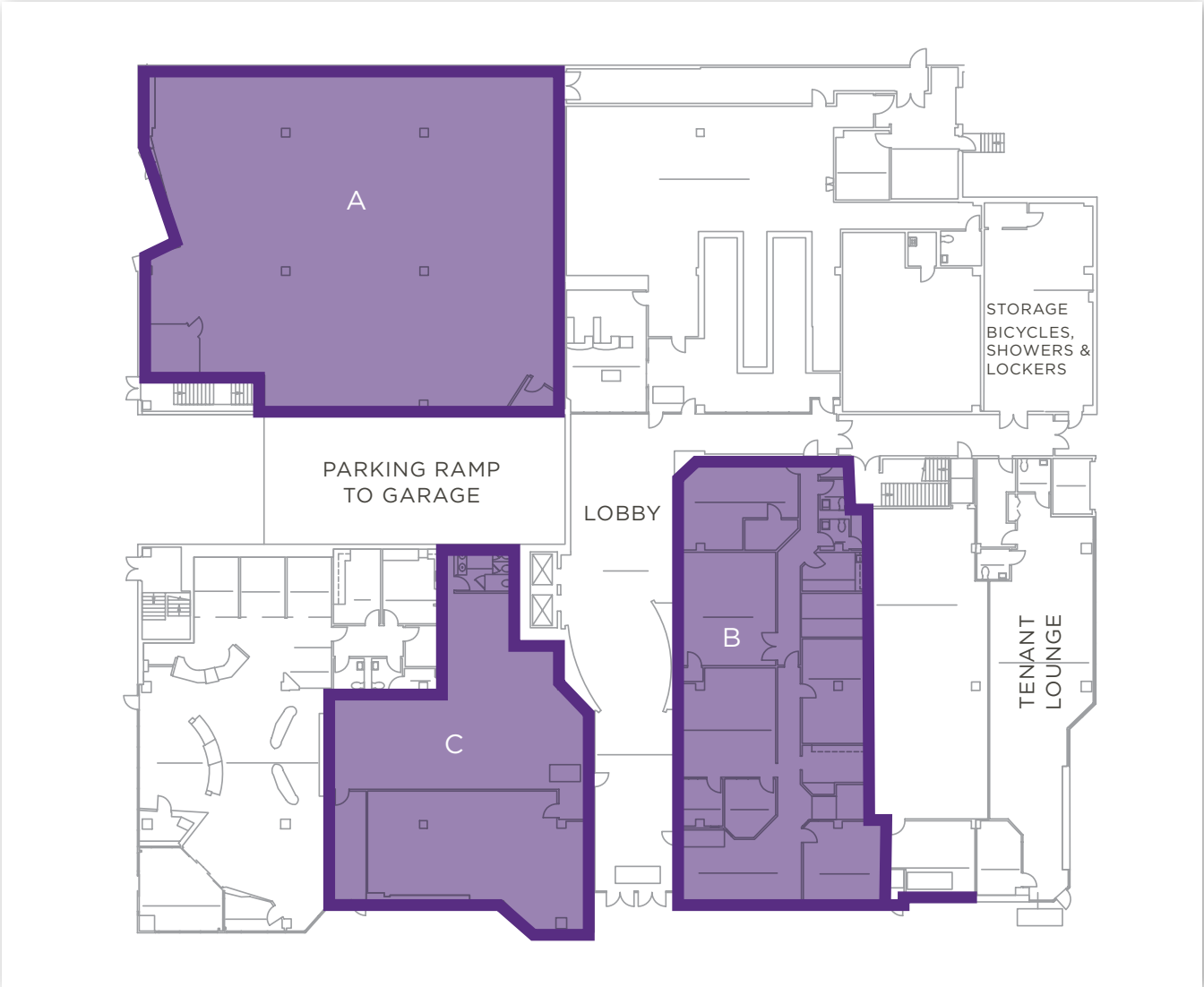
RETAIL & OFFICE AVAILABILITY

SUITE SF (±)

A 7,000

B 5,500

C 3,500







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