

Hall of Justice

813 6th Street
Downtown Sacramento

*Historic
Elegance with
Modern Design*



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BUILDING HIGHLIGHTS



- $\pm 42,264$ RSF Available
Full-Floor Options or an Entire-Building Headquarters Opportunity
 $\pm 9,910 - 11,069$ RSF Floor Plates
- Historic Landmark:
This Beaux-Arts classic, listed on the National Register of Historic Places, features dramatic 14-foot ceilings and ornate marble entryways that provide a sophisticated atmosphere for clients.
- Modern Systems:
While maintaining its historic integrity, the building is fully modernized with AT&T fiber-optic telecommunications and upgraded building systems.
- Commuter Convenience:
Secure on-site bike lockers, shower facilities, and 40 on-site parking stalls ensure ease of travel for both staff and visitors with additional parking within two blocks.
- Dining & Retail:
A short walk to DOCO provides access to premier lunch options like Yard House and Echo & Rig.



Property Improvements

Since 2016, 813 6th Street has undergone a comprehensive \$2.7 million+ capital improvement program completed within the last six years.

Mechanical & Climate Control: Complete HVAC upgrades and a full boiler replacement ensure year-round comfort and climate precision.

Safety & Systems: Installation of a new Fire Alarm Control Panel and modernized LED lighting throughout the building for enhanced safety and reduced energy overhead.

Elevators: Full elevator modernization provides smooth, reliable access to every floor of the Hall of Justice.

Structural Integrity: A comprehensive roof replacement secures the building's long-term durability and performance.

Premium Tenant Improvements: Significant capital to interior tenant improvements, creating high-end, move-in-ready workspaces.

Capital Expenditure Improvements

HVAC Upgrades – \$500,000 (2021)

Boiler Replacement – \$120,000 (2022)

LED Lighting – \$75,000 (2020)

Fire Alarm Control Panel – \$27,000 (2021)

Elevator Modernization – \$400,000 (2022)

Roof Replacement – \$150,000 (2016)

Tenant Improvements – \$1,500,000 (2016 & 2019)

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At a Glance

- **Creative Space:** Features loft-like spaces with soaring 9' to 14' ceiling heights.
- **Secured Parking:** Includes 40 dedicated onsite parking stalls, plus multiple additional parking options within a two-block radius.
- **Historic Significance:** An award-winning office building recognized on the National Register of Historic Places.
- **Modern Infrastructure:** Boasts fully upgraded building systems, including high-speed AT&T fiber-optic telecommunications.
- **Easy Transit Access:** Offers immediate proximity to Sacramento Regional Transit Light Rail and Amtrak, along with excellent freeway connectivity.
- **Prime Downtown Location:** Situated steps away from the Golden 1 Center, DOCO (Downtown Commons), Federal and County Courthouses, and the ongoing Railyards developments.
- **Amenities:** Features onsite bike lockers and a private shower facility for tenant use.



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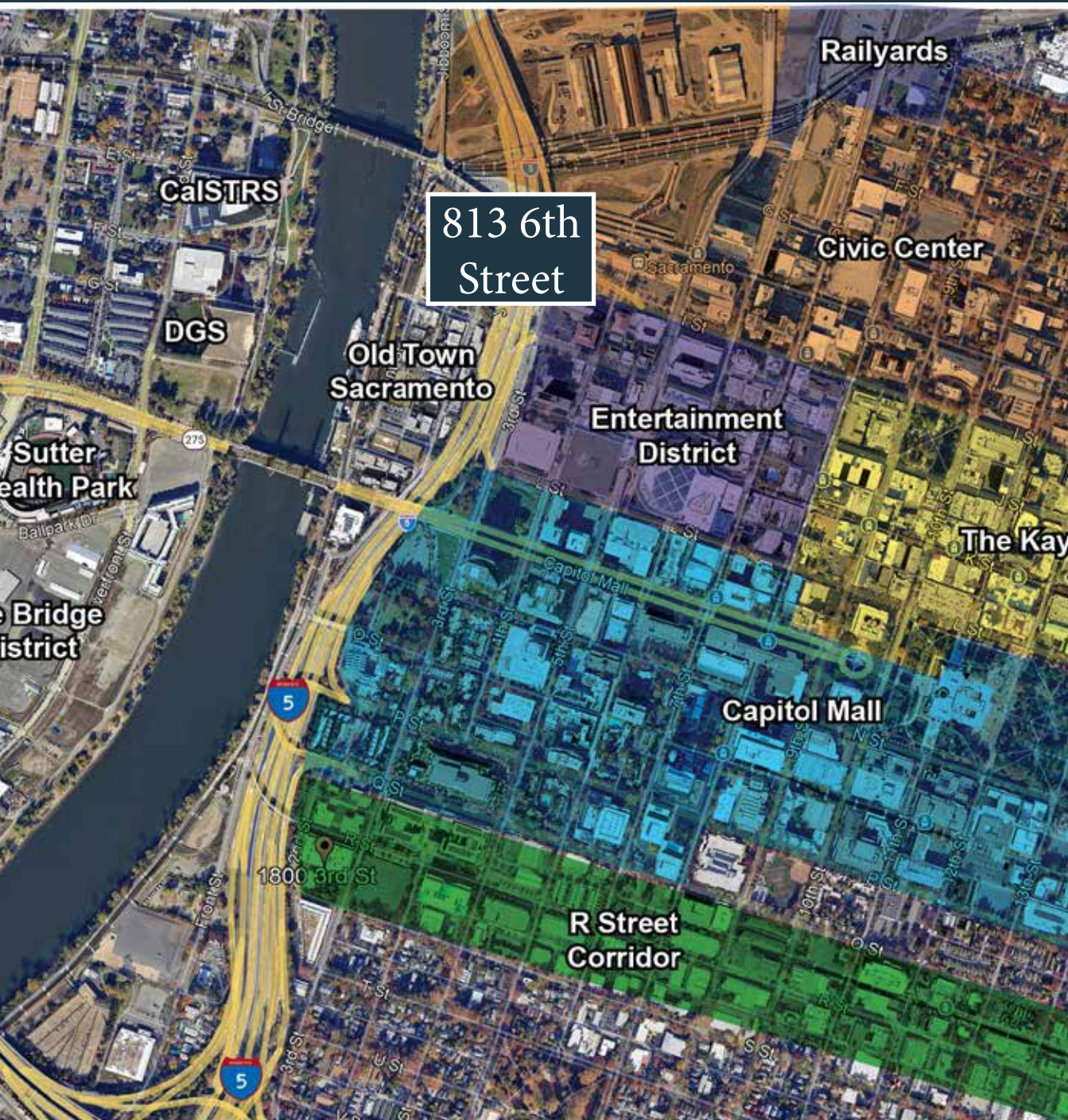
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Gallery



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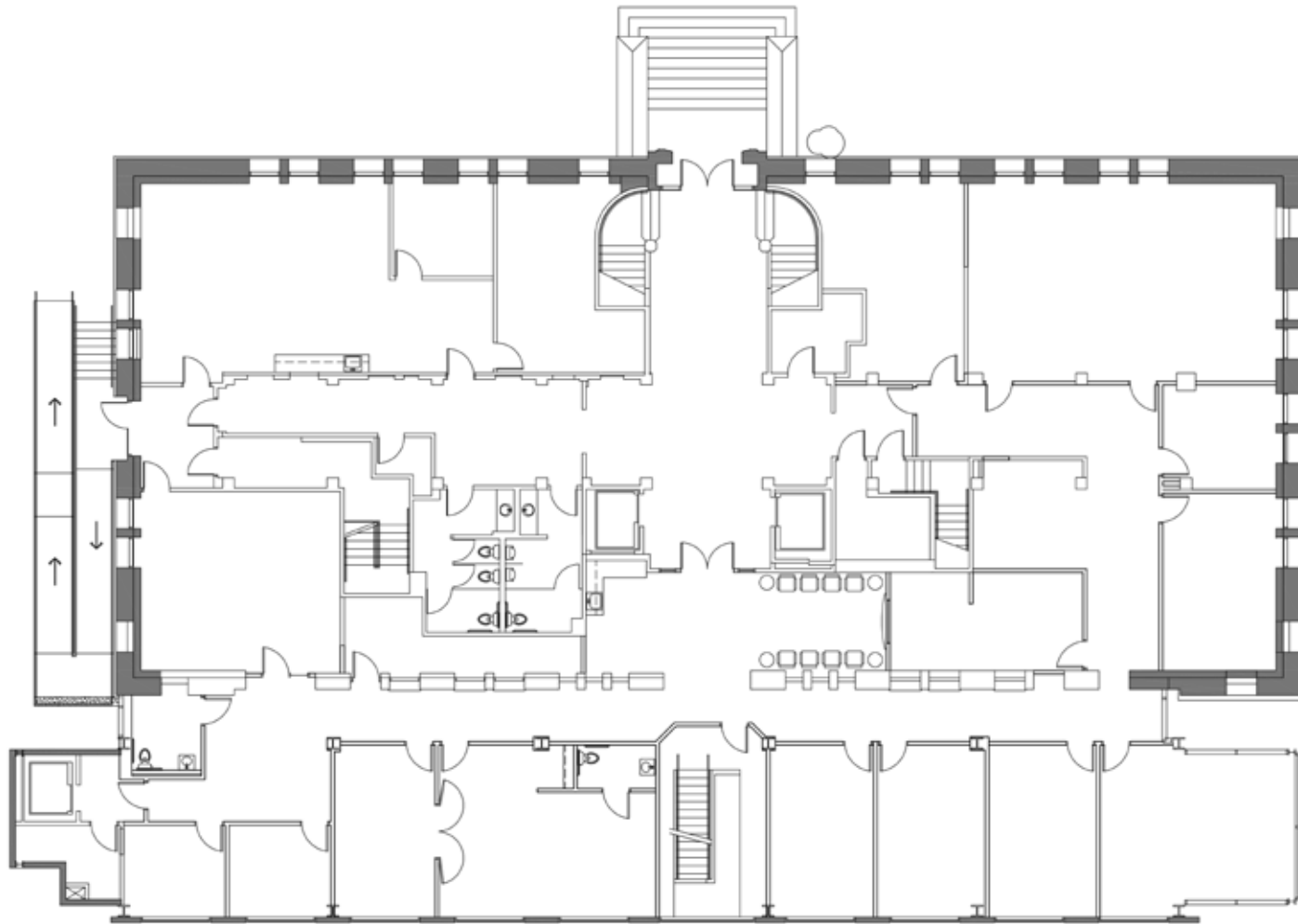
Hub of Opportunity



1ST FLOOR

±10,605 RSF

6TH STREET



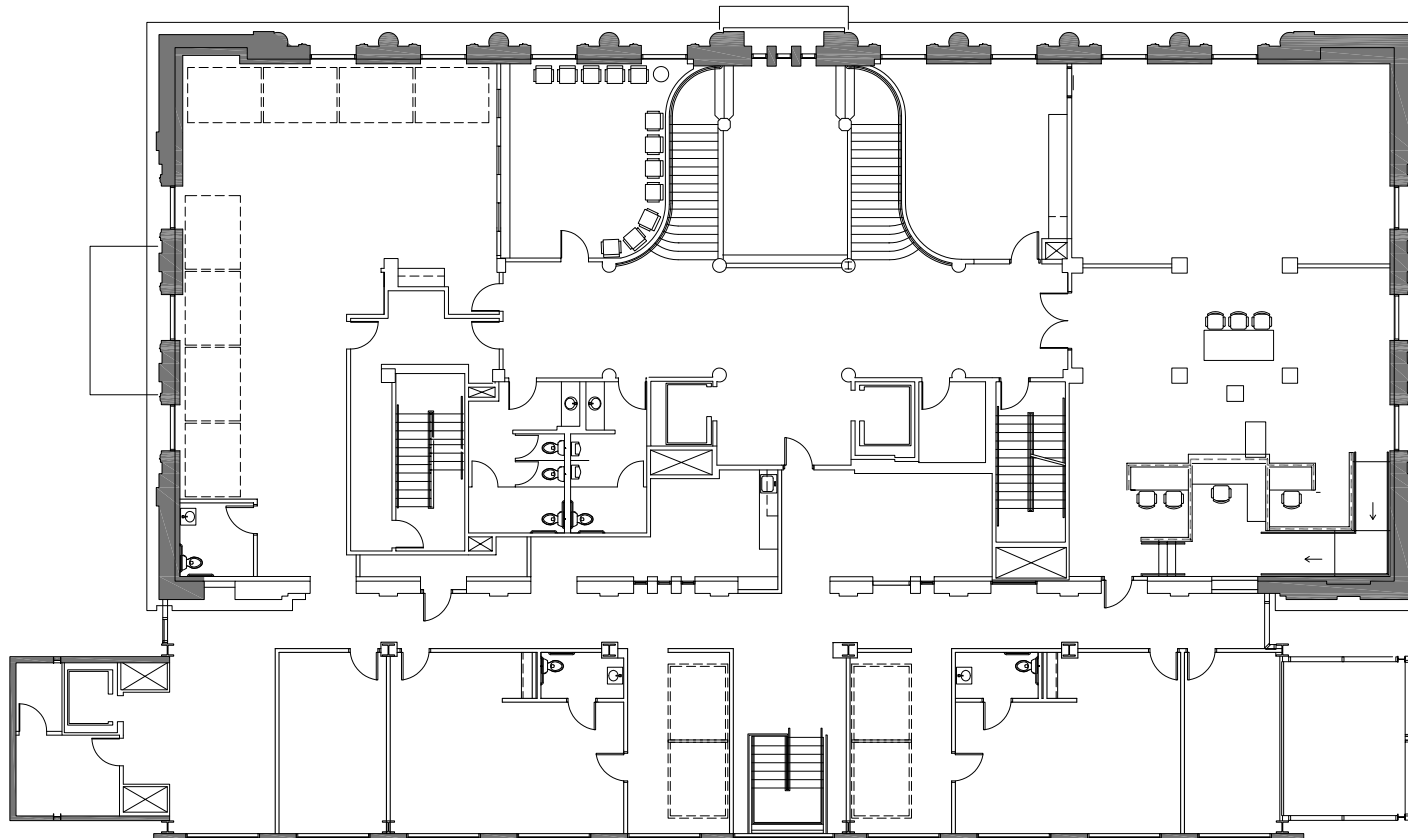
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2ND FLOOR

±9,910 RSF

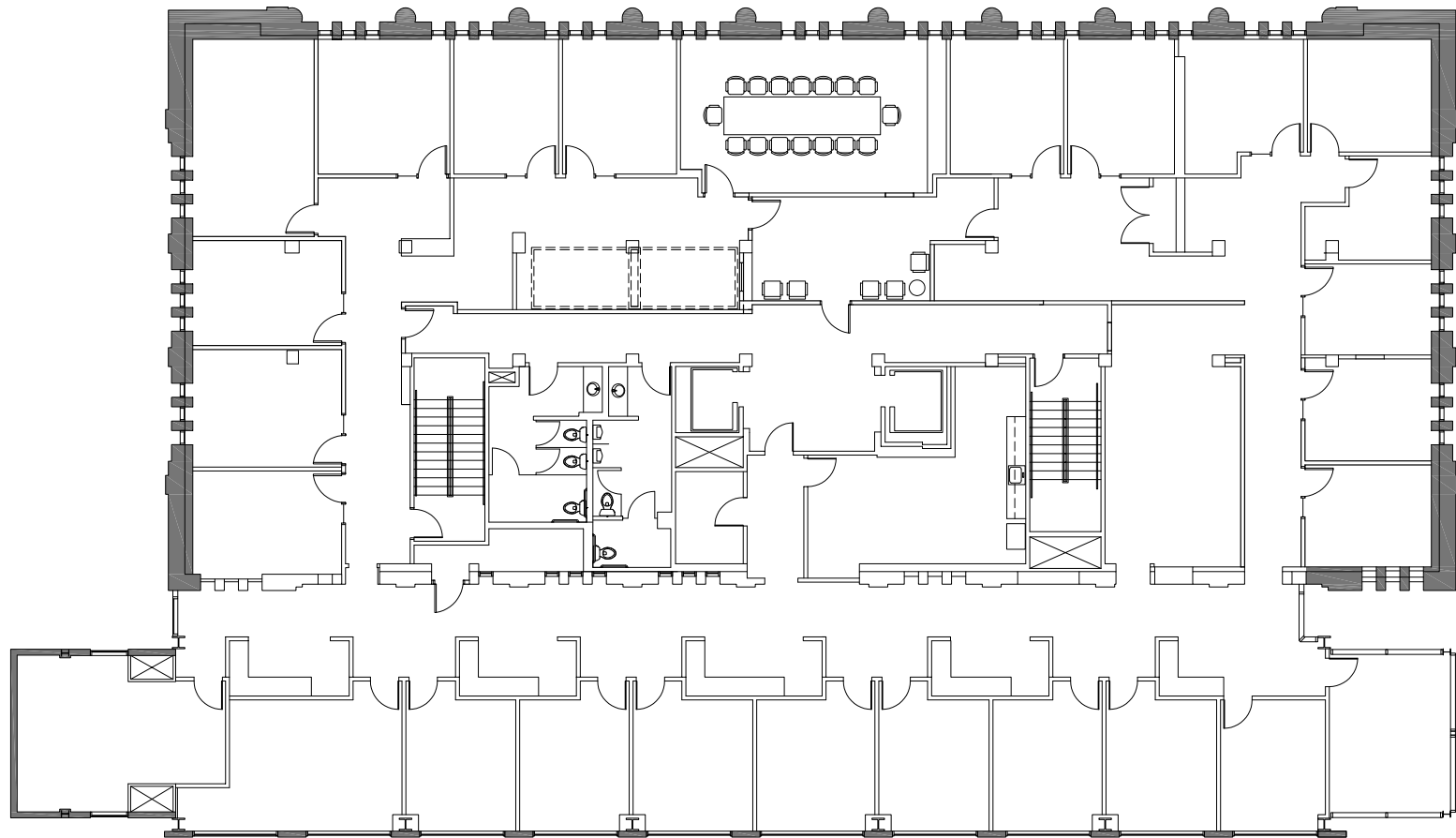
6TH STREET



3RD FLOOR

±10,680 RSF (Divisible)

6TH STREET



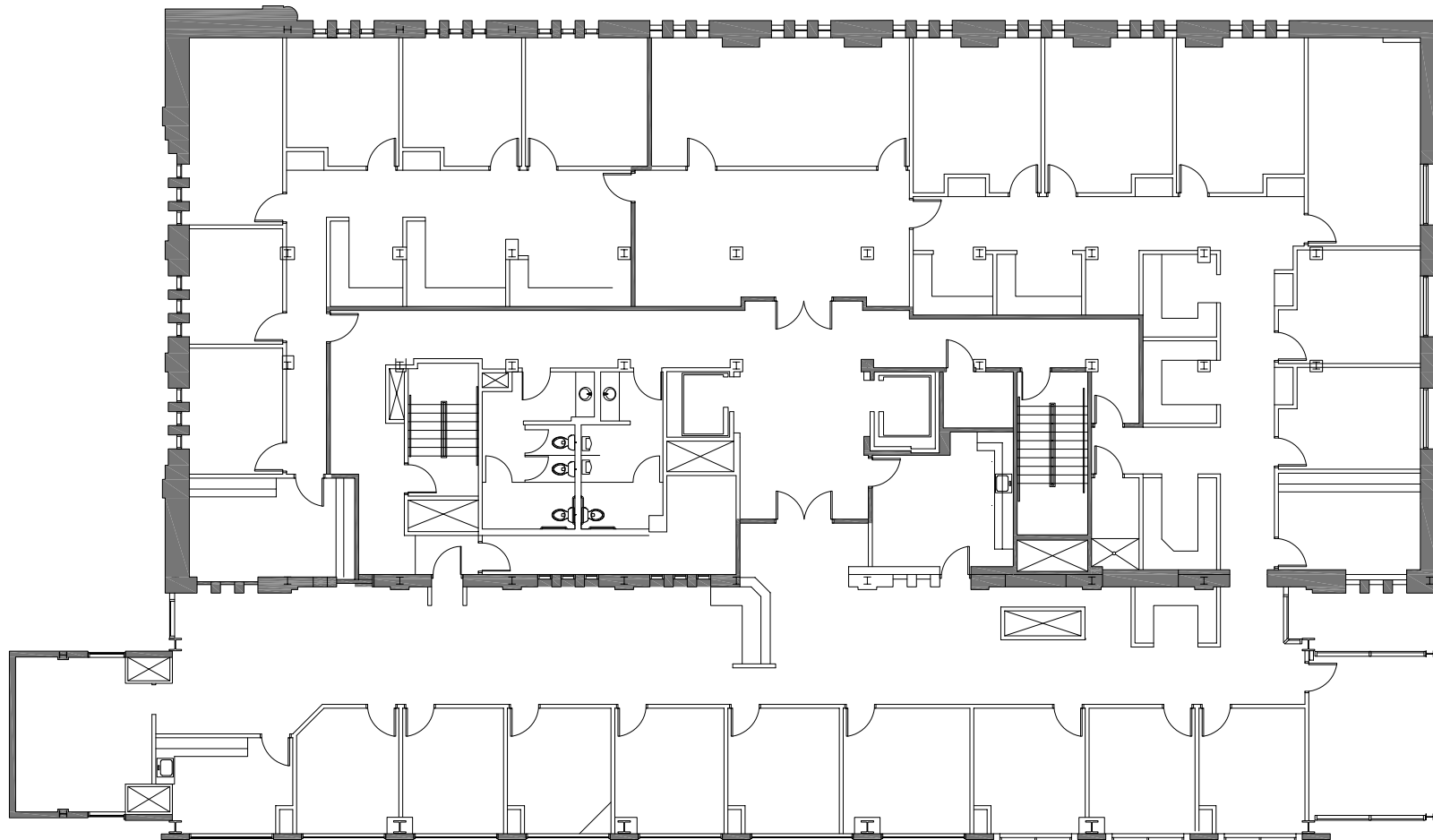
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4TH FLOOR

±11,069 RSF

6TH STREET



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