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AVAILABLE SUITES *contiguous

±3,437 RSF | Suite 250

±3,082 RSF | Suite 380

±8,424 RSF | Suite 400 + 440

±6,519 RSF | Suite 400*

±1,905 RSF | Suite 440*

±10,393 RSF | Suite 500

520 Capitol Mall is an eight-story, 80,400-square-foot Class A office building located in the heart of Downtown Sacramento. There is an additional 8,000 square foot lower level with a building common conference room, new fitness center with showers and a four-story parking garage.

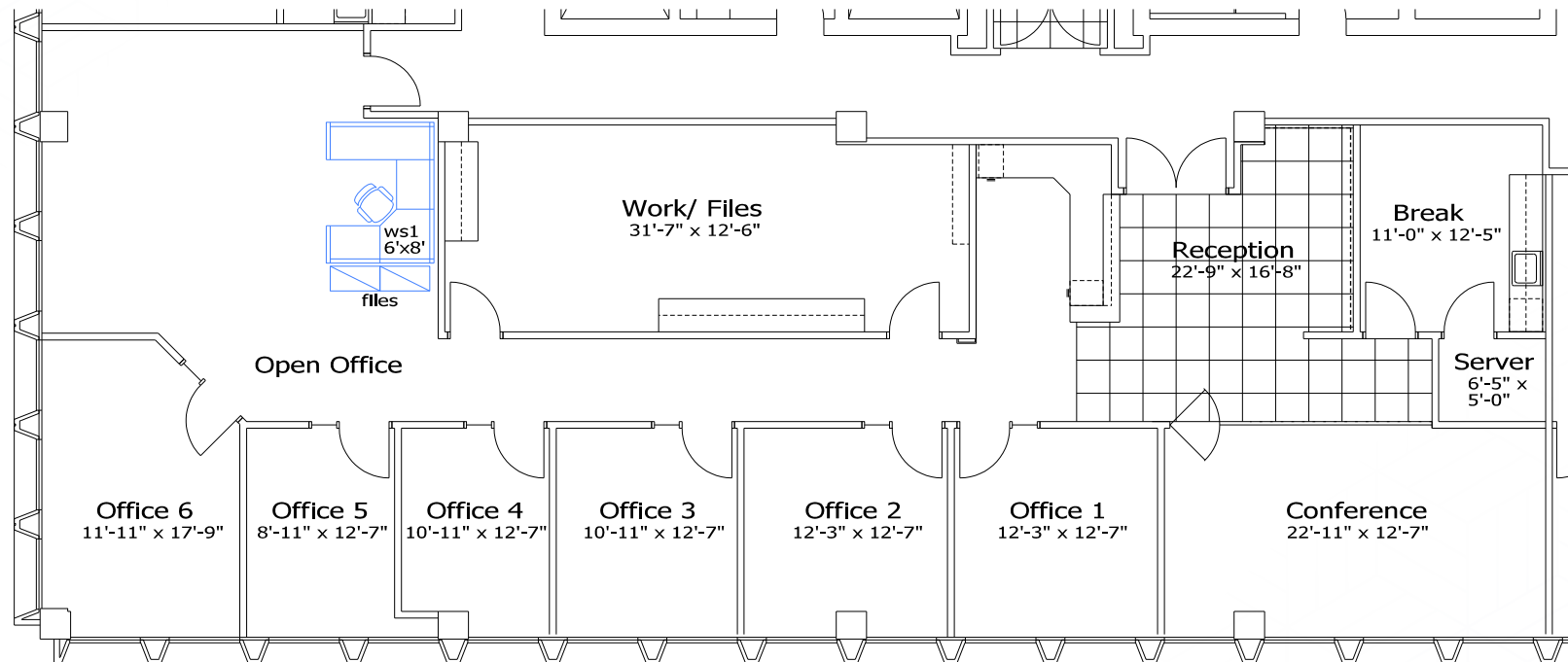
520 Capitol Mall is within walking distance to many Sacramento amenities. Located within a few blocks of the building are the State Capitol, Golden 1 Center, Downtown Commons, hotels such as the Sheraton, Hyatt and Kimpton 'Sawyer', and Sacramento's light rail transit system.





±3,437 RSF | Suite 250

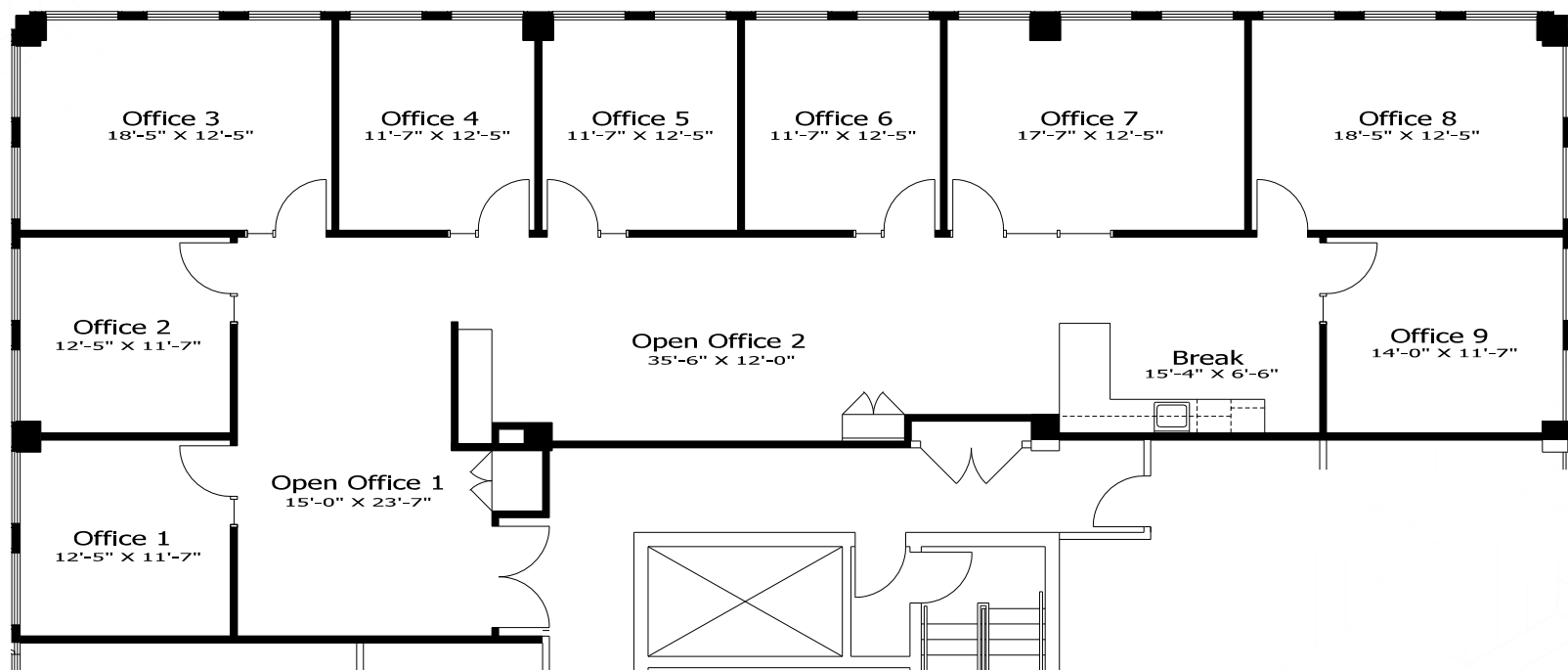
Conference Room
Proposed Break Area
6 offices





±3,082 RSF | Suite 380

Proposed Break Area
9 offices





±8,424 RSF | Suite 400 + 440

Conference Room
Break Room
Reception
3 Open Office
17 Offices

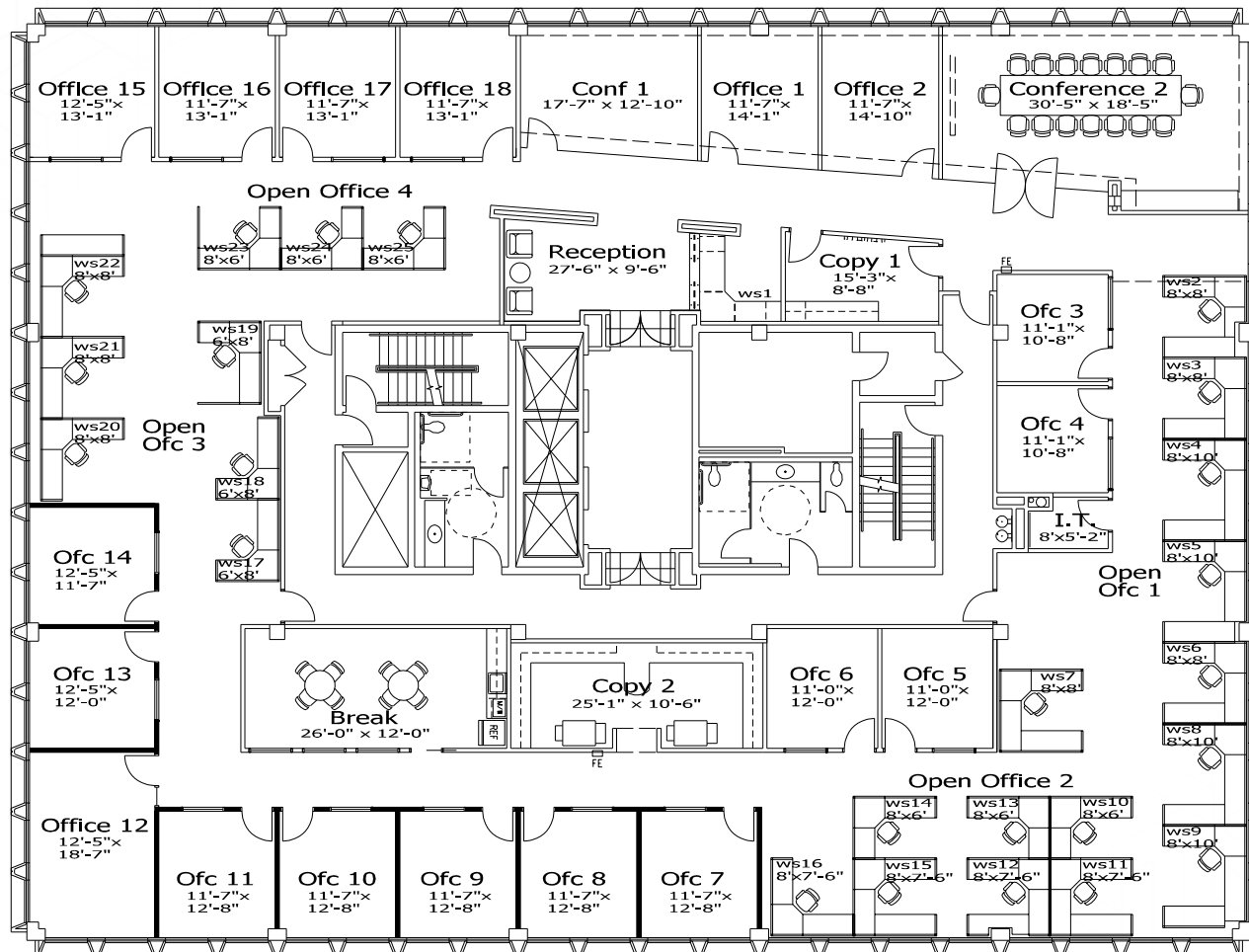


Conference Room

Reception

4 Open Offices

18 offices





Property Highlights



FITNESS CENTER

A new state-of-the-art fitness center with shower and locker facilities completed in June 2017.



BUILDING CONFERENCE ROOM

The building conference room can accommodate up to 60 occupants and offers free high-speed Wi-Fi and a large flat screen for presentation.



PARKING

A four-story parking garage is located behind the office tower and contains 190 parking spaces. The garage is staffed and operated by a professional parking garage company with new fully-automated parking equipment.



ELECTRICAL

An 1,800A, 480/277 electrical service is provided by Sacramento Municipal Utility District (SMUD). The building's electrical system has the capacity to handle the intense requirements of today's tenants and can accommodate sub-feed circuit breakers and associated sub-panels for specialized requirements.



HVAC

Airflow to the occupied space is conditioned by Variable Air Volume (VAV) boxes with Direct Digital Controls (DDC) and electronic room sensors.

The central equipment, the air handling systems, and the tenant zone work are interfaced through a DDC Energy Management System. The DDC System integrates the HVAC system components to provide energy efficient systems, temperature monitoring, and after-hours use of air conditioning and heating.

A 240-ton MultiStack MagLev Chiller that features two Danfoss Turbocor compressors was installed in January 2013.

This highly efficient equipment enables us to attain our energy efficiency goals with a reduced carbon footprint and substantially lower utility costs.





Property Highlights



COMMUNICATIONS

The 520 Capitol Mall Building has fiber optic service to meet tenant's communication requirements from simple to sophisticated.



ELEVATORS

Three completely renovated Otis elevators serve the building and include new controls. Overhead Gearless Traction, 500 feet/minute, 1:1 roping.



SECURITY

On-site security and maintenance personnel serve the building



PROPERTY MANAGEMENT

Property management is provided locally by Brennan Properties.



BAY DEPTHS

20' - 30'

LOBBY

The lobby floors are limestone with granite tile accents. Adorning the walls are beautiful maple wood panels with metal reveals, and opaque glass. The elevator cabs feature stainless steel with mirrored glass.

BUILDING AMENITIES

On-site maintenance and security personnel

Fitness center

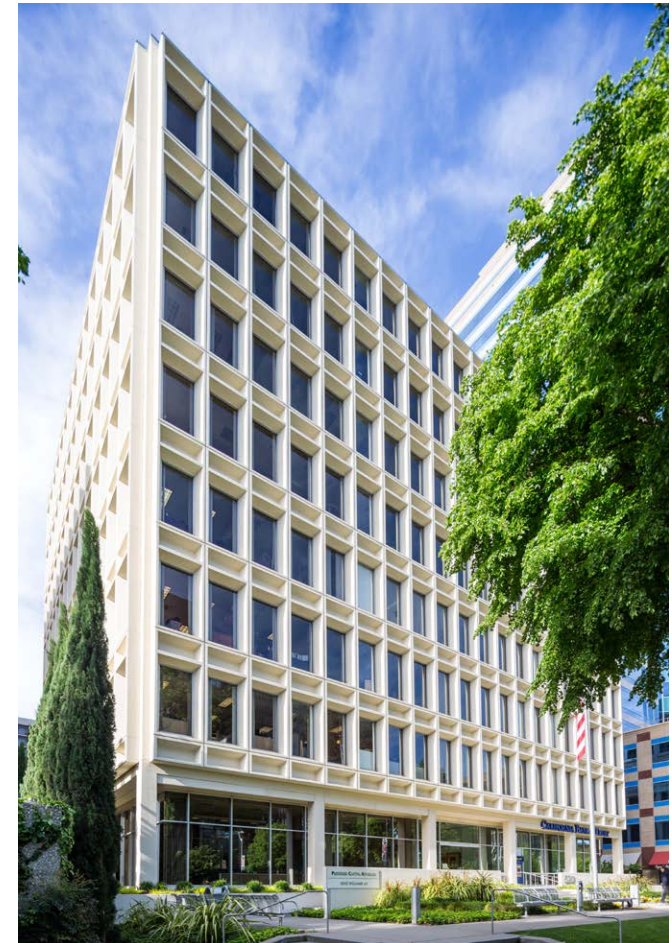
An electronic tenant directory providing multiple name opportunities for each tenant

Wood paneling, natural stone in all upper floor lobbies and tile floors and granite counters in all restrooms

Building conference room (occupancy of up to 60)

Storage space

Floor lobby tenant signage





Amenities

DINING

1. Jimboy's Tacos
- Panda Express
- Estella Bakery & Patisserie
- World Traveler Coffee Roasters
- RareTea
- Sauced BBQ & Spirits
- Con Azúcar Café
- Burger Lounge
- Yard House
- Chipotle
- Tipsy Putt
- Jamba Juice
- Poke Ichii
- Polanco Cantina
- Hot Dog on a Stick
- Revival at the Sawyer
2. Dive Bar
3. Foundation Restaurant & Bar
4. Frank Fats
5. General Store & Deli
6. Grange
7. House Kitchen & Bar
8. Il Fornaio
9. Ella Dining Room & Bar
10. Mortons
11. My Sisters Café
12. Temple Coffee
13. The Firehouse
14. Rio City Cafe
15. Ten Ten Room
16. Panera Bread

BANKS

1. Wells Fargo
2. Bank of America
3. River City Bank
4. First-Citizens Bank & Trust
5. SoFi Bank
6. Westamerica Bank
7. US Bank
8. BMO
9. Golden One Credit Union
10. Sacramento Credit Union
11. Umpqua Bank
12. Chase
13. CA Bank & Trust

HOTELS

1. Kimpton Sawyer Hotel
2. Citizen Hotel
3. Embassy Suites
4. Hyatt Regency
5. Holiday Inn
6. Sheraton Grand Hotel

OTHER

1. 24 Hour Fitness
2. Capitol Athletic Club
3. In-Shape Fitness
4. Crocker Art Museum
5. Sutter Club
6. Century Theatres
7. City Hall
8. US District Court
9. Amtrak





CALIFORNIA STATE
CAPITOL MUSEUM

CALIFORNIA STATE
CAPITOL PARK

Golden 1 Credit
Union
CENTER

520
Capitol Mall

SOUTHSIDE
PARK

CROCKER PARK

CAPITOL MALL

SACRAMENTO
RIVER



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