

Sacramento, California



# U S ^ B A N K ^ T O W E R

621 CAPITOL MALL

 VIEW VIRTUAL TOUR



**CBRE**





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621 CAPITOL MALL

## THE HIGHLIGHTS



- ±366,431 RSF Class A Building
- Stunning seven-level, open main lobby providing clear views to Capitol Mall
- New Tenant Lounge and Conference Centers
- LEED Gold and WELL Health Safety Certified
- On-site property manager and building engineers
- Prestigious tenant mix
- Parking Ratio: 2/1,000 SF, including electrical vehicle charging stations
- Newly remodeled fitness center, showers and lockers
- Storage space and secured bicycle lockers available
- Complimentary shuttle car service that will transport Tenant's anywhere on the Downtown/Midtown grid
- 24/7 on-site security
- Ground floor retail includes Morton's Steakhouse, Sola Salon, AAA, and U.S. Bank branch and ATM
- Dry cleaning services available
- Web-based building automation system

## MORTON'S STEAKHOUSE





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## THE FREDERIC

Sitting beside the US Bank Tower brings the first-ever residential and retail space on the Capitol Mall corridor. Just a block away from the DOCO and Golden 1 Center, The Frederic is a 162-unit luxury apartment complex with over 7,000 square feet of ground floor retail space. The wide-range of community amenities include a rooftop terrace with amazing city views, top floor lounge, outdoor seating area with fire bowls and grills, fitness center, bike storage, on-site parking, EV charging stations, pet spa and valet trash.





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*Class A building on Capitol Mall,  
standing out from the best.*



FLOOR	SUITE	RSF
15TH	1525	±10,134
19TH	1950	±3,902
20TH	2025	±3,134-5,294
20TH	2050	±2,160-5,294
21ST	2114	±5,035
22ND	2200	±20,829
23RD	2300	±20,829
24TH	2400	±20,729

## CONTIGUOUS SPACES

21ST - 24TH FLOORS: ±67,422 RSF



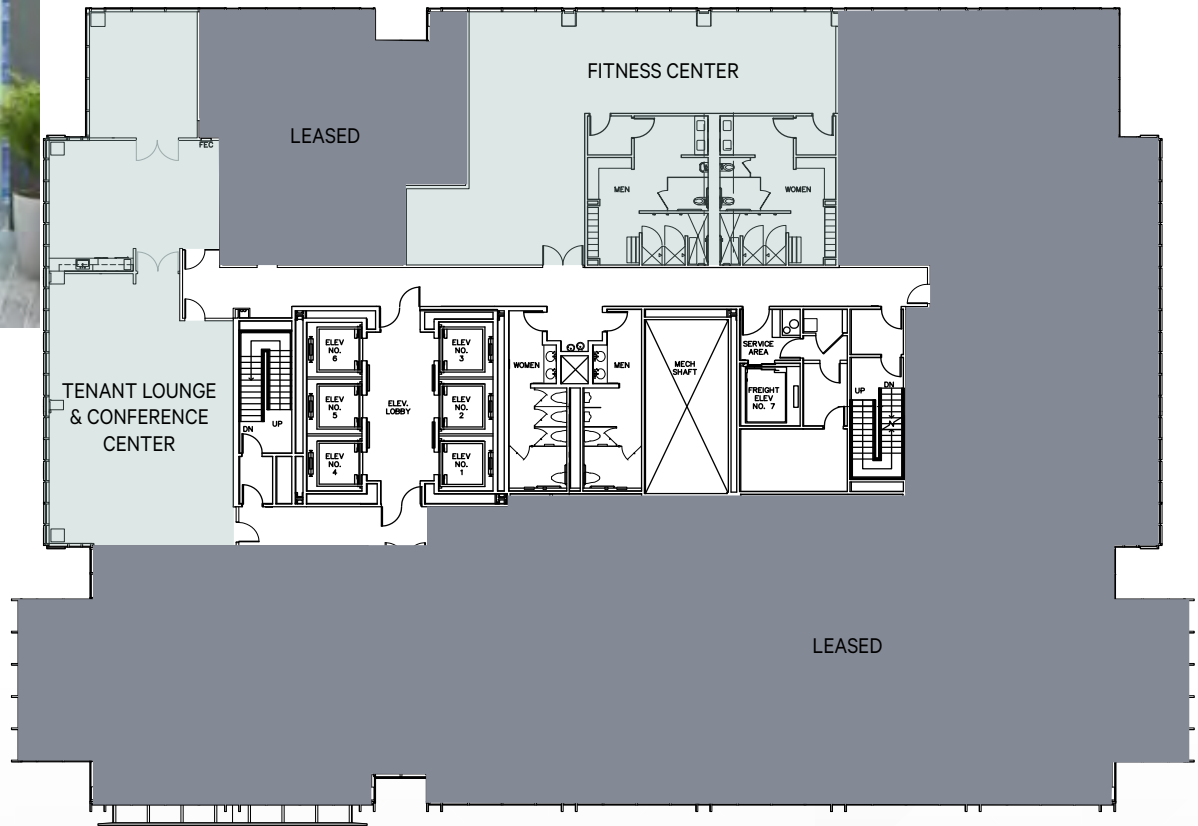
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# 9TH FLOOR

FITNESS CENTER AND TENANT LOUNGE



New Tenant Lounge & Conference Center



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*Fitness Center Virtual Tour*



*Conference Center Virtual Tour*



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# ON-SITE BUILDING AMENITIES



Fitness Center



Conference Room



Board Room



Tenant Lounge



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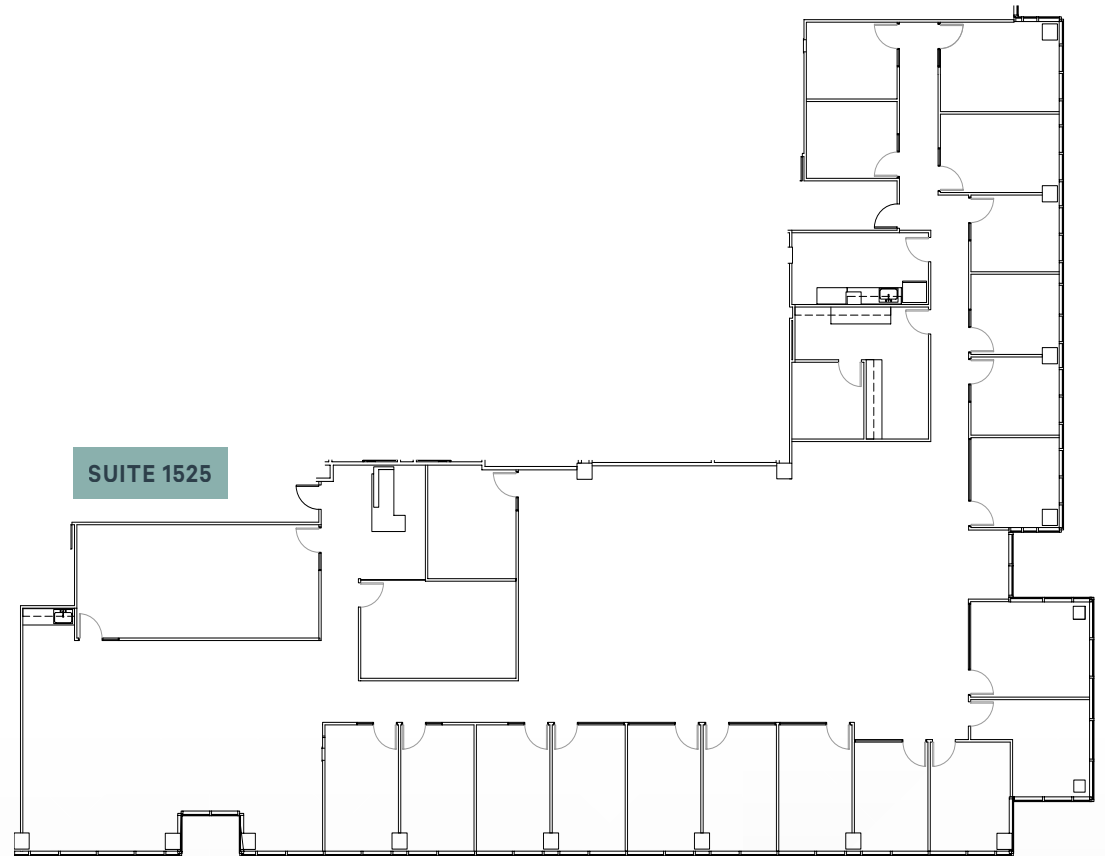


Lobby Abstract Art Installation

BUILDING FLOOR PLAN

# 15TH FLOOR

SUITE 1525: ±10,134 RSF





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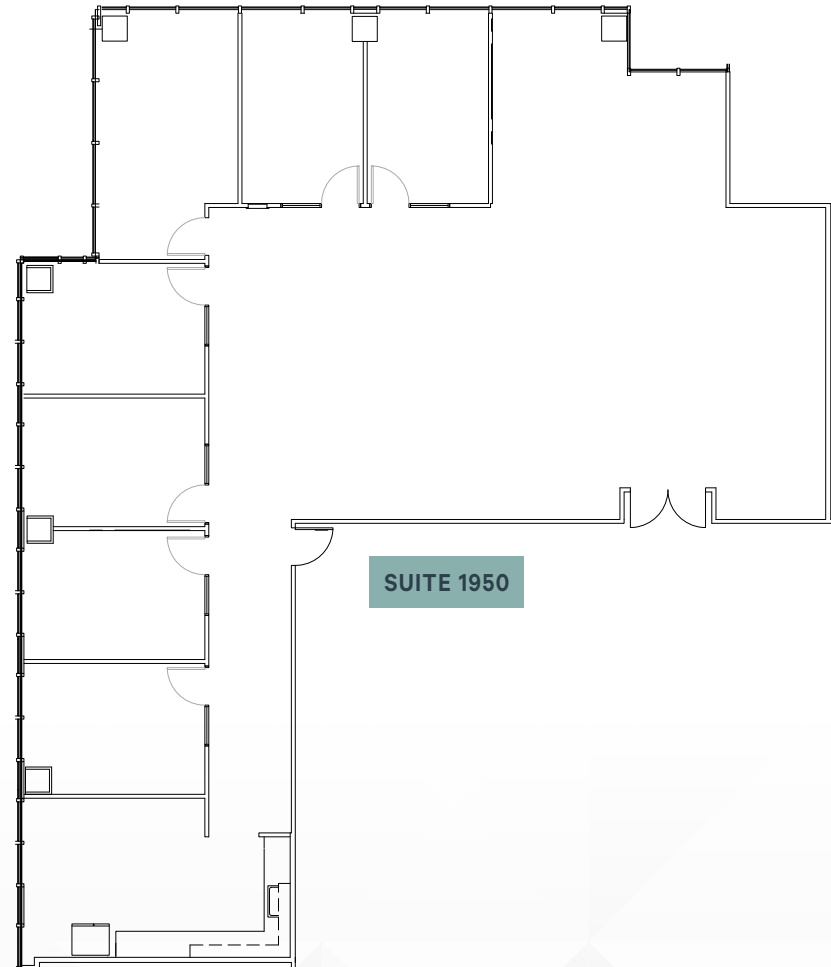


Lobby Abstract Art Installation

BUILDING FLOOR PLAN

# 19TH FLOOR

SUITE 1950: ±3,902 RSF  
*Available July 1, 2022*





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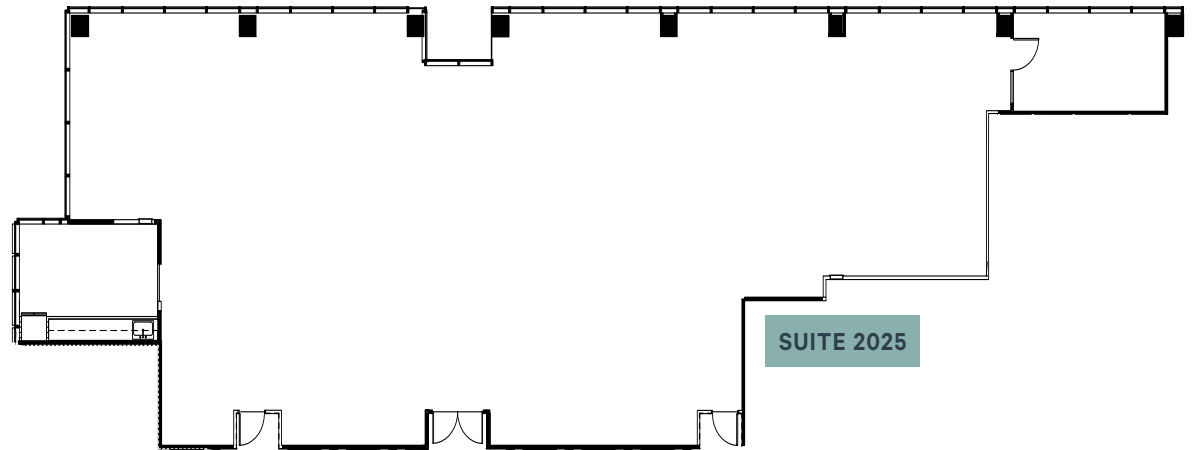
Lobby Abstract Art Installation

# BUILDING FLOOR PLAN

## 20TH FLOOR

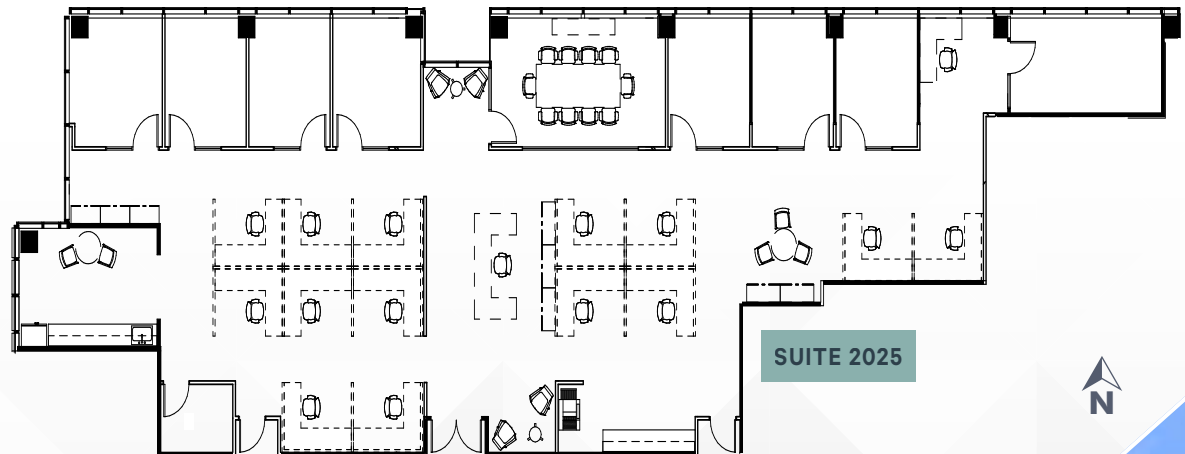
SUITE 2025: ±5,294 RSF

### SPEC PLAN



\*Spec Plan estimated to be completed by August 1, 2022.

### PROSPECTIVE PLAN - OPTION 1





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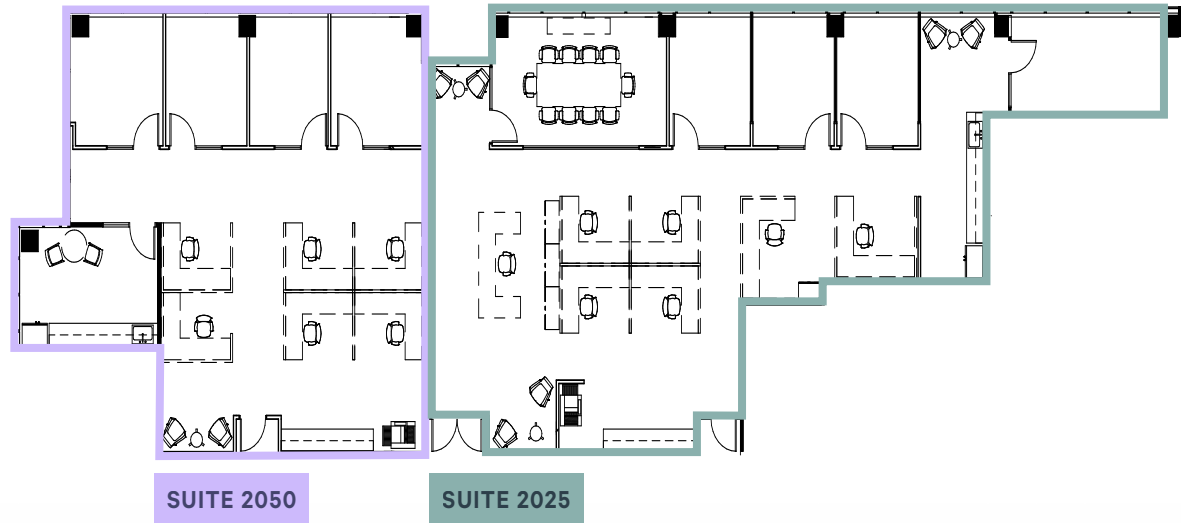


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# 20TH FLOOR

SUITE 2025: ±3,134 RSF / SUITE 2050: ±2,160 RSF

## PROSPECTIVE PLAN - OPTION 2



SUITE 2050

SUITE 2025





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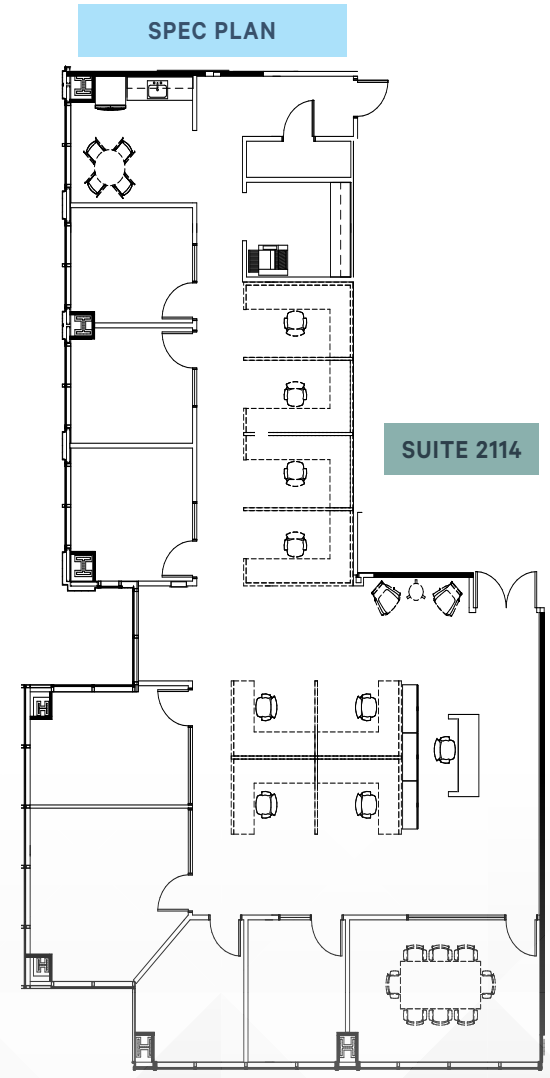
Lobby Abstract Art Installation

BUILDING FLOOR PLAN

# 21ST FLOOR

SUITE 2114: ±5,035 RSF

CONTIGUOUS SPACE UP TO ±67,422 RSF



\*Spec Plan estimated to be completed by August 1, 2022.



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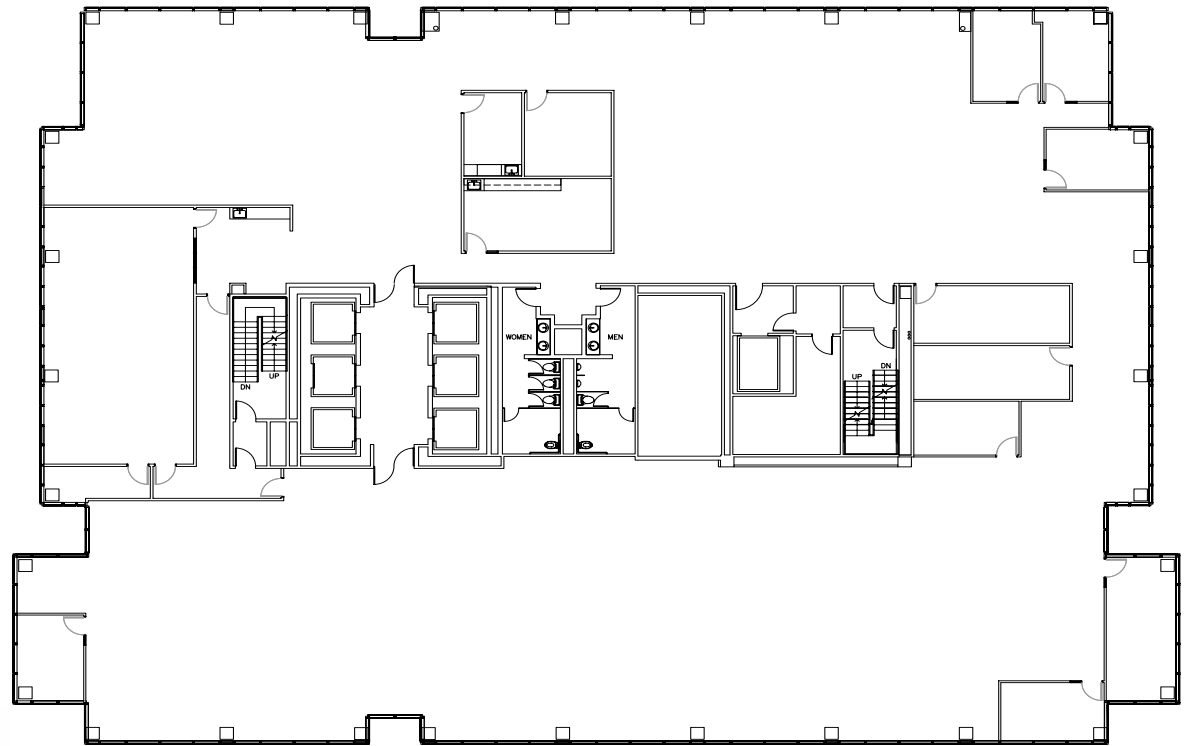
BUILDING FLOOR PLAN

# 22ND FLOOR

SUITE 2200: ±20,829 RSF

CONTIGUOUS SPACE UP TO ±67,422 RSF

SUITE 2200



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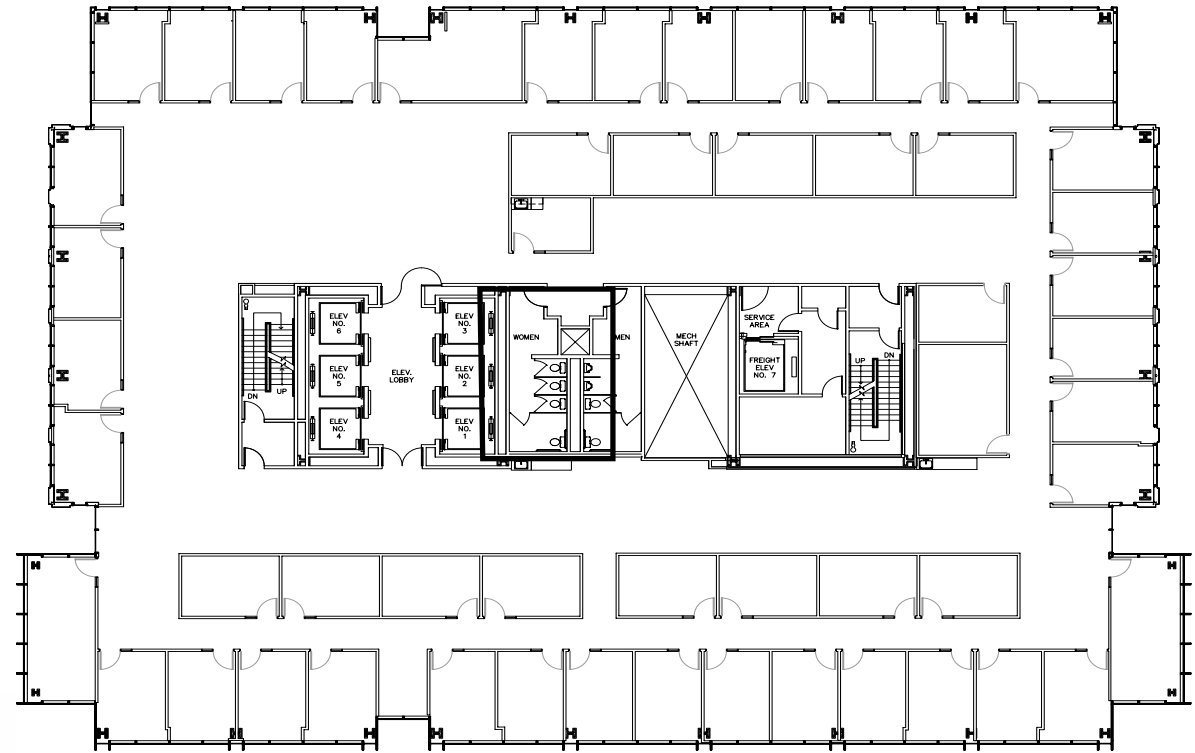
BUILDING FLOOR PLAN

23RD FLOOR

SUITE 2300: ±20,829 RSF

CONTIGUOUS SPACE UP TO ±67,422 RSF

SUITE 2300



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50 Offices



3 Conference Rooms





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BUILDING FLOOR PLAN

24TH FLOOR

SUITE 2400: ±20,729 RSF

CONTIGUOUS SPACE UP TO ±67,422 RSF

SUITE 2400



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38 Offices



4 Conference Rooms





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# BUILDING AVAILABILITY

21ST - 24TH FLOORS:  
±67,422 RSF

20TH FLOOR: ±5,294 RSF

19TH FLOOR: ±3,902 RSF

15TH FLOOR: ±10,134 RSF







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*Exclusive Listing Agent*

**CBRE**



**Tony Whittaker**

Senior Vice President

T +1 916 492 6914

tony.whittaker@cbre.com

Lic. 01780828

**Jason Goff**

Executive Vice President

T +1 916 446 8222

jason.goff@cbre.com

Lic. 01205230

**Nellie Cruz**

Associate

T +1 916 492 6915

nellie.cruz@cbre.com

Lic. 02086140

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