



# For Lease

## Retail or Office in the heart of Old Sacramento

- Ideal Location for a Creative Office or Retail Space
- Excellent foot traffic counts
- 16+ foot open ceiling design
- Exposed brick
- Ground Floor  $\pm$  3,500 RSF (Retail or Office)
- Lower Level Floor  $\pm$  4,000 RSF (Retail or Office)
- Third Level  $\pm$  3,006 RSF (Office)

117 J Street  
Sacramento, CA

Alexis Garrett

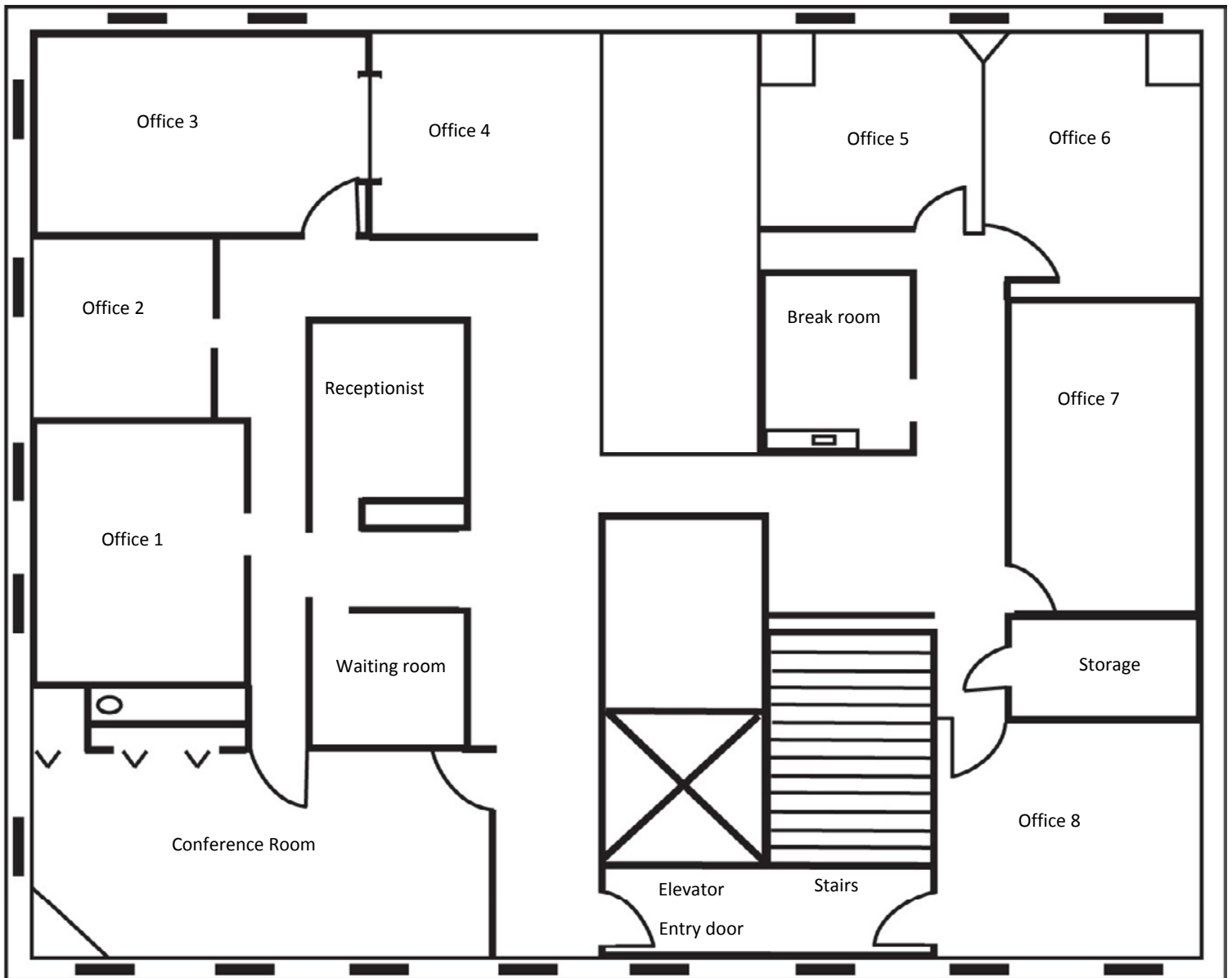
Vice President

RE License #01836361

T +1 916 491-4316

[alexis.garrett@am.jll.com](mailto:alexis.garrett@am.jll.com)





### **Third Floor ±3,006 R.S.F.**

- Seven large offices
- Exposed brick walls
- Conference room
- Storage
- Breakroom





Ground Floor - Large open area featuring high ceilings

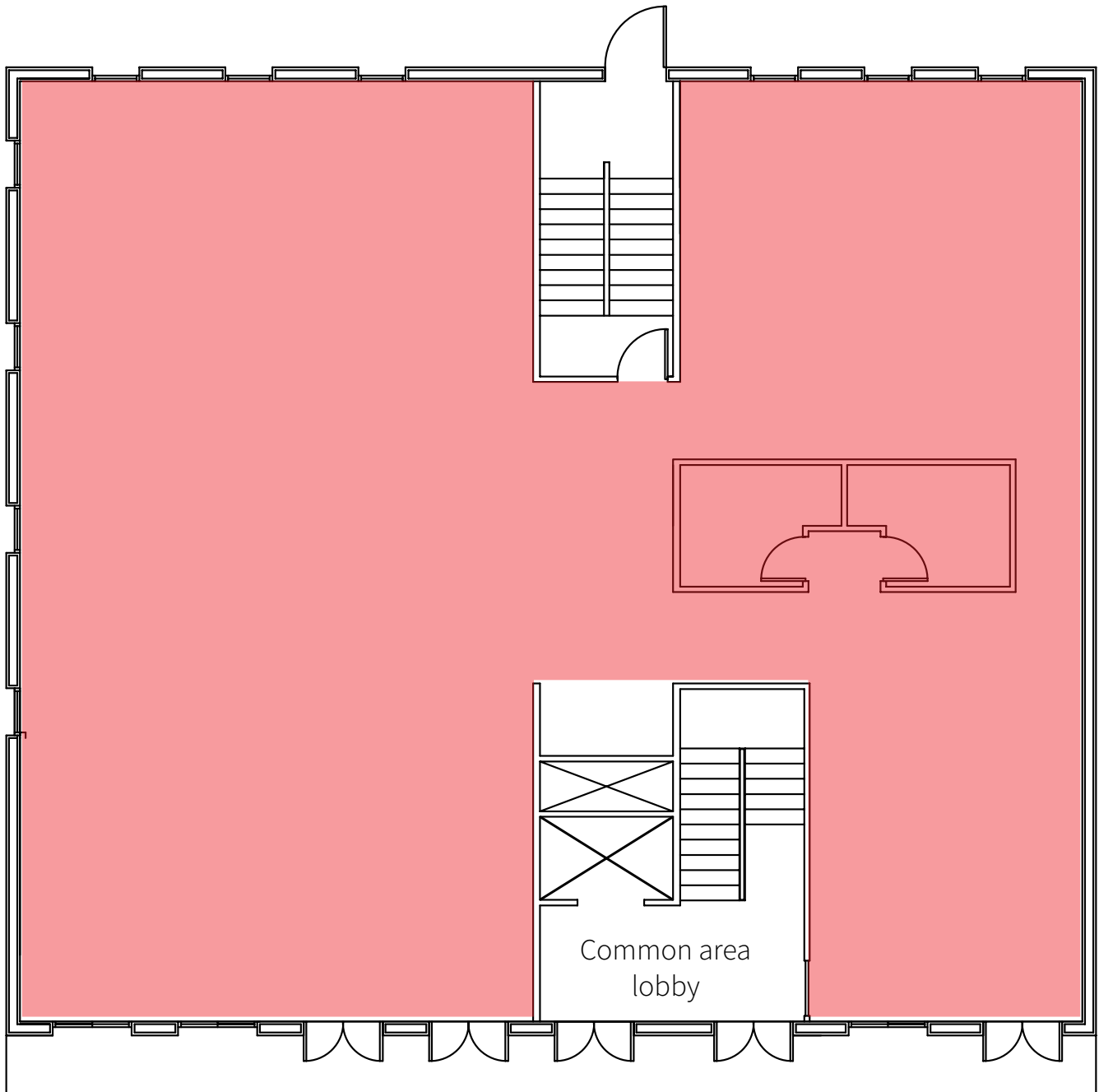


Ground floor - excellent natural light



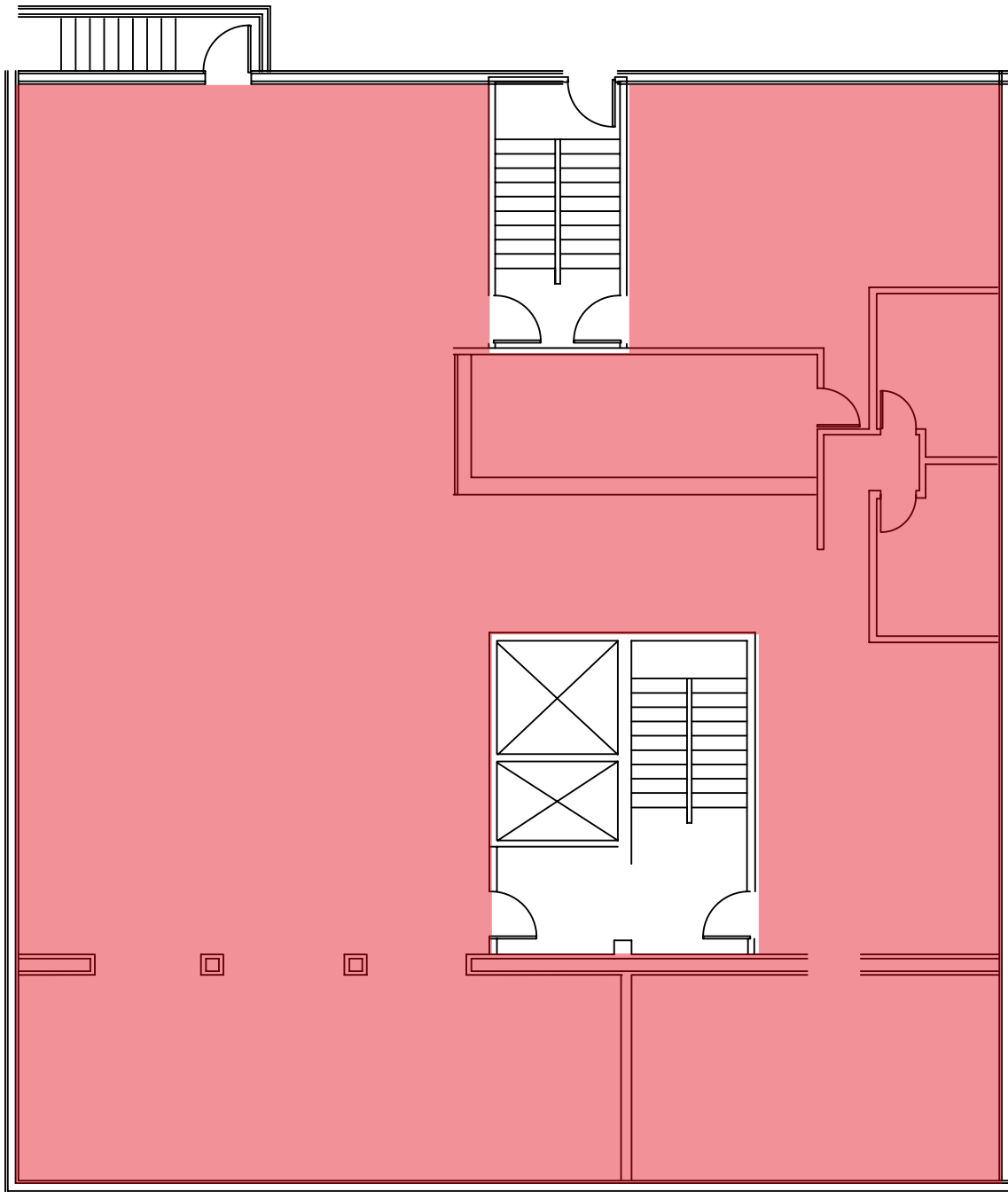
Ground floor - exposed brick





## First Floor ±3,500 R.S.F

- Excellent street-level visibility
- Retail / Office / Restaurant
- End cap space
- Brick walls
- 16' foot ceilings
- Exposed HVAC
- TI Allowance
- Exterior building signage.
- Boardwalk seating available
- Great natural light
- Operable windows
- Men's & Women's restroom
- Warm shell condition



## Lower Level ±4,000 R.S.F.

- Warm shell condition
- TI allowance available
- Built-in bar
- Men's & Women's restroom
- Elevator accessible



## Map

1. California Railroad Museum
2. Sacramento History Museum
3. Delta King
4. Ten 22
5. La Terraza
6. Rio City Cafe
7. The Firehouse
8. O'Malleys
9. Joe's Crab Shack
10. Tower Bridge Parking



## 117 J Street Sacramento, CA

Alexis Garrett  
Vice President  
RE License #01836361  
T +1 916 491-4316  
[alexis.garrett@am.jll.com](mailto:alexis.garrett@am.jll.com)

### DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2017. Jones Lang LaSalle IP, Inc. All rights reserved.