

FOR LEASE

520 9TH STREET

Sacramento, CA

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

TAKE VIRTUAL TOUR
CLICK HERE



EXCLUSIVELY LISTED BY:

TONY WHITTAKER

+1 916 492 6914

TONY.WHITTAKER@CBRE.COM

LIC. 01780828

JASON GOFF

+1 916 446 8222

JASON.GOFF@CBRE.COM

LIC. 01205230

NELLIE CRUZ

+1 916 492 6915

NELLIE.CRUZ@CBRE.COM

LIC. 02086140

CBRE

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

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AVAILABILITY

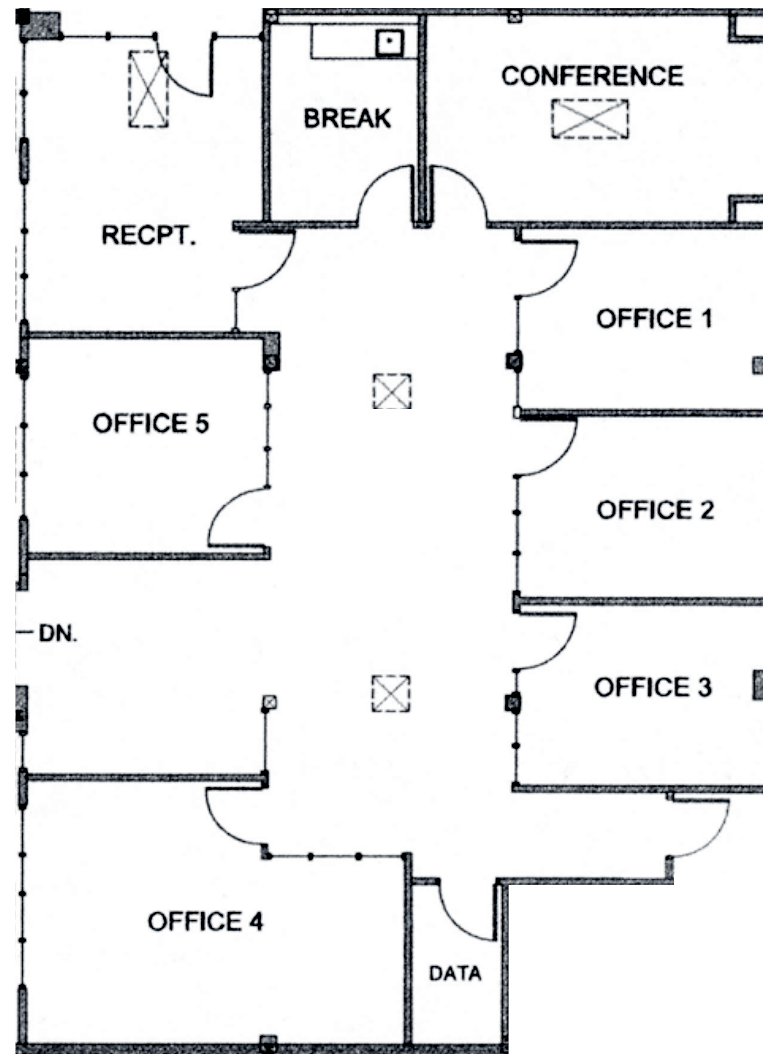
- SUITE 210
±2,297 RSF

CREATIVE OFFICE SPACE



FLOOR PLAN

SUITE 210
±2,297 RSF



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SUITE
PHOTOS

URBAN LIFESTYLE



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.

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TONY WHITTAKER

+1 916 492 6914

SENIOR VICE PRESIDENT
TONY.WHITTAKER@CBRE.COM
LIC. 01780828

JASON GOFF

+1 916 446 8222

EXECUTIVE VICE PRESIDENT
JASON.GOFF@CBRE.COM
LIC. 01205230

NELLIE CRUZ

+1 916 492 6915

VICE PRESIDENT
NELLIE.CRUZ@CBRE.COM
LIC. 02086140

WWW.CBRE.COM/SACRAMENTO | CBRE - 500 CAPITOL MALL, 24TH FLOOR, SACRAMENTO, CA 95814

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