

FOR LEASE

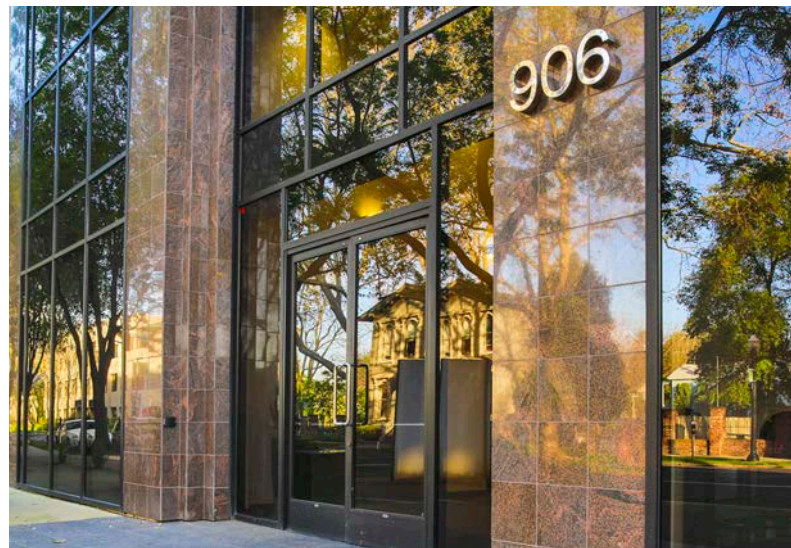
# Capitol Legal Center

906 G STREET, SACRAMENTO, CA



## Property Highlights

- › ±1,408 SF available
- › Located in the center of Downtown
- › Close to the new arena site
- › On-site cafe
- › Close to freeways and public transportation
- › Parking 3.75/1000
- › Covered parking available



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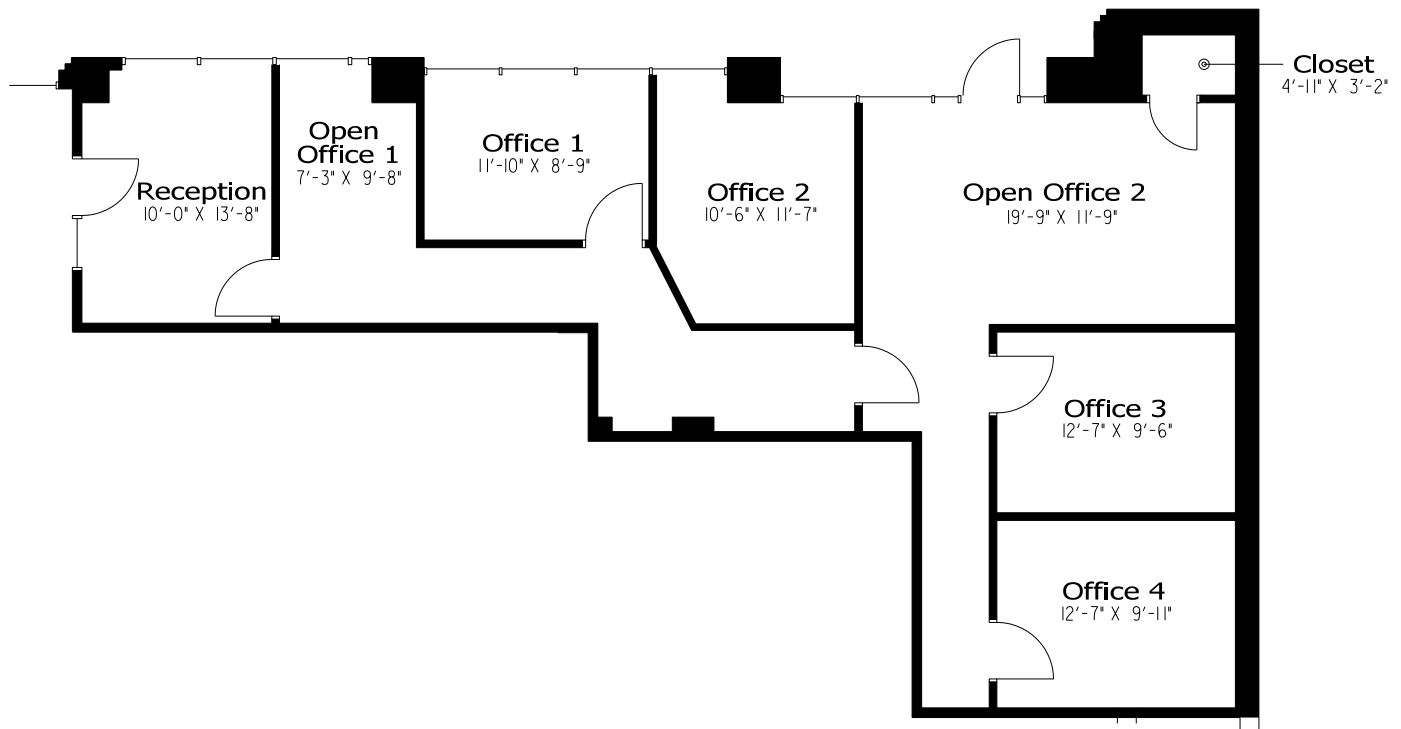
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## Availability

### First Floor > Suite 120

±1,408 SF Available



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## Downtown Sacramento Highlights

### ➤ NEW SACRAMENTO SPORTS AND ARENA PROJECT

The Entertainment and Sports Complex encompasses four city blocks right in the heart of downtown that will be a major catalyst for development in the surrounding area and in the entire region. The arena itself is an indoor multi-use facility that will accommodate sporting and top entertainment events such as professional and collegiate sports, concerts, ice shows, indoor rodeo, trade shows, large graduations, family shows, and other indoor entertainment. It also contains a state of the art practice facility with administrative offices.



The project also includes up to 1.5 million square feet of additional development including 475,000 square feet of office space, 350,000 square feet of retail, a 250-room hotel, and 550 residential units. A third-party study estimates that the ESC alone will attract 1.6 million new visitors to downtown Sacramento each year. These new visitors are a major contributor to the \$11.5B in estimated positive economic impact that will result from the new ESC over 35 years.

### ➤ SACRAMENTO RAIL YARDS

The Railyards is located just north of Downtown and south of the River District. Once serving as the western terminus of the 1860s Transcontinental Railroad, today the Railyards continues to house a major transportation hub and will soon be home to a dynamic mixed-use, transit oriented development. The 244-acre site will transform the historic Union Pacific site into a dynamic, urban environment featuring a state-of-the-art mass transit hub that will serve residents, workers and visitors. The Railyards will be a mixed-use hub for entertainment, retail, housing, office, theaters, parks, hotels and museums. The guiding plan for the area envisions the site to include over one million square feet of retail, 2.3 million square feet of office, a hotel, varying residential housing units, and recreational and cultural uses. Sacramento Republic FC, the city's popular minor-league soccer club, recently announced it has reached an agreement to acquire land in the downtown railyard for a new 20,000-seat soccer stadium that could host a Major League Soccer franchise.



### ➤ NEW FEDERAL COURTHOUSE

The planned new \$300 million courthouse is officially moving forward as the state closed escrow in 2014 on a \$10 million purchase of a block-sized parcel in the downtown Sacramento railyard. The new building is expected to be five stories tall and hold 44 courtrooms for criminal trials. The current courthouse will stay open to handle civil cases. The Sixth and H streets site is two blocks from the existing courthouse, and across the street from the federal courthouse.



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