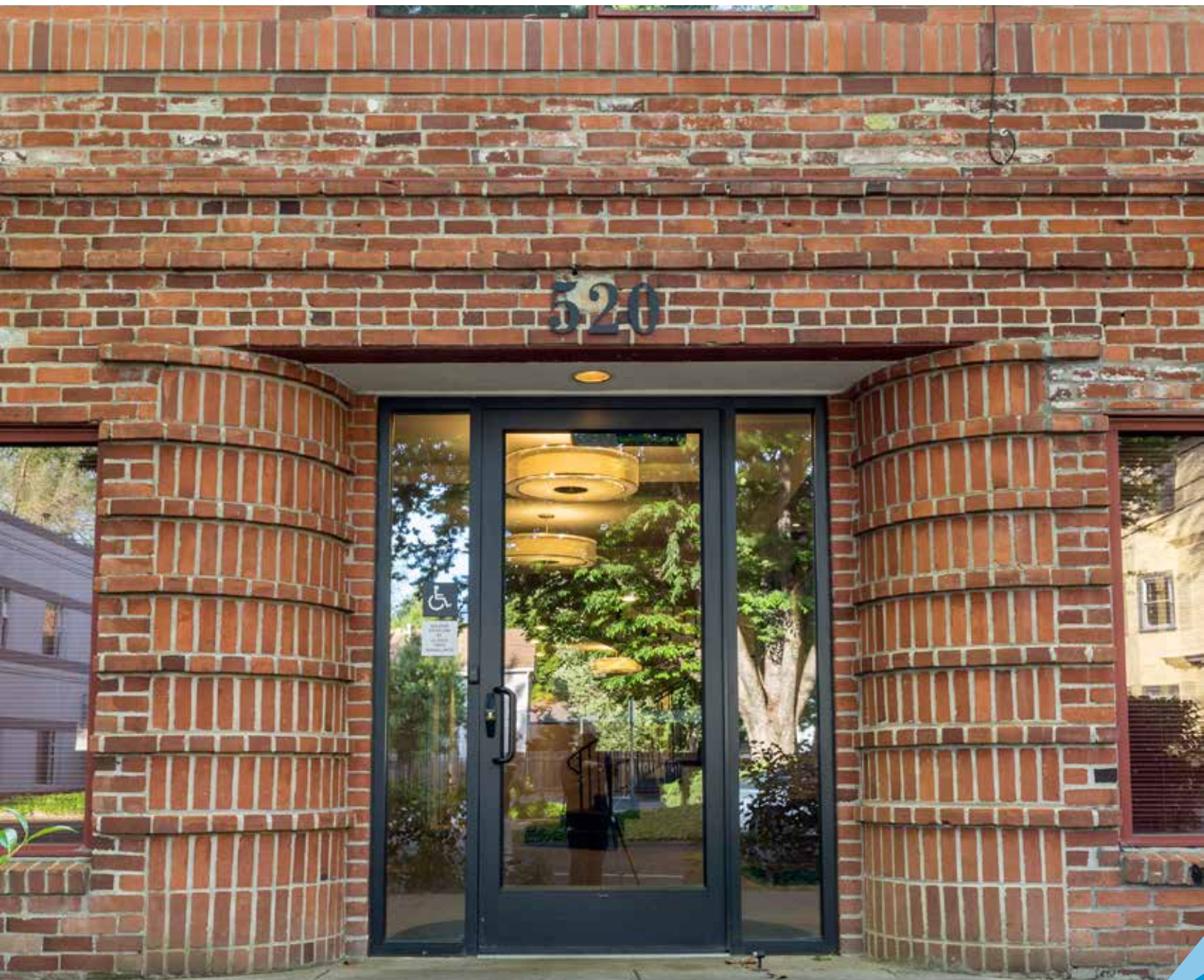


520 9TH STREET

OFFICE FOR LEASE

±550–±3,090 SF AVAILABLE NEAR SACRAMENTO SUPERIOR COURT HOUSE AND COUNTY LAW LIBRARY



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520 9TH STREET | DOWNTOWN SACRAMENTO
OFFICE FOR LEASE | ±550-±3,090 SF AVAILABLE



AVAILABLE SUITES

SUITE	SQUARE FOOTAGE
100	551 RSF
101*	550 RSF
102*	2,540 RSF
TOTAL SF	3,090 RSF

*Can be combined for total 3,100 RSF

PRICING

- Rental Rates: \$1.95 FSG for Suite 100, 101 and 102
- Total Available: ±3,090 Useable SF
- Suites from ±550 to ±3,090 SF

FEATURES

- New turn key build-out (per tenant and landlord plan)
- Recent common area renovations
- Elevator access
- Exposed brick
- Parking covered and gated
- Building equipped with elevator
- Natural lightwell and sky lights
- Remodeling in 2016-2017
- Easy access to downtown Sacramento amenities
- Two blocks from the Sacramento Superior Court House
- 1/2 block from Sacramento County Law Library

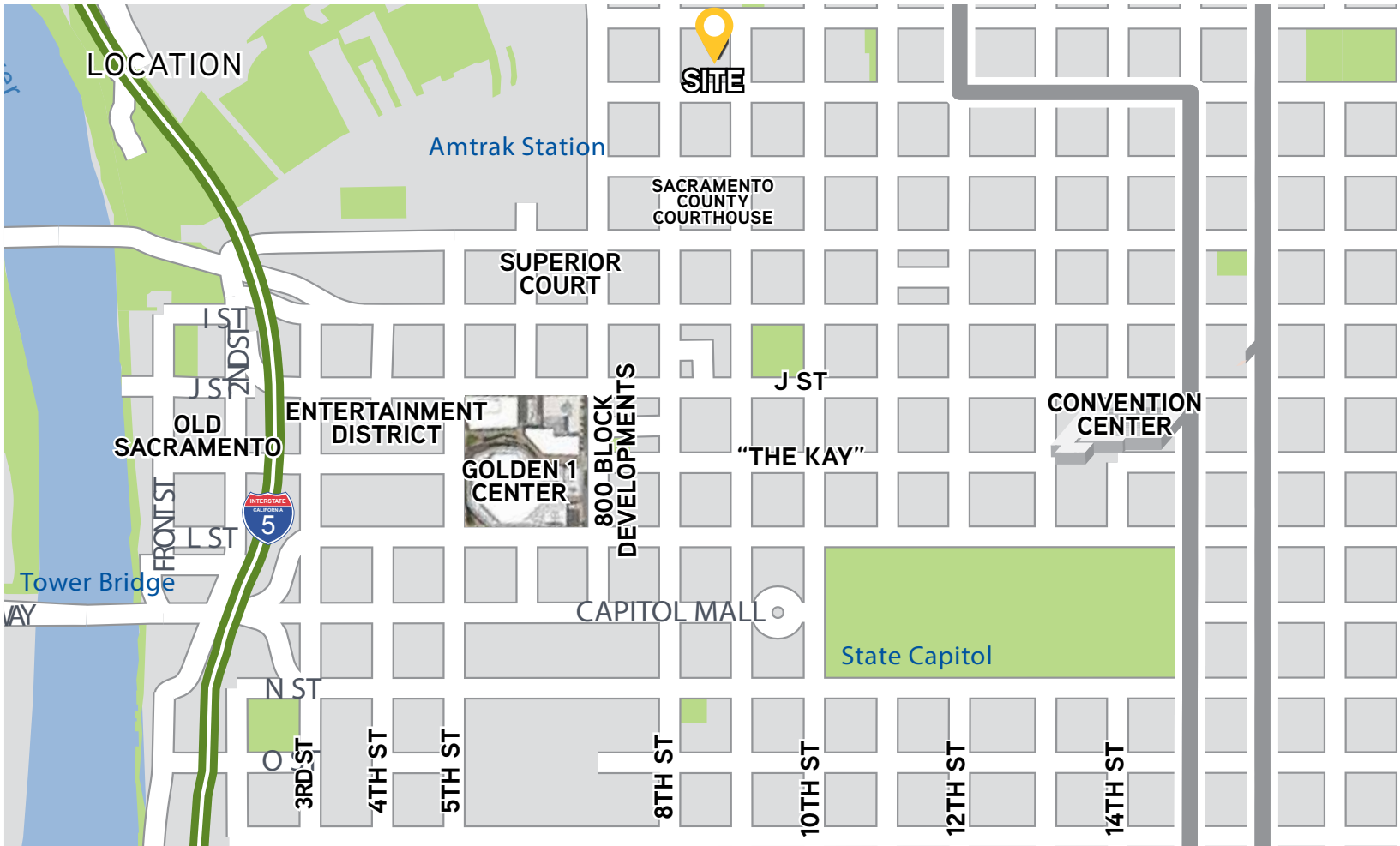
SUMMARY

520 9th Street is a two story office building with brick and mortar architecture, offering tenants an urban office in the Downtown submarket. The building has on-site secured parking and an elevator. 520 9th Street is located in Downtown Sacramento on 9th Street between E and F Streets, two blocks from the Sacramento Superior Court House.

2016 DEMOGRAPHICS

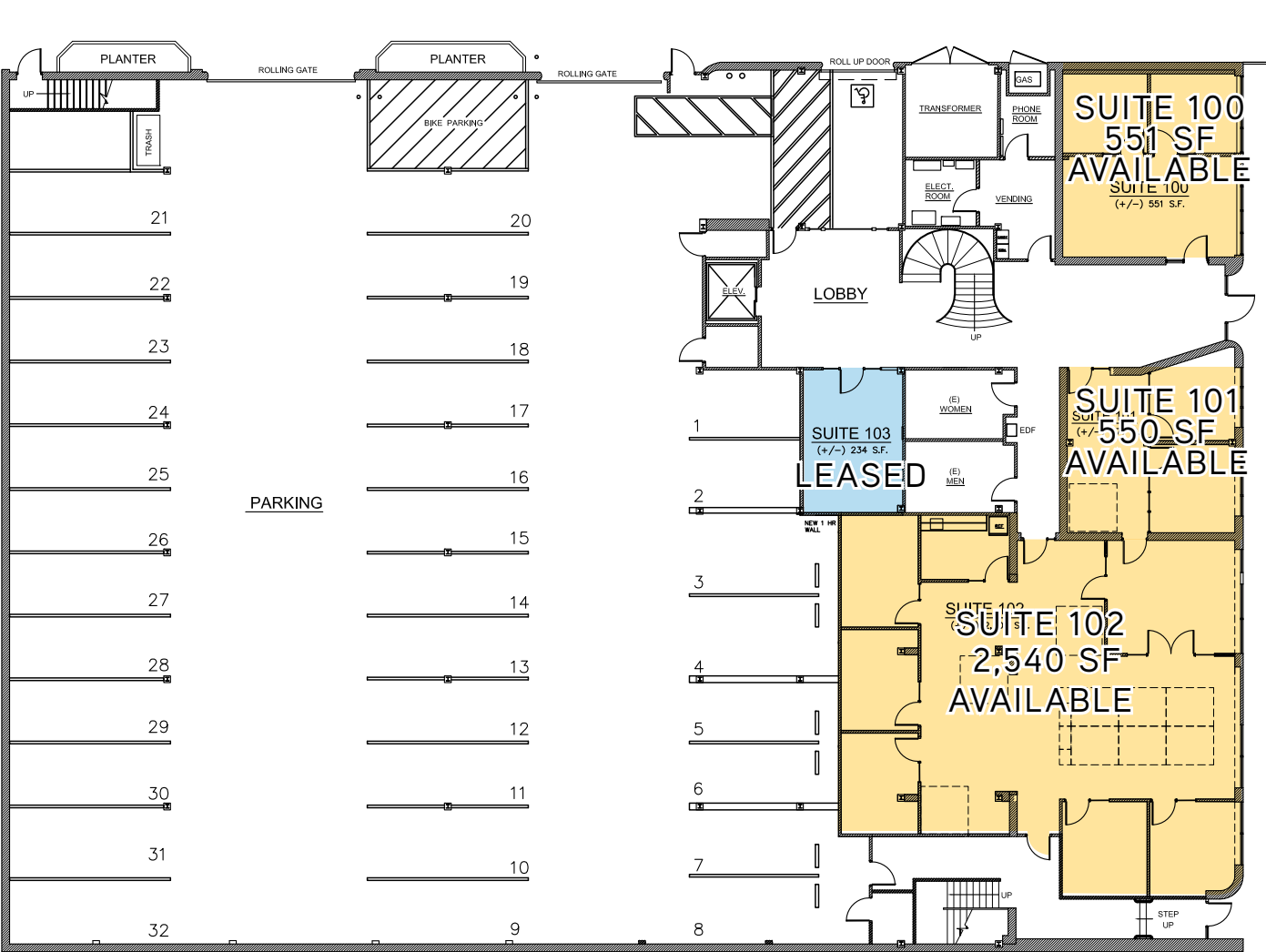
	1 MILE	3 MILES	5 MILES
POPULATION	15,994	146,051	331,333
AVERAGE HH INCOME	\$49,672	\$68,328	\$65,609

Source: U.S. Census Bureau



520 9TH STREET | DOWNTOWN SACRAMENTO
OFFICE FOR LEASE | ±550–±3,090 SF AVAILABLE

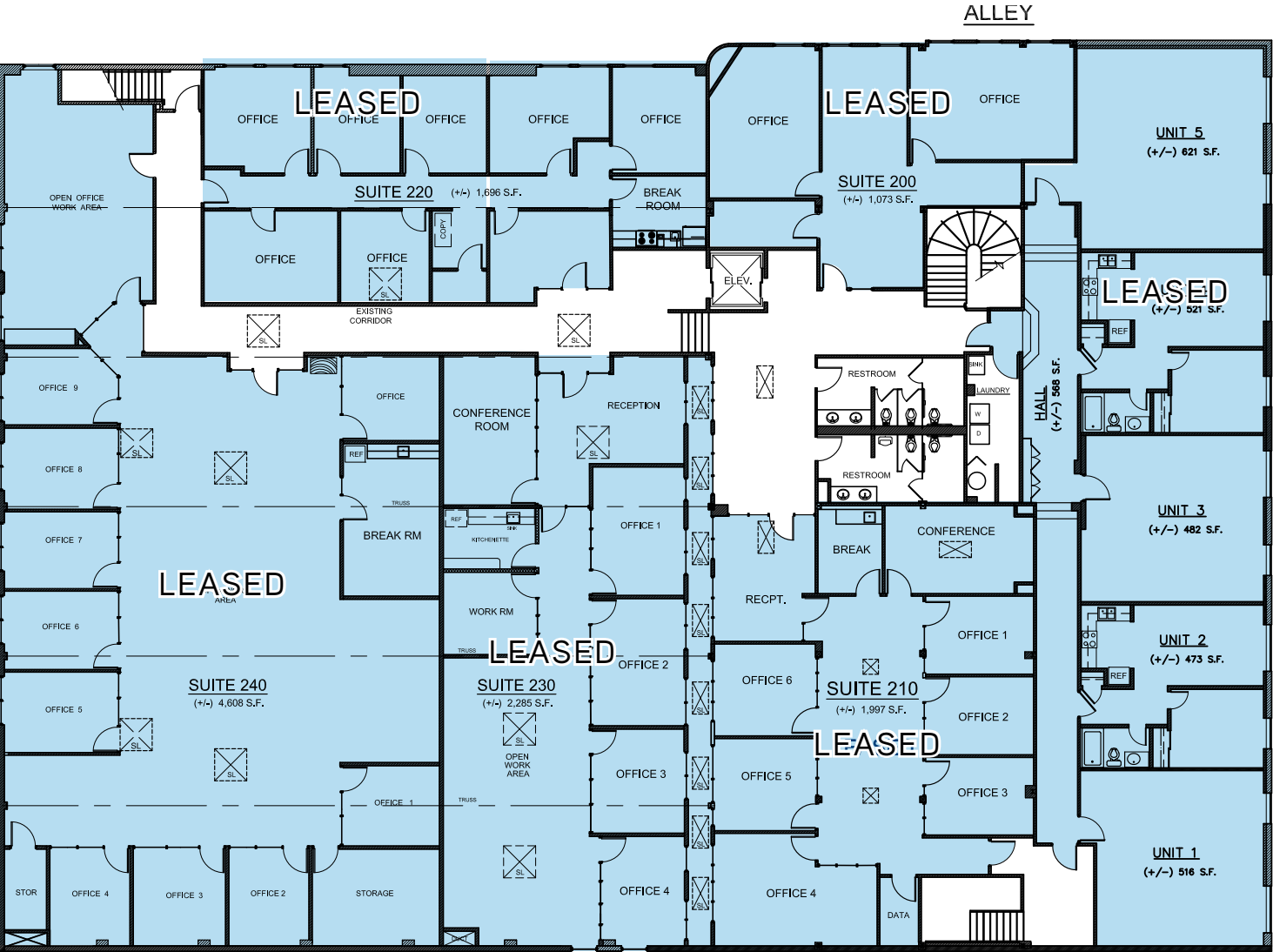
FIRST FLOOR PLAN



\$1.95 PFS Full Service for Suite 100, 101 and 102

*Suite 101 can be leased with Suite 102—completely optional

SECOND FLOOR PLAN

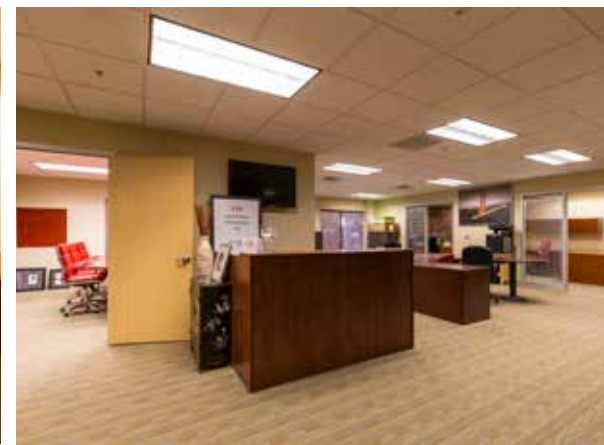
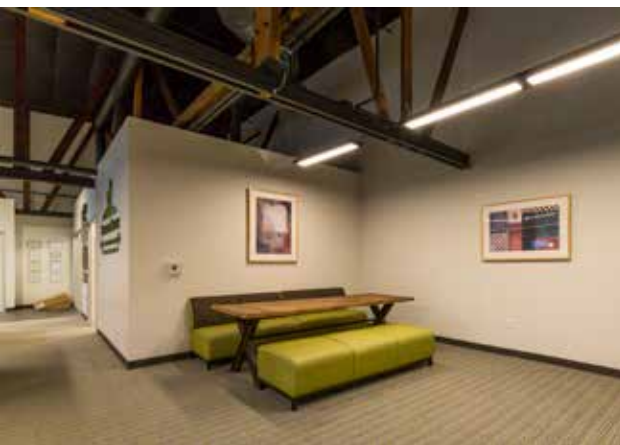


520 9TH STREET | DOWNTOWN SACRAMENTO

OFFICE FOR LEASE | ±550-±3,090 SF AVAILABLE

BLOSSOM RIDGE SUITE

AVAILABLE - SUITE 102



520 9TH STREET | DOWNTOWN SACRAMENTO

OFFICE FOR LEASE | ±550-±3,090 SF AVAILABLE



104,841
DAYTIME EMPLOYEES



17,737
HOUSING UNITS



19,650
DOWNTOWN RESIDENTS



140
RESTAURANTS



55
DOWNTOWN BARS



400
RETAIL BUSINESSES



32+

MILES OF BIKE PATHS (SAC REGION)



GOLDEN 1 CENTER

ONE OF THE MOST TECHNOLOGICALLY ADVANCED ARENAS IN THE WORLD



15.3 MILLION

REGIONAL ANNUAL VISITORS



West Sacramento

The Bridge District

Raley Field

Old Sacramento

Golden1 CENTER
Credit Union

Capitol Mall

State Capitol

Capitol Park

The Kay

Civic Center

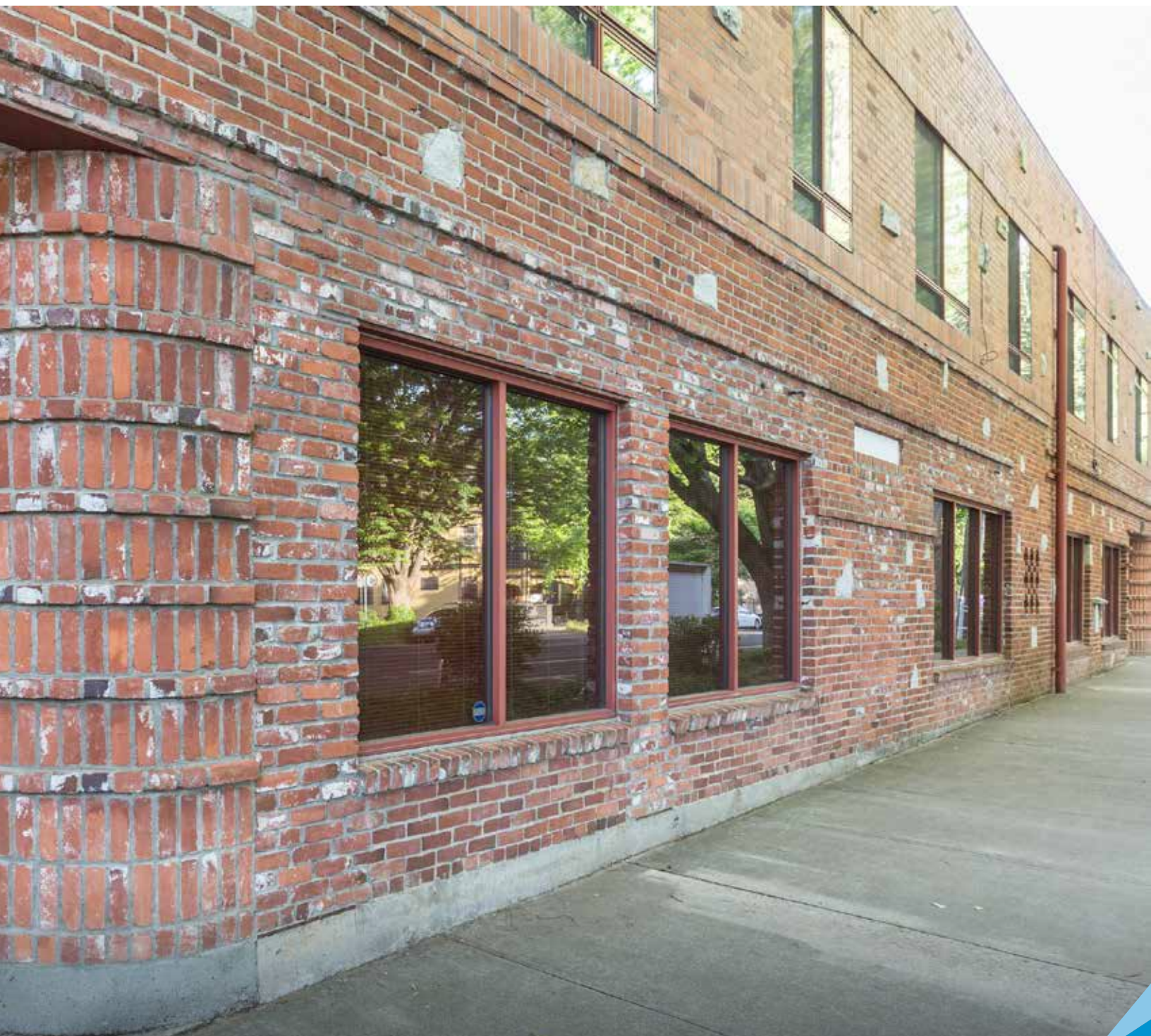
The Railyards

SITE

Theater District

Colliers
INTERNATIONAL

520 9TH STREET OFFICE FOR LEASE



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