



The image shows a modern skyscraper, the Wells Fargo Center, illuminated against a darkening sky. The building has a distinctive stepped, pyramidal shape with multiple glass facades. A smaller, rounded glass building is attached to its base. The surrounding city skyline is visible in the background under a clear blue sky.

400 CAPITOL MALL
WELLS FARGO CENTER

SACRAMENTO'S PREMIER &
MOST RECOGNIZABLE OFFICE TOWER

WWW.400CAPMALL.COM

SACRAMENTO, CALIFORNIA

CUSHMAN & WAKEFIELD INC. • 400 CAPITOL MALL, SUITE 1800, SACRAMENTO, CA



400 Capitol Mall, Suite 1800, Sacramento, CA 95814 • +1 916.288.4800 • LIC. #00616335



PROPERTY HIGHLIGHTS



Centrally located in the heart of the Central Business District



Located one block away from the most ambitious redevelopment in the region - The Golden 1 Center (Sacramento Kings Arena), DOCO will add 300k sqft of new retail space, Kimpton Hotel (250 rooms), 64 luxury condos

★★★★★
5-Star Amenities

Recently renovated luxurious fitness center with new group exercise room, 6th floor outdoor balcony with heated swimming pool, Il Fornaio Italian restaurant, ground floor retail promenade, on-site concierge, 24Hr Security desk, on-site car detailing, complimentary CBD shuttle service

2.0 / 1,000

Generous parking allocation with 1,094 secured stalls, 5-level connected parking garage, valet service, free electric charging stations

PLATINUM
LEED STATUS

Featuring modern construction and highly efficient building systems which have garnered it LEED PLATINUM status.



Access: Walking distance to light rail, easy access to the Interstate 5

NEW!

New Common Area Conference Center, Tenant Lounge, and Management Office

AMENITIES



COFFEE*

SPECIALTY'S CAFÉ & BAKERY/PEET'S	IL FORNAIO	AMBROSIA CAFE	CHOCOLATE FISH COFFEE	INDO CAFÉ	OLD SOUL	STARBUCKS
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NIGHT ENTERTAINMENT*

KBAR	HENRY'S LOUNGE	DIVE BAR	COIN-OP GAME ROOM	PRE FLITE LOUNGE
PARE EURO LOUNGE	O'MALLEY'S IRISH PUB	WHIRED WINE	MALT & MASH IRISH PUB	THE PIER LOUNGE & GRILL



RESTAURANTS*

SPECIALTY'S CAFÉ & BAKERY	IL FORNAIO	SAUCED	FRANK FATS	GRANGE
HOUSE KITCHEN & BAR	FOUNDATION RESTAURANT & BAR	WHIRED WINE	THE MORTON'S STEAKHOUSE	ALEJANDRO'S TAQUERIA
THE BOILING CRAB	PIZZA ROCK	THE ELLA DINNING ROOM BAR	TEN22	GRACIANO'S CHICAGO DEEP DISH PIZZA & SPEAKEASY



HEALTH & FITNESS

THE DAILEY METHOD	CALIFORNIA FITNESS	24HOUR FITNESS	THE CAPITAL ATHLETIC CLUB	YOGA SEED COLLECTIVE
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HOTELS

SHERATON GRAND SACRAMENTO HOTEL	HYATT REGENCY SACRAMENTO	THE CITIZEN HOTEL	THE SAWYER HOTEL - KIMPTON	HOLIDAY INN
STERLING HOTEL	MARRIOTT RESIDENCE INN SACRAMENTO	EMBASSY SUITES BY HILTON	DELTA KING HOTEL	



POINTS OF INTEREST

CROCKER ART MUSEUM	WELLS FARGO MUSEUM	OLD TOWN SACRAMENTO DISTRICT	STATE CAPITOL BUILDINGS & PARK
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* PARTIAL LIST - OVER 105 (COLLECTIVELY) ESTABLISHMENTS WITHIN WALKING DISTANCE OF THE PROPERTY



**UNDER CONSTRUCTION: 120K SQFT OF RETAIL, 70K SQFT OF RESTAURANTS, 2 LEVEL CENTURY THEATER, 250 ROOM 4 STAR HOTEL

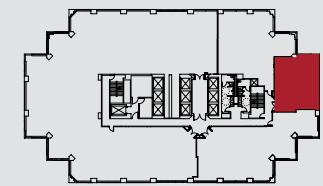
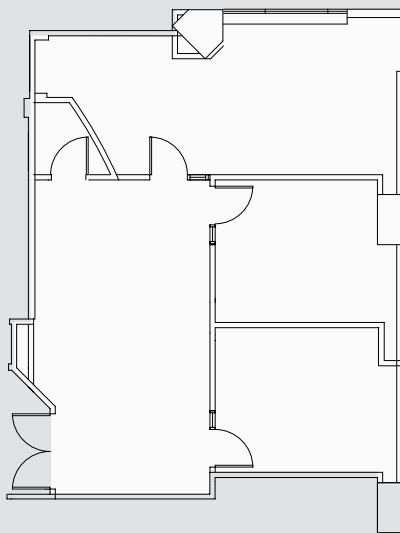


15 minute walking distance

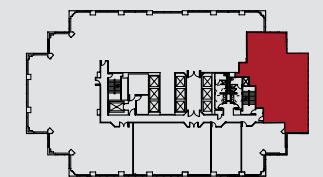
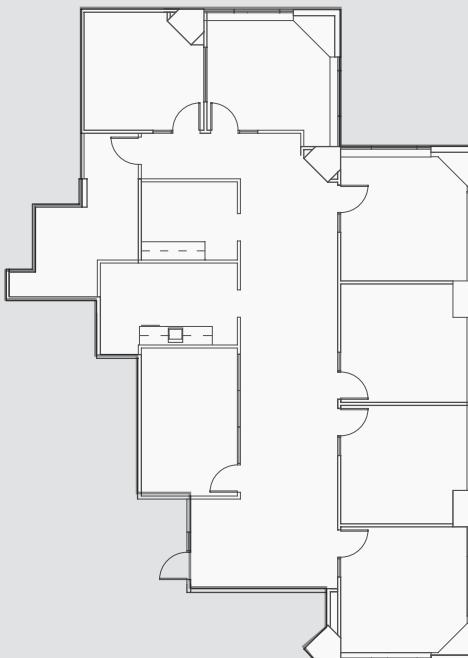


FLOOR PLANS

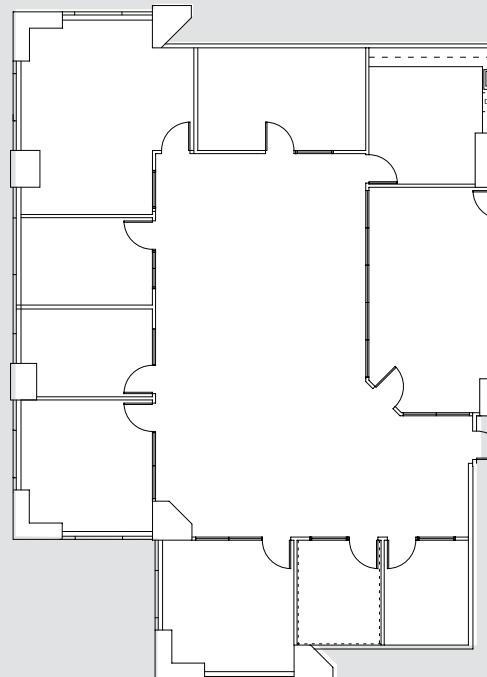
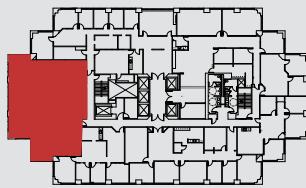
SUITE 1620
 $\pm 1,394$ RSF



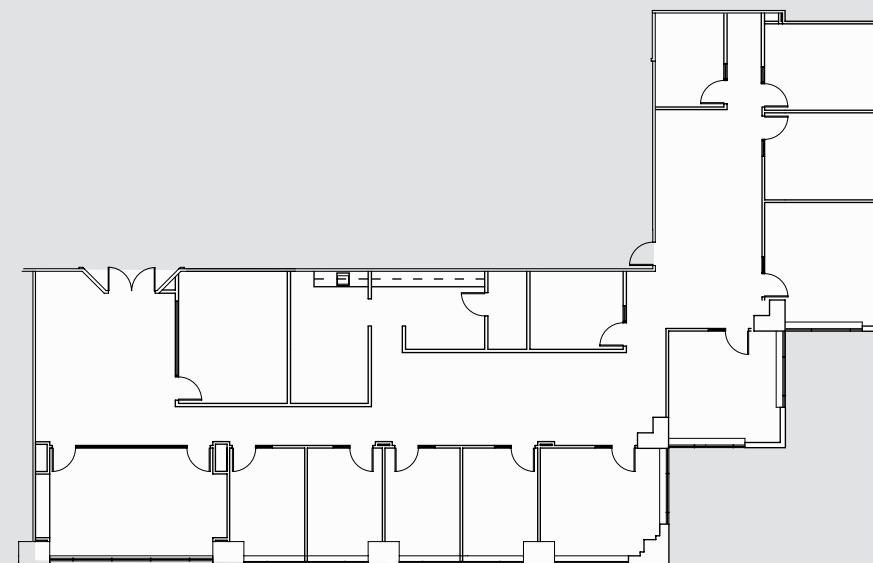
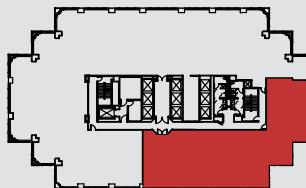
SUITE 1535
 $\pm 2,932$ RSF



FLOOR PLANS



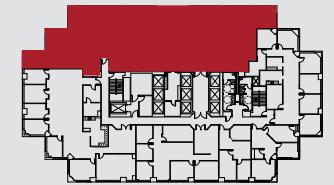
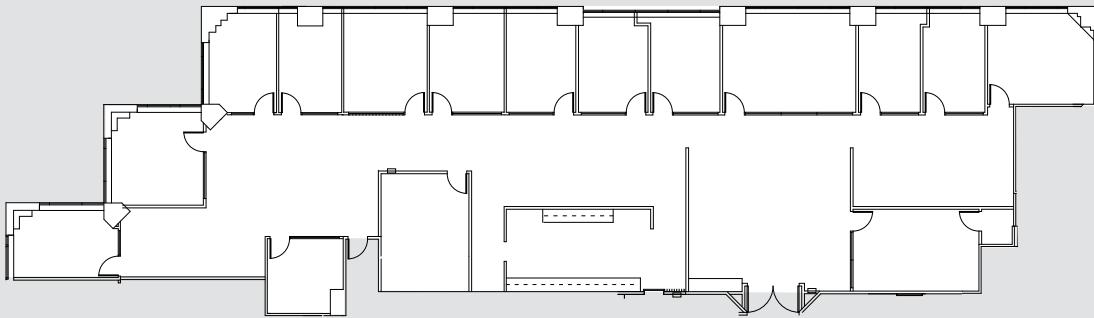
SUITE 2580
 $\pm 3,721$ RSF



SUITE 1750
 $\pm 5,381$ RSF

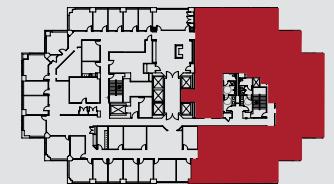
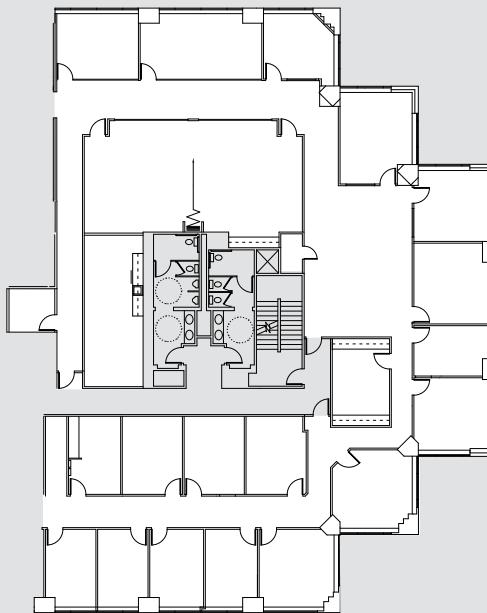
FLOOR PLANS

SUITE 1500
 $\pm 7,706$ RSF



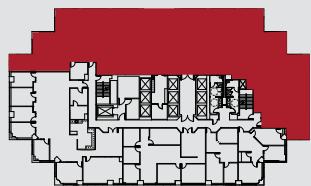
AVAILABLE IN 30 DAYS

SUITE 2300
 $\pm 8,782$ RSF

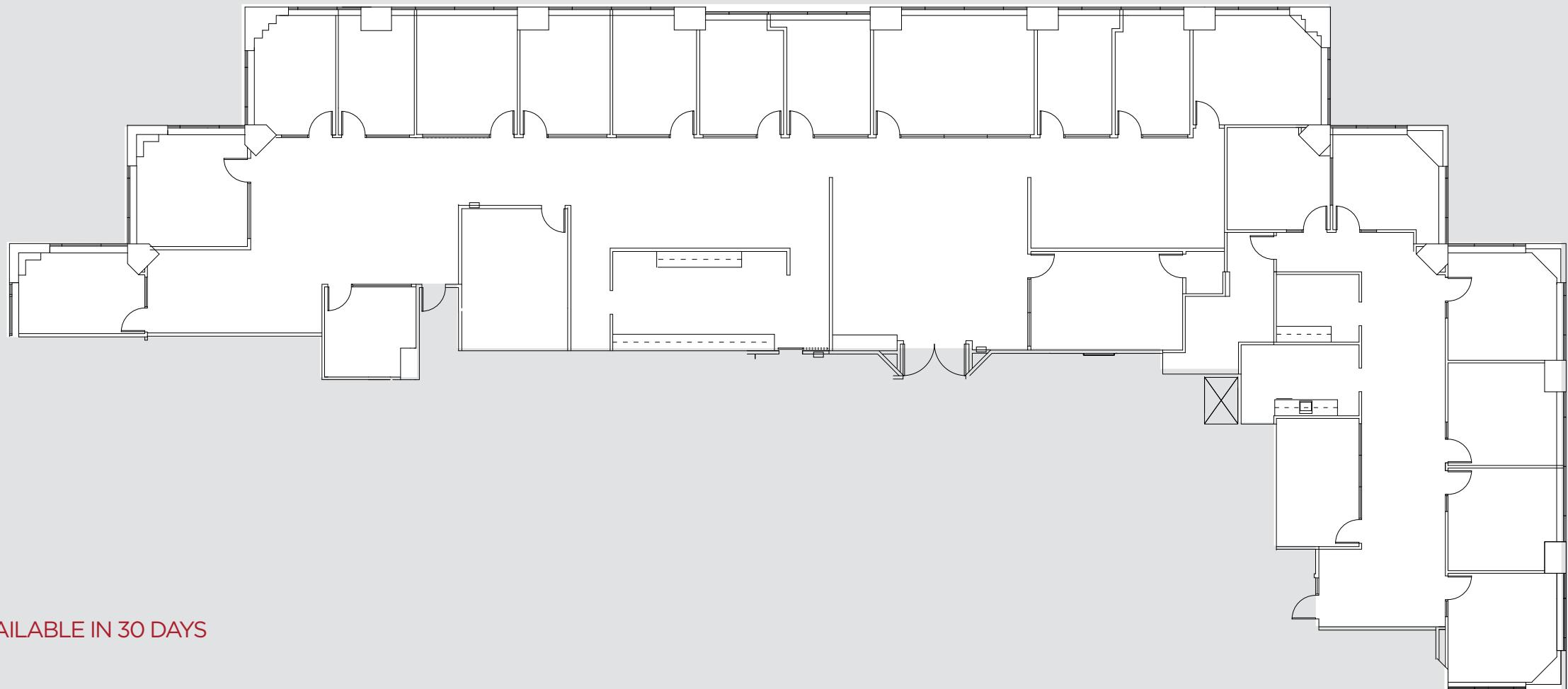


AVAILABLE Q2 - 2020

FLOOR PLANS



SUITE 1500+1535
 $\pm 10,638$ RSF



AVAILABLE IN 30 DAYS

LOCATION & TRANSPORT



RT* - LIGHT RAIL STATIONS



FREEWAYS I-5 & I80
ALSO CLOSE TO HWY 50 & HWY 99



RT* - LIGHT RAIL ROUTE



MAIN RT* - BUS STOPS

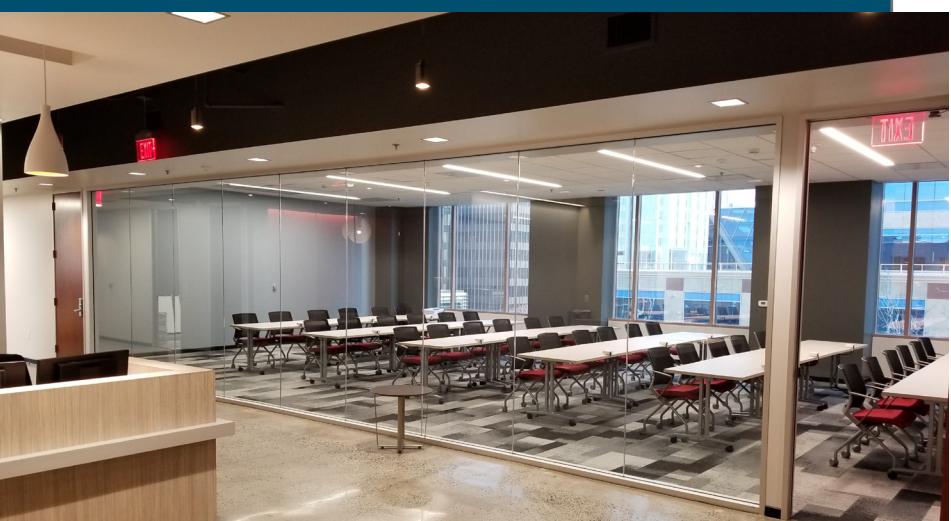
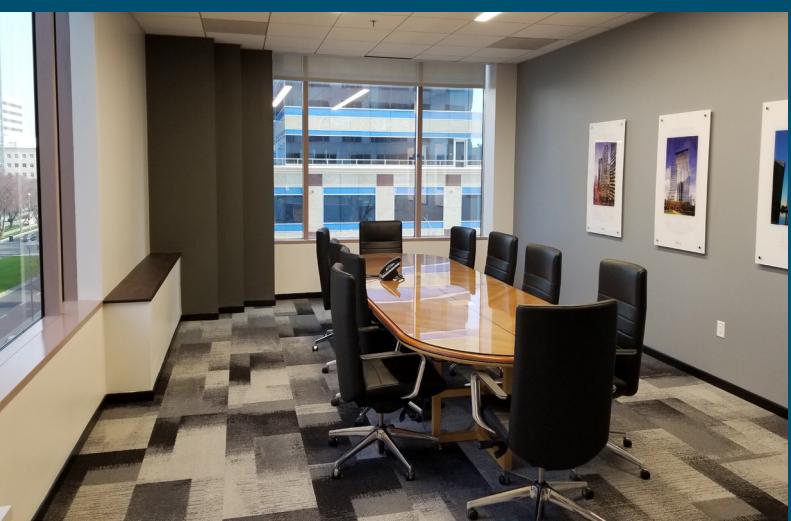
11.2 MILES

TO SACRAMENTO
INTERNATIONAL AIRPORT

0.6 MILES

TO SACRAMENTO AMTRAK
STATION

GALLERY





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