

520

Capitol Mall

Sacramento, Ca 95814

Lisa Stanley

Executive Director

+1 916 769 3141

lisa.stanley@cushwake.com

Lic. 01340056



400 Capitol Mall, Suite 1800, Sacramento, CA 95814

+1 916 288 4800 | cushmanwakefield.com



AVAILABLE SUITES

±3,434 RSF | Suite 250

±3,082 RSF | Suite 380

±8,460 RSF | Suite 400

±1,342 RSF | Suite 650

±1,665 RSF | Suite 760

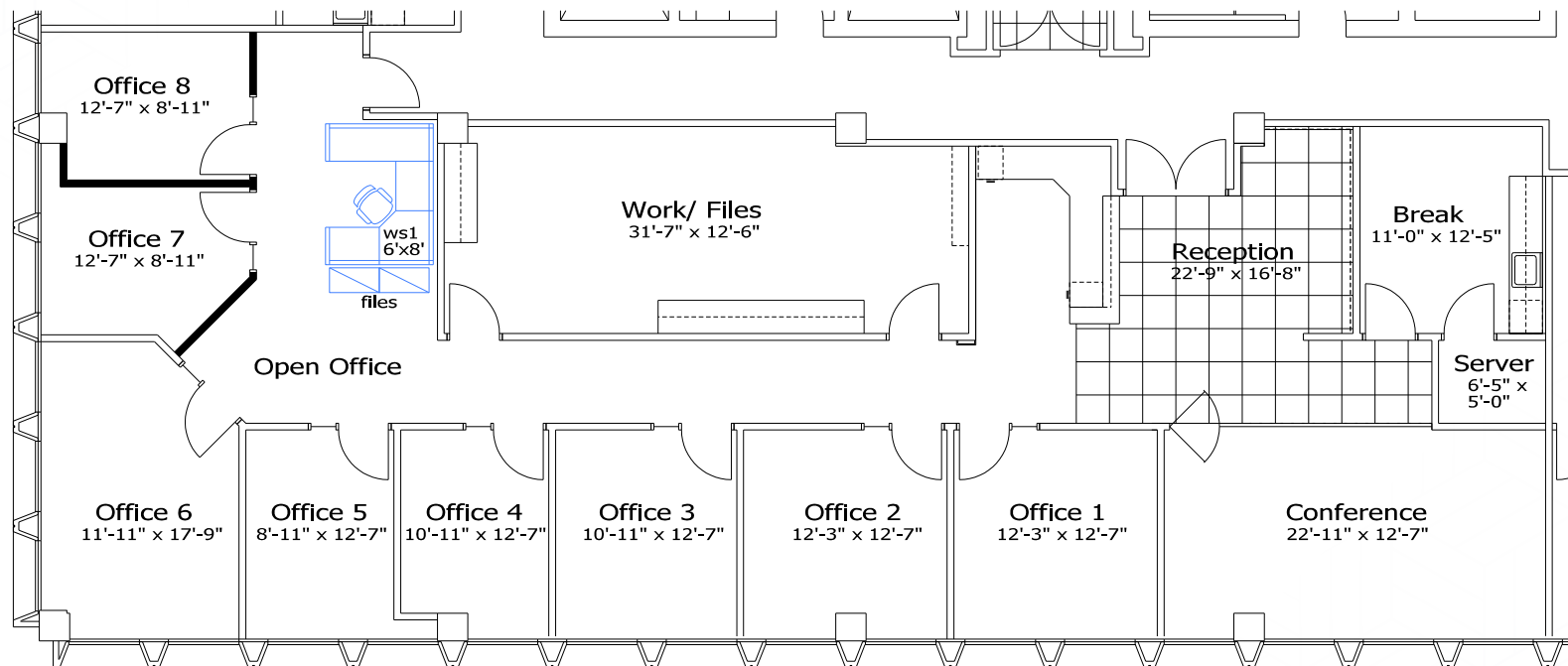
520 Capitol Mall is an eight-story, 80,400-square-foot Class A office building located in the heart of Downtown Sacramento. There is an additional 8,000 square foot lower level with a building common conference room, new fitness center with showers and a four-story parking garage.

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.



±3,434 RSF | Suite 250

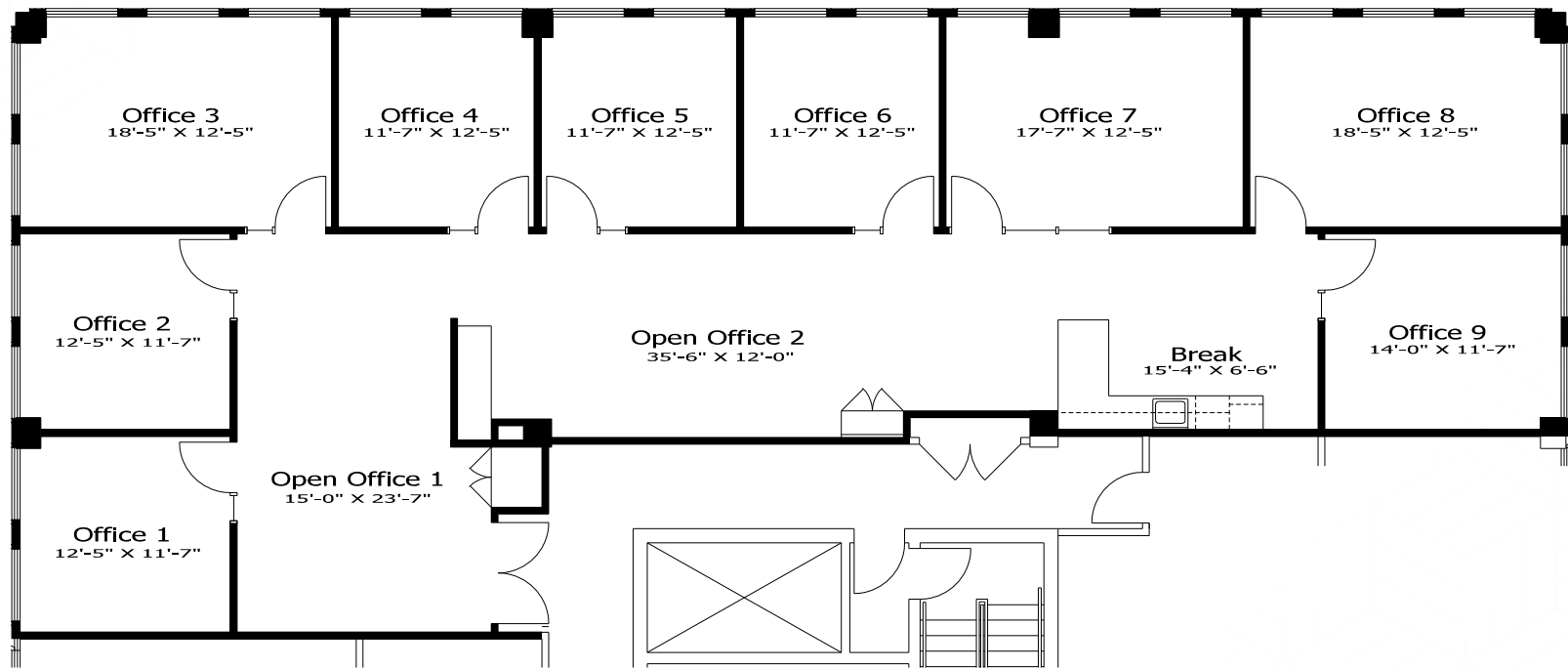
Conference Room
Proposed Break Area
8 offices





±3,082 RSF | Suite 380

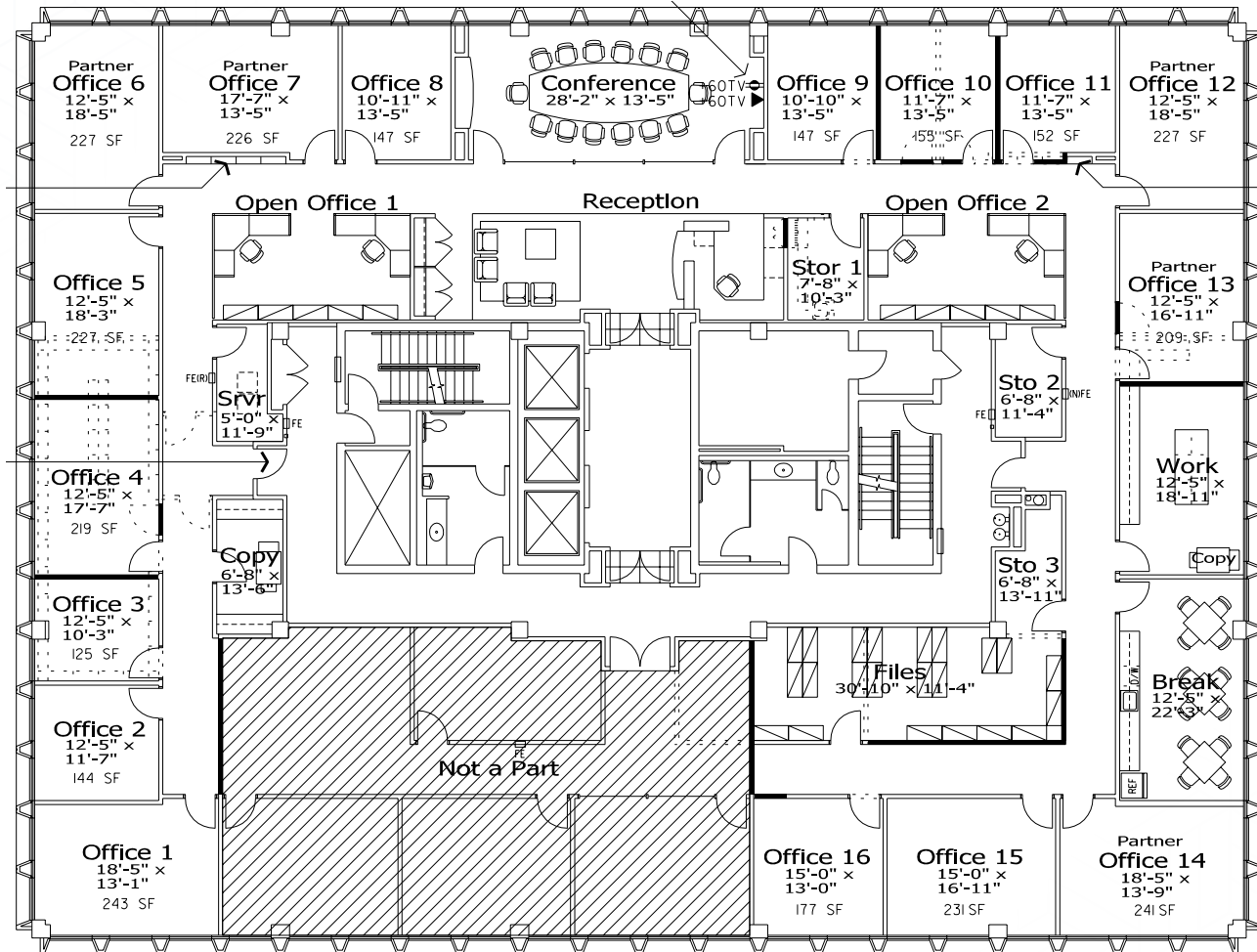
Proposed Break Area
9 offices





±8,460 RSF | Suite 400

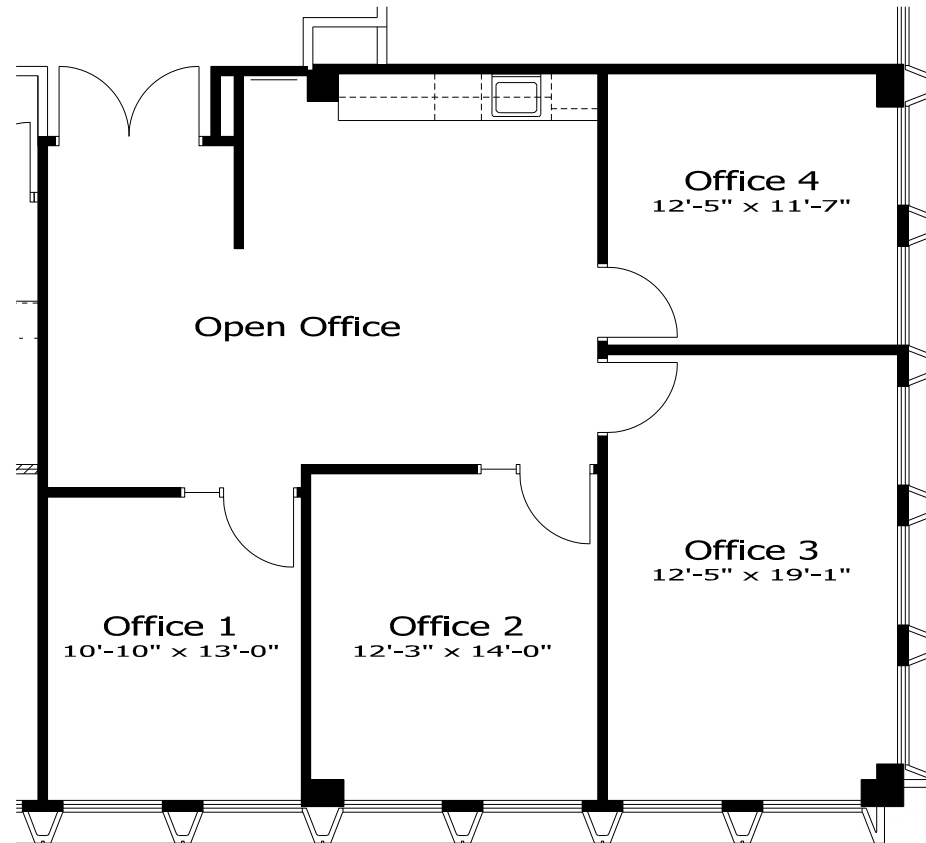
Conference Room
Reception
2 Open Offices
16 offices





±1,342 RSF | Suite 650

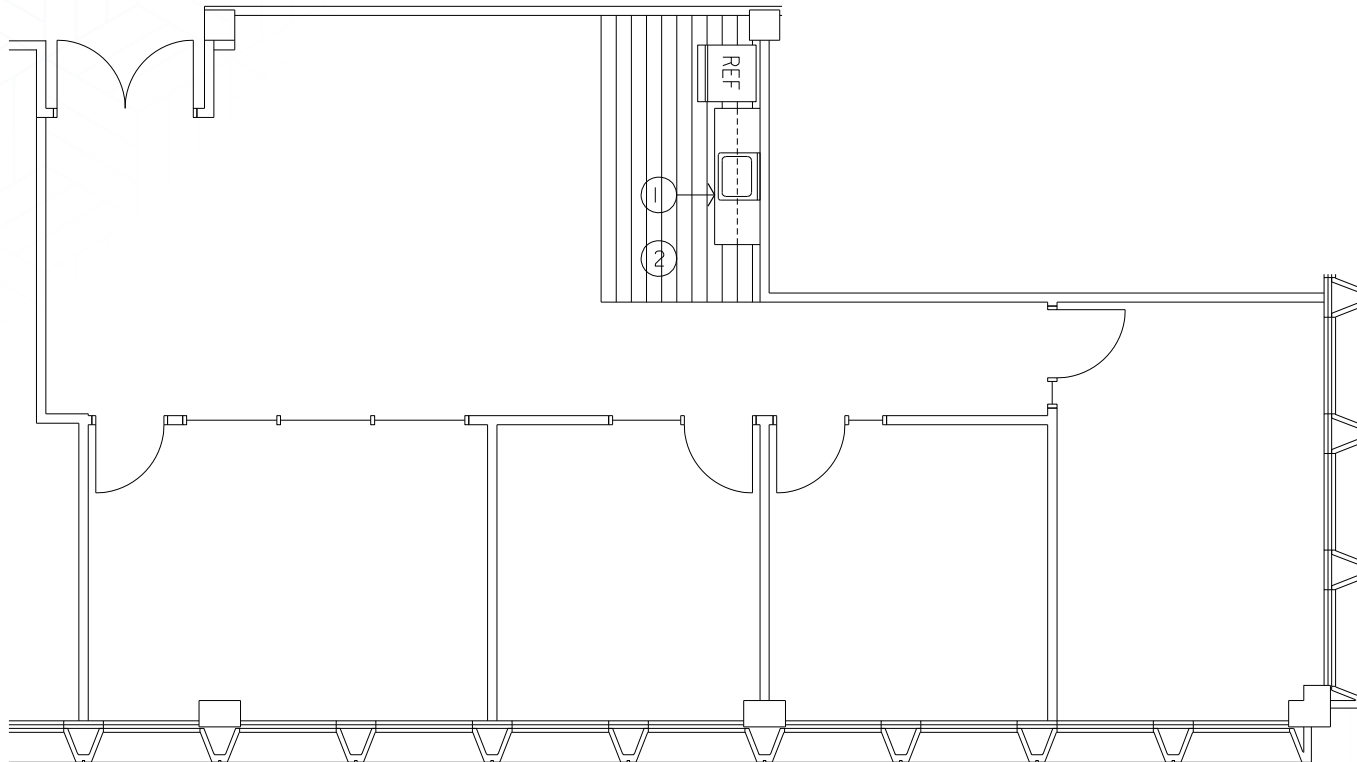
4 offices





±1,665 RSF | Suite 760

Conference room
Proposed Break Area
3 offices



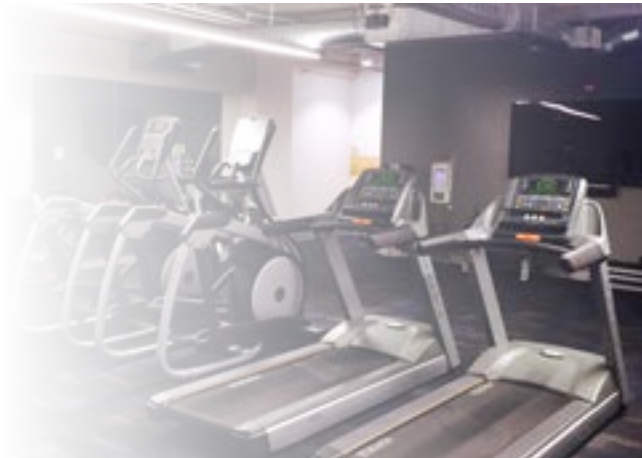


Property Highlights



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

AMENITIES

1. Café Bernardo
2. Centro
3. Paragary's
4. LowBrau Bierhall
5. Selland Family Restaurant
6. Star Ginger
7. PB Social Planned ESQ
8. State Fare Planned ESQ
9. Sauced BBQ & Spirits
10. Echo & Rig
11. Block Butcher Bar
12. Mikuni
13. Preta Greek
14. Mulvaney's B&L
15. Lil' Cheese Dog House
16. El Jefe
17. Porchetta
18. Tandoori Palace
19. Big Cheese Dog House
20. Ambrosia Café
21. Chops
22. Dive Bar
23. Foundation Restaurant & Bar
24. Frank Fats
25. General Store & Deli
26. Grange
27. House Kitchen & Bar
28. KBAR
29. Il Fornaio
30. Ella Dining Room & Bar
31. Mortons
32. Mother
33. My Sisters Café
34. Specialty's Café & Bakery
35. Strings Urban Kitchen
36. Temple Coffee
37. Ten22
38. The Firehouse
39. Rio City Cafe
40. Ten Ten Room

BANKS

1. MUFG Union Bank
2. Bank of America
3. River City Bank
4. First-Citizens Bank & Trust
5. Golden Pacific Bank
6. Westamerica Bank
7. Merchants National Bank
8. US Bank
9. Bank of the West
10. First Citizens Bank
11. Golden One Credit Union
12. Sacramento Credit Union
13. Umpqua Bank
14. American River Bank
15. 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. California Family Fitness
4. Crocker Art Museum
5. Sutter Club
6. Century Theatres
7. Macy's
8. City Hall
9. US District Court
10. 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



Sacramento, Ca 95814

Lisa Stanley

Executive Director

+1 916 769 3141

lisa.stanley@cushwake.com

Lic. 01340056



400 Capitol Mall, Suite 1800, Sacramento, CA 95814

+1 916 288 4800 | cushmanwakefield.com