

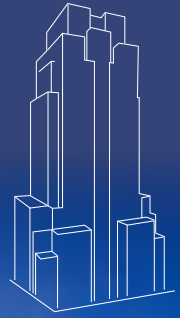


VIEWS OF:

CONFERENCE CENTER

FITNESS CENTER

LOBBY



PARK  
TOWER

a **KBS** property

# An Iconic Destination *for Success*

 980 9th Street, Sacramento, California

In the heart of the State Capitol is Park Tower, a Class A office meticulously designed for the discerning. Find yourself working in one of the premier downtown buildings within walking distance to the State Capitol, County Court House and City Hall.

**NEWMARK**

**KBS**

# An Iconic Destination for Success

📍 980 9th Street, Sacramento, California



- ±457,406 RSF premier LEED Gold, award winning, Class A high-rise
- On-site property management, building engineers, day porter and 24/7 security, fiber optics connectivity and spa
- One block from light rail, half block to bus stop and four blocks from Amtrak station
- Two well established Restaurateurs offering breakfast, lunch, and dinner occupying over 6,000 SF on the ground floor
- 800 building parking spaces - one level of subterranean parking and seven levels of tenant/visitor parking (additional parking garages one block away at 1010 8th Street or 716 J Street)
- ±1,632 SF on-site, state-of-the-art conferencing center and kitchen
- On-site tenant lounge equipped with television, WiFi, refrigerator, work spaces, lounge areas and more, giving the property a modern live/work/play atmosphere
- ±3,614 SF on-site fitness center, showers and lockers
- Complimentary building shuttle service
- Walking distance to numerous downtown amenities (DOCO, The Kay)
- A City park at the door steps offering seasonal Friday night concerts, farmer markets and more








<b>BUILDING ADDRESS:</b>	980 9th Street, Sacramento, California
<b>OWNER:</b>	KBS
<b>YEAR BUILT/RENOVATED:</b>	1992
<b>BUILDING SIZE:</b>	±457,406 rentable square feet
<b>WALK SCORE:</b>	95-100
<b>BUILDING HOURS:</b>	<b>Monday - Friday:</b> 7:00 a.m. - 6:00 p.m. <b>Saturday:</b> 8:00 a.m. - 1:00 p.m.
<b>PARKING:</b>	980 9th St.: 800 parking stalls 1010 8th St.: 357 parking stall Total: 1,157 parking stalls Above market parking of 2.4/1,000 SF
<b>TELECOMMUNICATIONS:</b>	AT&T Fiber & Copper CCI Fiber Comcast Coax Verizon Fiber Telepacific or TPX CenturyLink Fiber

# Discover Two Distinct & Incredible Dining Experiences On-Site



# Availabilities

980 9th Street, Sacramento, California

FLOOR	DOWNLOAD	SUITE	RSF
10TH		1050* Move in Ready	2,500 RSF
10TH		1060* Move in Ready	1,978 RSF
16TH		16th Floor	17,066 RSF
18TH		18th Floor	17,065 RSF
20TH		2000	9,222 RSF
20TH		2060	2,462 RSF

\*CAN BE COMBINED FOR A TOTAL OF 4,478

## 18th Floor



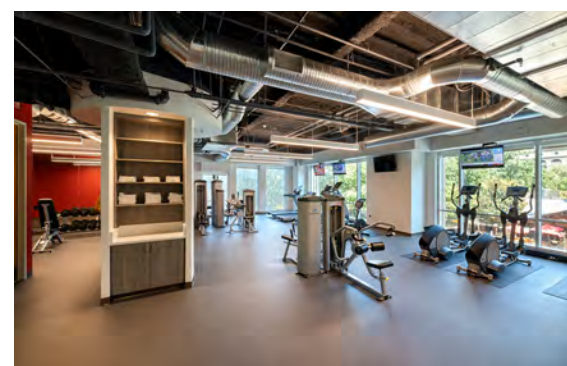
 GYM



 CONFERENCE CENTER



TENANT LOUNGE

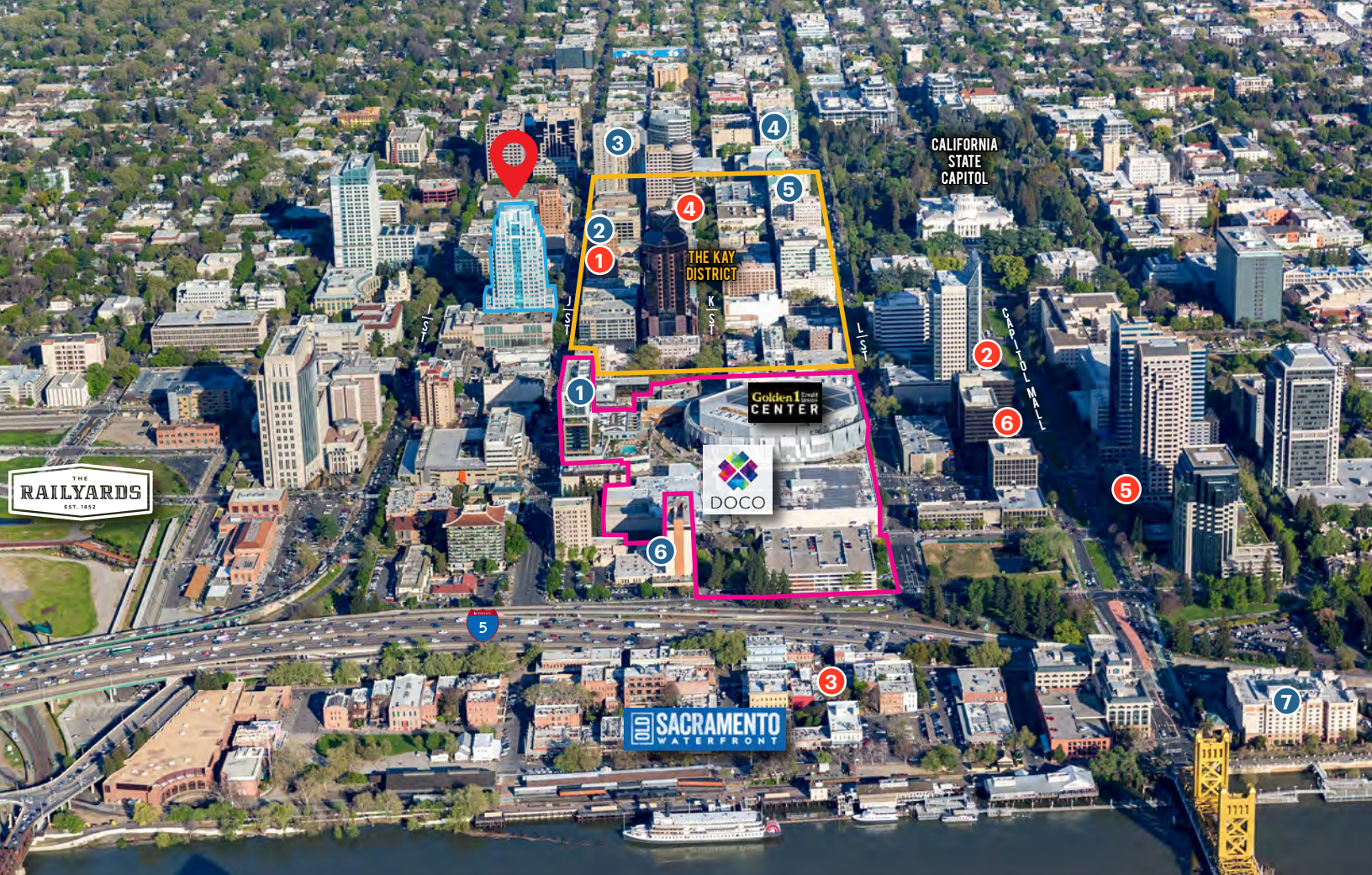


AMENITIES  
*Designed  
 for work  
 and  
 after work*

Park Tower is one of the most recognizable buildings in Downtown Sacramento and the jewel of the J Street Corridor. It commands the eye with its iconic structure and grand entrance. This Class A office property offers upscale business environments and an enviable suite of amenities to satisfy the most discerning of companies.

PRODUCTIVITY	LIFESTYLE
In-Place Fiber Optics	Fitness Center
Conference Rooms	Tenant Lounge
On-Site Management	Spa
On-Site Storage	
Shuttle	
Bike Storage	
TRAVEL & TRANSPORT	SUSTAINABILITY FEATURES
Near Light Rail and RT Bus Service	 
Near Sacramento International Airport	
Near Restaurants and Bars	
Surrounded by Multi-Tenant Housing	
	LEED® registered      Energy Star® Gold

**NEWMARK**



THE RAILYARDS  
EST. 1952

# Go from *work to play* in minutes

📍 980 9th Street  
Sacramento, California

## DOCO - DOWNTOWN COMMONS

### PLAY

- Golden 1 Center
- Century Theatres
- 24 Hour Fitness
- Impound
- Punch Bowl Social
- Revival at the Sawyer
- Tom's Watch Bar
- Tru

### SHOP

- Capital Agenda
- Lids/Kings Locker Room
- Lucky Gold
- Phenom
- Sacramento Kings Team Store
- Select
- The Lash Lounge
- Urban Outfitters

### DINE

- Burger Lounge
- Cabana Club

### Cakes by Jeff the Chef

- Chipotle
- Echo & Rig
- El Burrito Taqueria
- Estelle's Bakery & Pâtisserie
- Fizz Champagne & Bubbles Bar
- Häagen-Dazs
- Hot Dog on a Stick
- Insomnia Cookies
- Jamba Juice
- Panda Express
- Poke Ichii
- Polanco Cantina
- Pressed Juicery
- Punch Bowl Social
- RareTea
- Revival
- Sauced BBQ & Spirits
- Tandoori Pizza
- Tom's Watch Bar
- World Traveler Coffee Roasters
- Yard House

## THE KAY DISTRICT

### DINE

- Butcher & Barrel
- Kodaiko Ramen & Bar
- Koja Kitchen
- Mother
- Tiger Bar & Restaurant
- Shipwrecked Paradise Island
- Koja Kitchen
- Pete's 7
- Taco Bell Cantina
- Frank Fat's
- Empress Tavern
- Crest Cafe
- Oishii Sushi
- The Boiling Crab
- Mayahuel
- Upper Crust Pizza
- and more....

## HOTELS

1. Kimpton Sawyer Hotel
2. The Citizen Hotel
3. Sheraton Grand Hotel
4. Residence Inn by Marriott
5. Hyatt Regency
6. Holiday Inn Sacramento
7. Embassy Suites

## FINE DINING OPTIONS

1. Grange Restaurant
2. Morton's Steak House
3. Firehouse
4. Ella Dining Room & Bar
5. Il Fornaio
6. Camden Spit & Larder
7. Brasserie du Monde



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