

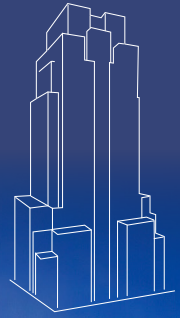


VIEWS OF:

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

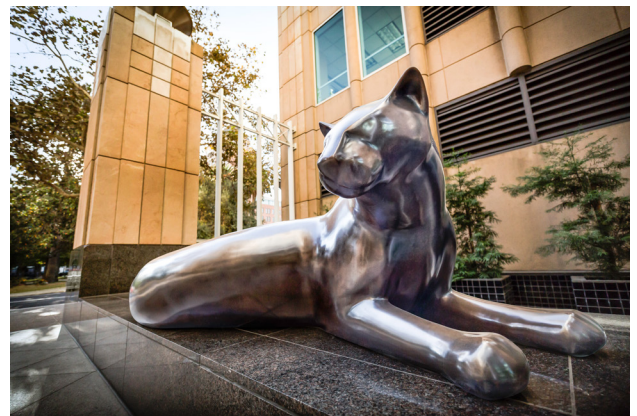
KBS

An Iconic Destination for Success

📍 980 9th Street, Sacramento, California

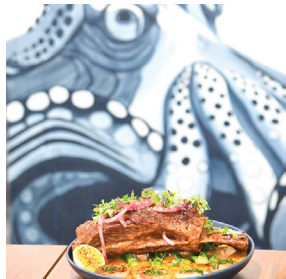
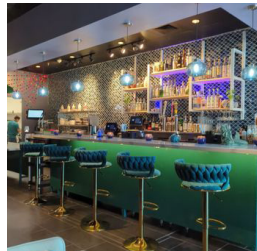


- ±457,406 RSF premier LEED Gold, award winning, Class A high-rise
- On-site property management, building engineers, day porter and 24/7 security, fiber optics connectivity and spa
- One block from light rail, half block to bus stop and four blocks from Amtrak station
- Two well established Restaurateurs 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








BUILDING ADDRESS:	980 9th Street, Sacramento, California
OWNER:	KBS
YEAR BUILT/RENOVATED:	1992
BUILDING SIZE:	±457,406 rentable square feet
WALK SCORE:	95-100
BUILDING HOURS:	Monday - Friday: 7:00 a.m. - 6:00 p.m. Saturday: 8:00 a.m. - 1:00 p.m.
PARKING:	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
TELECOMMUNICATIONS:	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

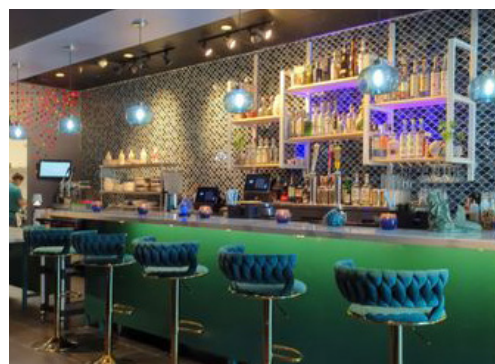


 CONFERENCE CENTER



TENANT LOUNGE



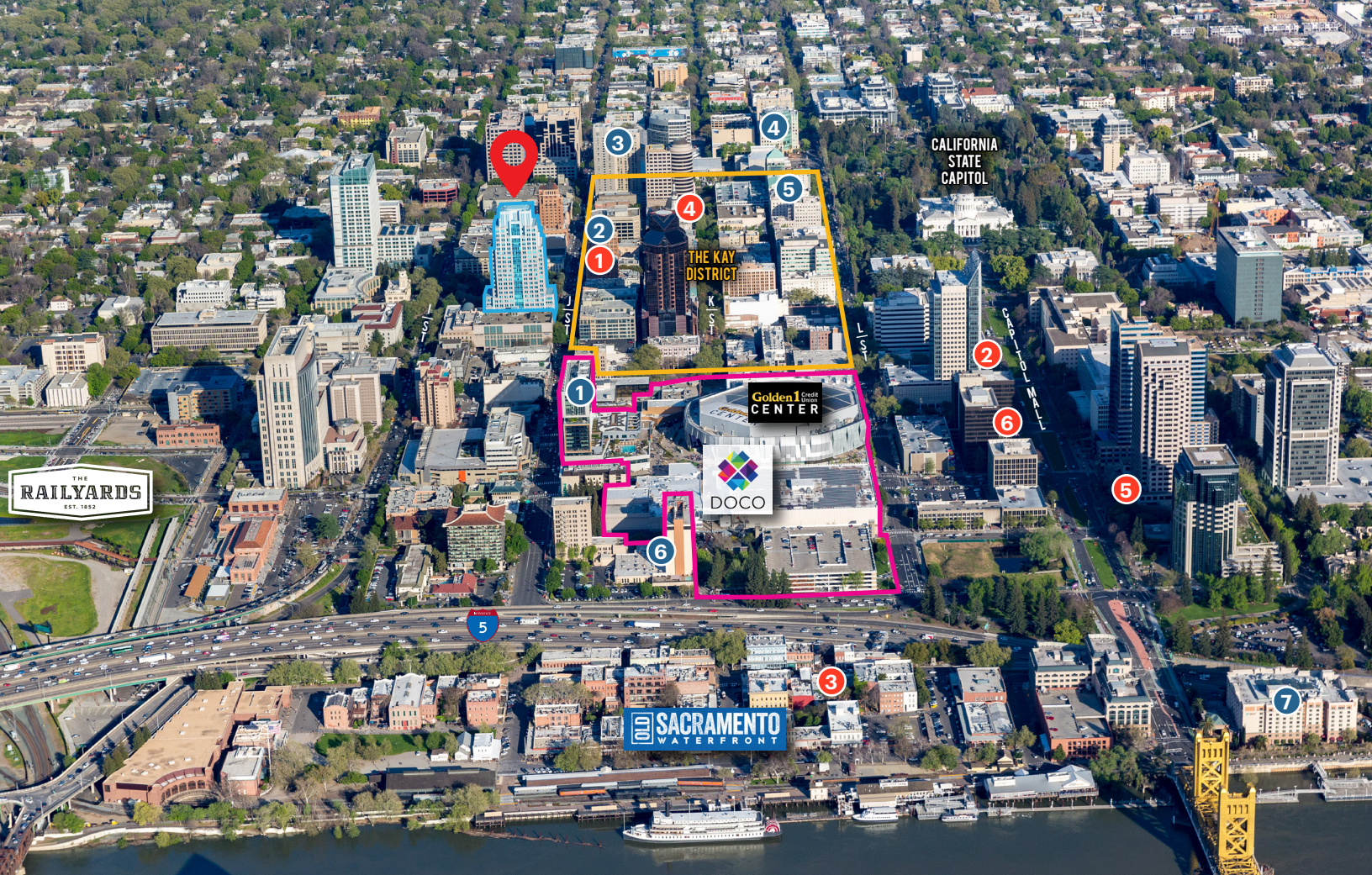


AMENITIES
*Designed
 for work
 and
 after work*

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



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



For leasing information, please contact:

CHRIS LEMMON
916-367-2323
chris.lemmon@nmrk.com
CA RE Lic# 01506816

MIKE RILEY
916-569-2329
mike.riley@nmrk.com
CA RE Lic# 00955165

NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 2/2026