

FOR LEASE

# 520 9TH STREET Sacramento, CA

**CREATIVE OFFICE**  
**HIDDEN GEM IN DOWNTOWN'S**  
**CENTRAL BUSINESS DISTRICT!**

TAKE VIRTUAL TOUR  
CLICK HERE



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# PROPERTY FEATURES

## PROPERTY DESCRIPTION

**520-530 9TH STREET** is a two-story mixed-use office and residential project comprised of 19,989 rentable square feet in the Downtown submarket of Sacramento. The project features a central lightwell, many skylights throughout, and window lines which provide an abundance of natural light, a huge amenity of the spaces.



Total Building Size

±19,989 SF



Parking Ratio

±2.0/1,000 SF



Reduced Lease Rate!

\$1.90/SF

## AFFORDABLE ALTERNATIVE IN DOWNTOWN



CLOSE WALK TO  
THE COURTHOUSE



PROXIMITY TO  
NUMEROUS RETAIL  
AMENITIES



COVERED SECURED  
PARKING



MOVE-IN  
READY SPACE

FOR LEASE | 520 9TH STREET, SACRAMENTO, CA



## AVAILABILITY

- SUITES 210 AND 230  
±2,297-4,925 RSF

## CREATIVE OFFICE SPACE

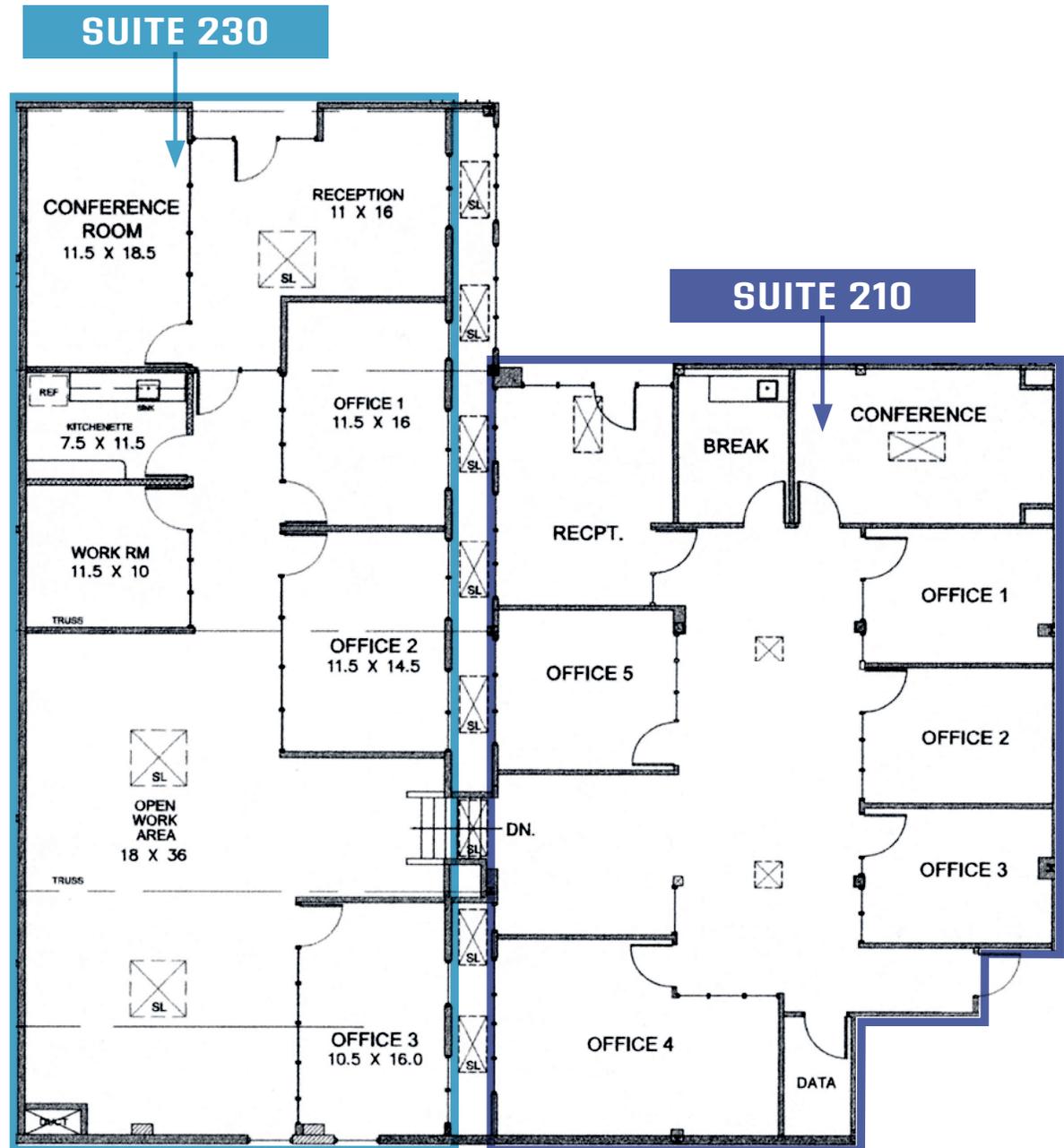


# FLOOR PLAN



SUITES  
210 & 230

±2,297–  
4,925 RSF



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SUITE  
PHOTOS

# URBAN LIFESTYLE



**520  
9TH ST.**

## DOWNTOWN SACRAMENTO CITY SITES & AMENITIES

- |                                      |                       |                           |
|--------------------------------------|-----------------------|---------------------------|
| 1 Golden 1 Center                    | 10 Railyards District | 18 Sutter's Fort          |
| 2 Kimpton Sawyer Hotel               | 11 Southside Park     | 19 Matsui Waterfront Park |
| 3 Punch Bowl Social                  | 12 Capitol Park       | 20 The Ice Blocks         |
| 4 DOCO                               | 13 Sutter Health Park | 21 The Press              |
| 5 Old Sacramento Historic Waterfront | 14 Bridge District    |                           |
| 6 State Capitol                      | 15 Drakes the Barn    |                           |
| 7 Cesar Chavez Park                  | 16 Tower Bridge       |                           |
| 8 Amtrak Station                     | 17 R Street Corridor  |                           |
| 9 Crocker Art Museum                 |                       |                           |

## SACRAMENTO'S MOST LIVELY NEIGHBORHOODS

**DOWNTOWN** and **MIDTOWN** are Greater Sacramento's cultural center. Within the 500+ blocks known as "the Grid," some of the city's best restaurants, shops and attractions are easily explored via foot, bike or electric scooter.



**RAILYARDS**

**THE BRIDGE DISTRICT**

**DOWNTOWN**

**MIDTOWN**

**GOLDEN 1  
CREDIT UNION  
CENTER**

**CAPITOL**

**R STREET**



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