

# THE DISTINCTIVE ZIGGURAT

AN ICONIC CORPORATE LOCATION



- HOME
- PROPERTY HIGHLIGHTS
- GALLERY
- SITE PLAN
- FLOOR PLANS
- MAP & AMENITIES
- CONTACT

± 348,610 RSF

IDEALLY LOCATED WITH IMMEDIATE ACCESS TO THE CALIFORNIA STATE CAPITOL & DOWNTOWN AND WITH ADEQUATE PERIPHERAL SPACE FOR A CORPORATE HEADQUARTERS/ CAMPUS EXPANSION



CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800, Sacramento, CA 95814 LIC. #00616335 • 916-288-4800

707 3RD STREET  
WEST SACRAMENTO, CA



# PROPERTY HIGHLIGHTS

HOME

PROPERTY HIGHLIGHTS

GALLERY

SITE PLAN

FLOOR PLANS

MAP & AMENITIES

CONTACT

The distinctive Ziggurat building, a well-known local landmark, resides on 7.771 acres along the west side of the meandering Sacramento River and sits directly across from historic “Old Sacramento.” The Ziggurat has expansive views of the Sacramento skyline, and is just blocks to California’s State Capitol, Golden One Center and Downtown Commons Entertainment District. It is adjacent to the Bridge District Development and CalSTRS Headquarters, and is just feet from Raley Field, home of the San Francisco Giants Triple A affiliate, the Sacramento River Cats. The Ziggurat is located off a major thoroughfare that connects to all major freeways, including Interstate 5, Interstate Highway 80 and State Route 50.

The ±348,610 RSF Ziggurat boasts 10 floors of office space, a full basement and a multi-level parking structure with 1,587 stalls. Although not a part of this project, an adjacent shovel ready 4.58 acre site provides an opportunity for expansion with entitlements for an additional ±300,000 sf of office space. These entitlements can be modified to expand the development by up to an additional 500,000 sf with no height restrictions.

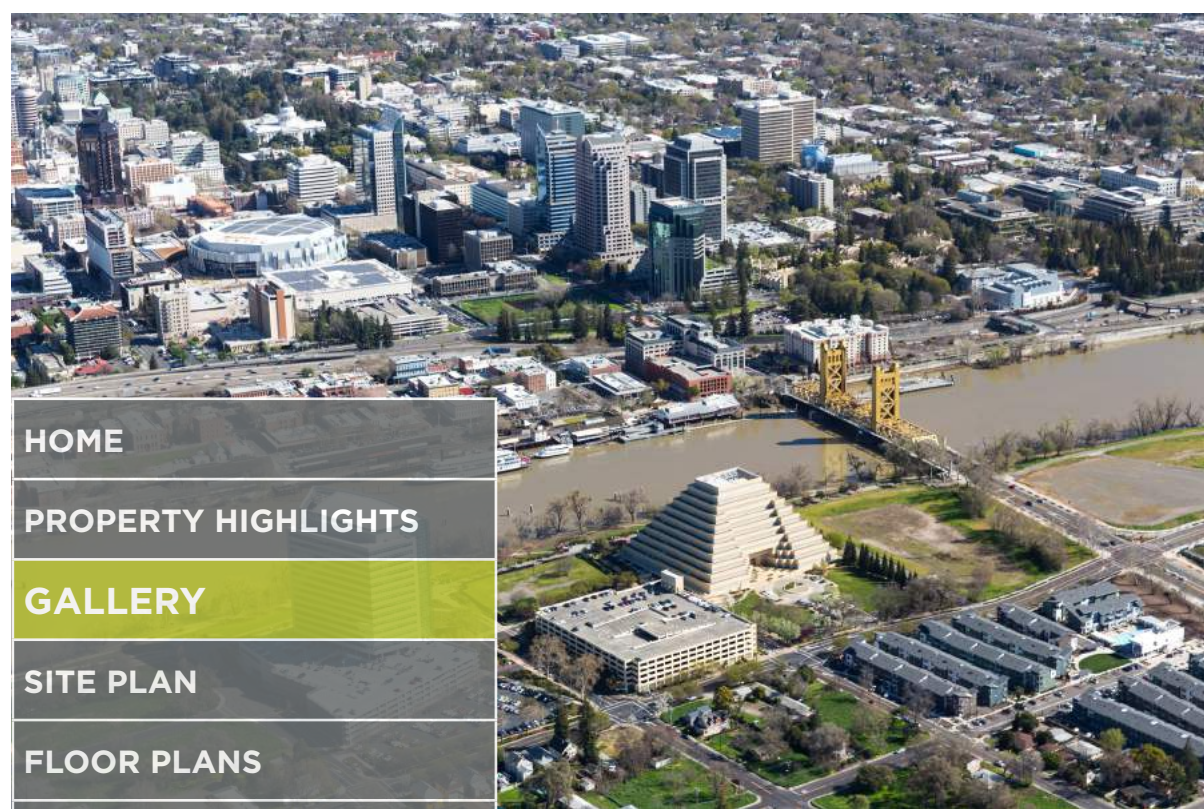
## BUILDING FEATURES

- 200 Person On Site Auditorium
- On Site Fitness Center, Yoga Studio
- Mens/Womens Locker Rooms
- Commercial Kitchen/Employee Cafeteria
- Indoor/Outdoor Dining Spaces
- Bike Storage/Electric Vehicle Charging Stations

Centralized, security monitoring system  
Dedicated telco and MPO rooms on each floor  
Emergency power back-up systems ( 750 KW Generator and 330 KW UPS)



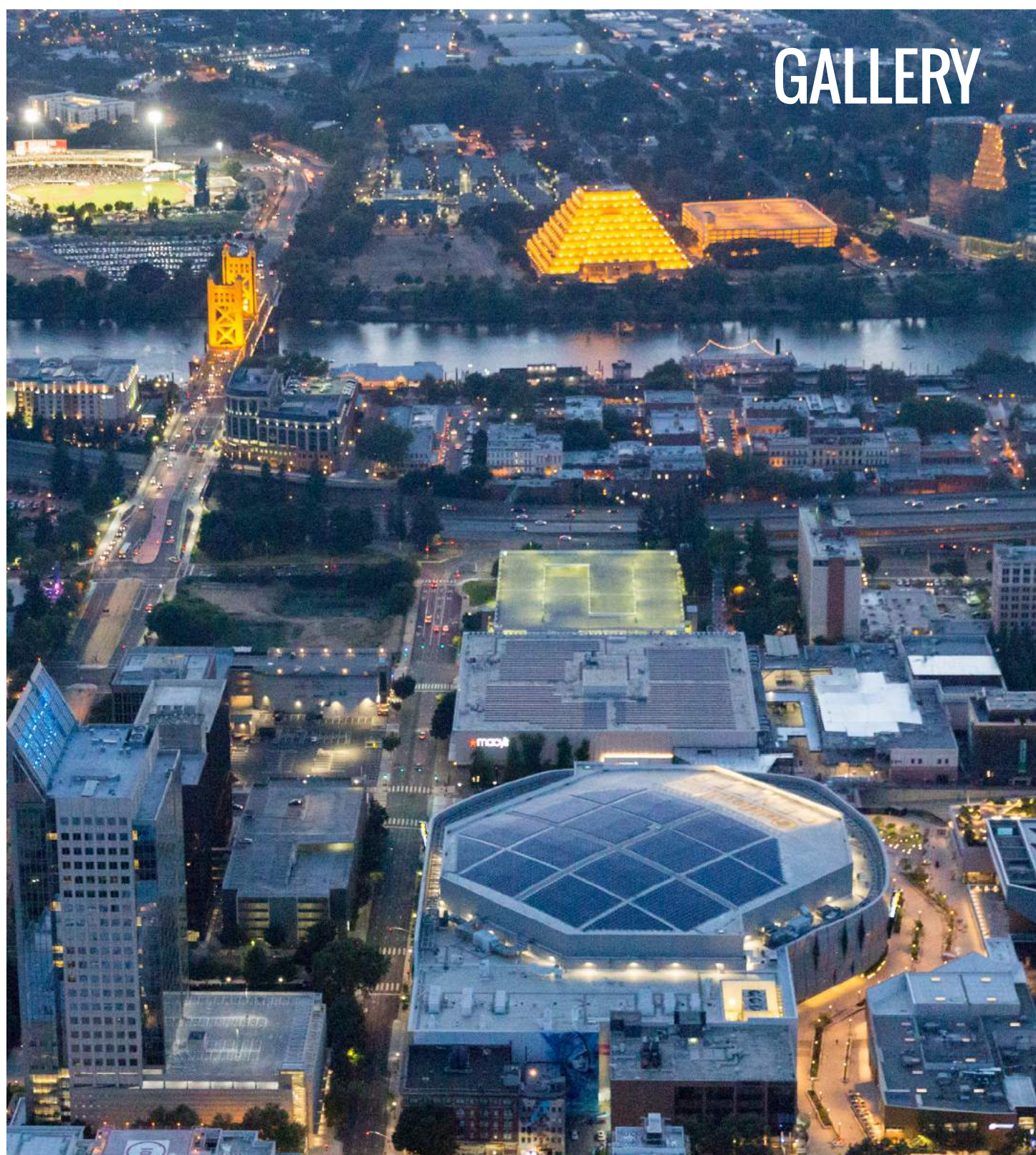




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 CUSHMAN & WAKEFIELD

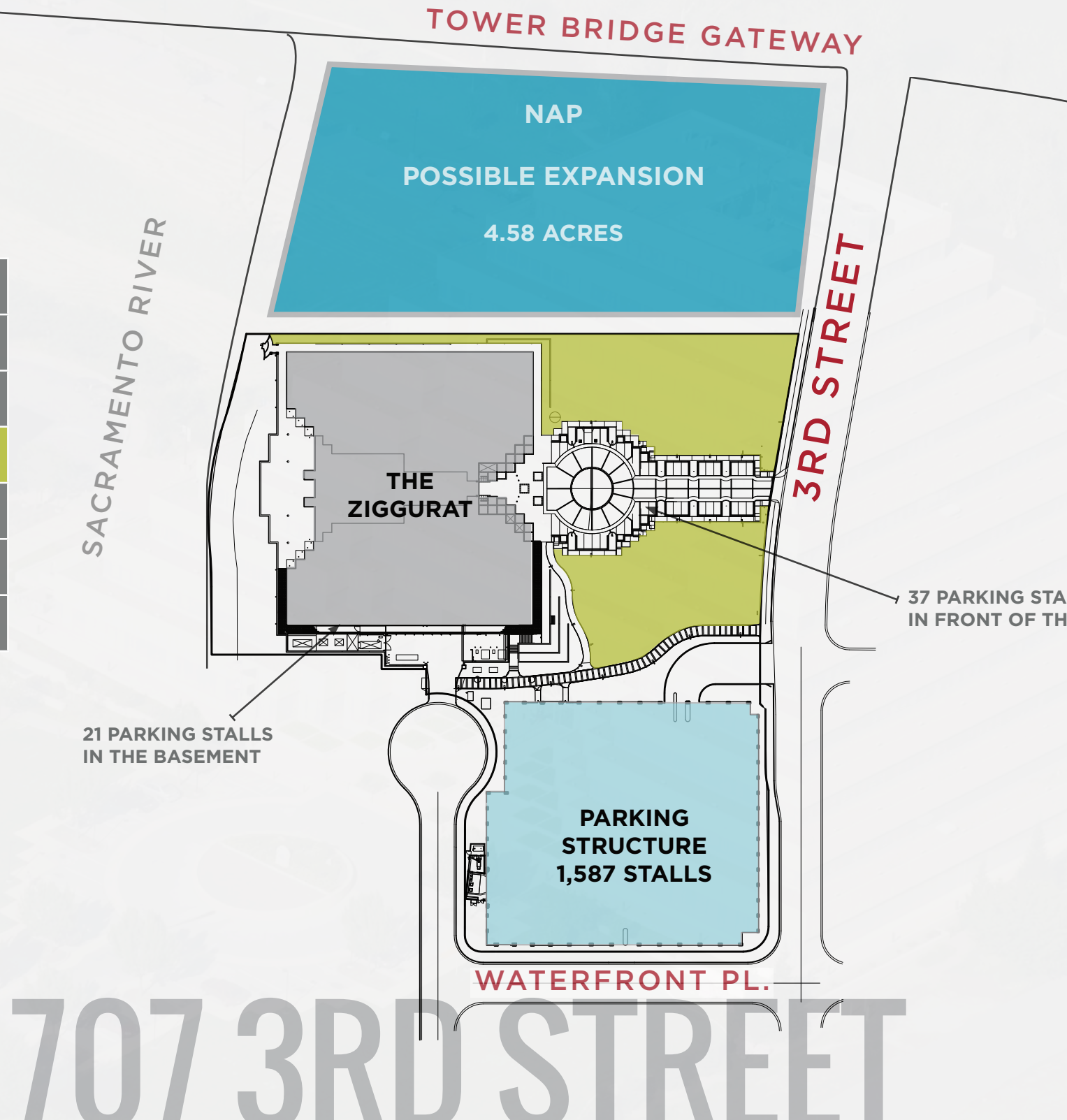


GALLERY



# SITE MAP

- HOME
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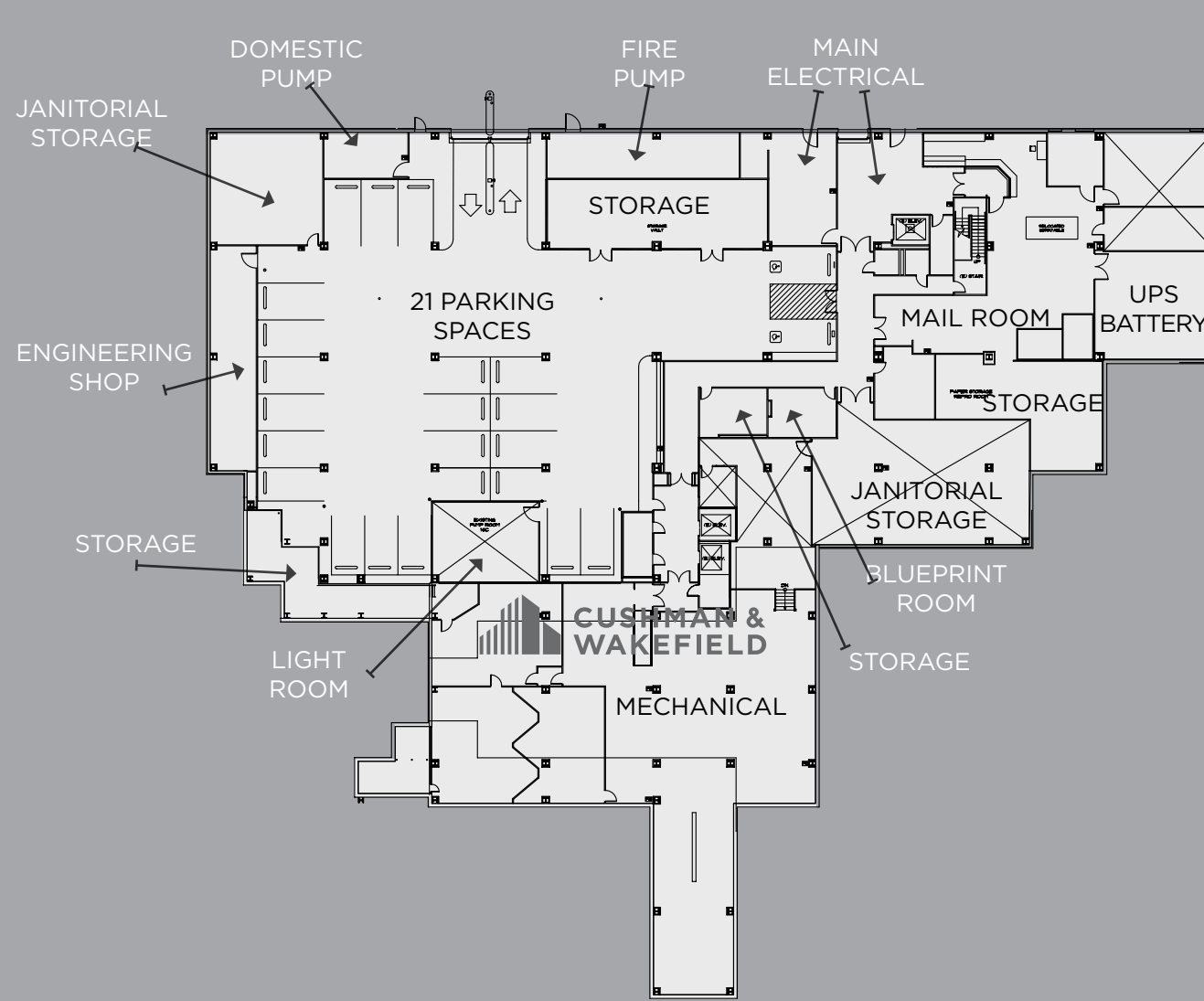


# BASEMENT

## 5,929 USF

# FLOOR PLANS

HOME	<b>BASEMENT</b>
PROPERTY HIGHLIGHTS	1ST FLOOR
GALLERY	2ND FLOOR
SITE PLAN	3RD FLOOR
<b>FLOOR PLANS</b>	4TH FLOOR
MAP & AMENITIES	5TH FLOOR
CONTACT INFO	6TH FLOOR
	7TH FLOOR
	8TH FLOOR
	9TH FLOOR
	10TH FLOOR



# 707 3RD STREET

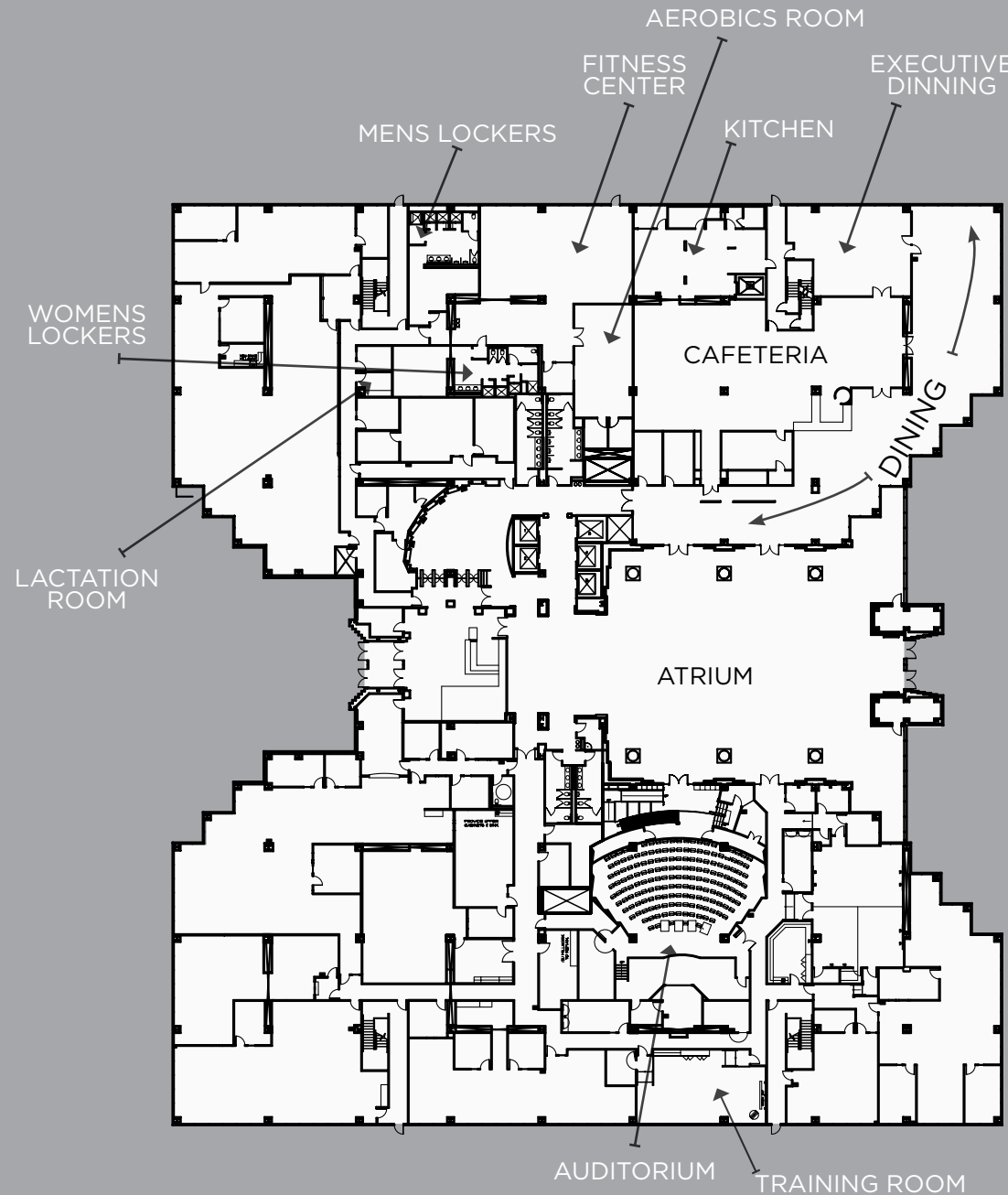


# 1ST FLOOR

66,053 USF

## FLOOR PLANS

HOME	BASEMENT
PROPERTY HIGHLIGHTS	<b>1ST FLOOR</b>
GALLERY	2ND FLOOR
SITE PLAN	3RD FLOOR
<b>FLOOR PLANS</b>	4TH FLOOR
MAP & AMENITIES	5TH FLOOR
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	10TH FLOOR



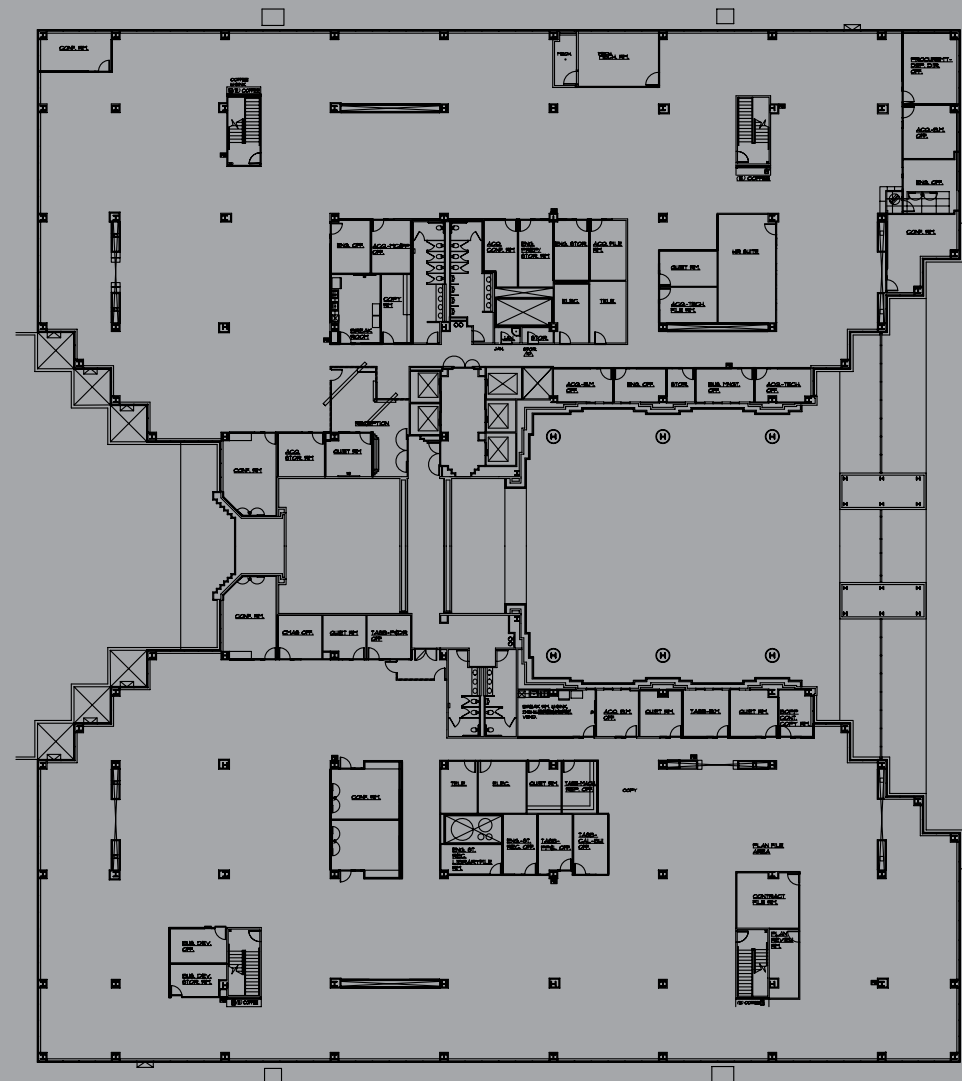
# 707 3RD STREET

# 2ND FLOOR

48,324 USF

## FLOOR PLANS

HOME	BASEMENT
PROPERTY HIGHLIGHTS	1ST FLOOR
GALLERY	<b>2ND FLOOR</b>
SITE PLAN	3RD FLOOR
FLOOR PLANS	4TH FLOOR
MAP & AMENITIES	5TH FLOOR
CONTACT	6TH FLOOR
	7TH FLOOR
	8TH FLOOR
	9TH FLOOR
	10TH FLOOR

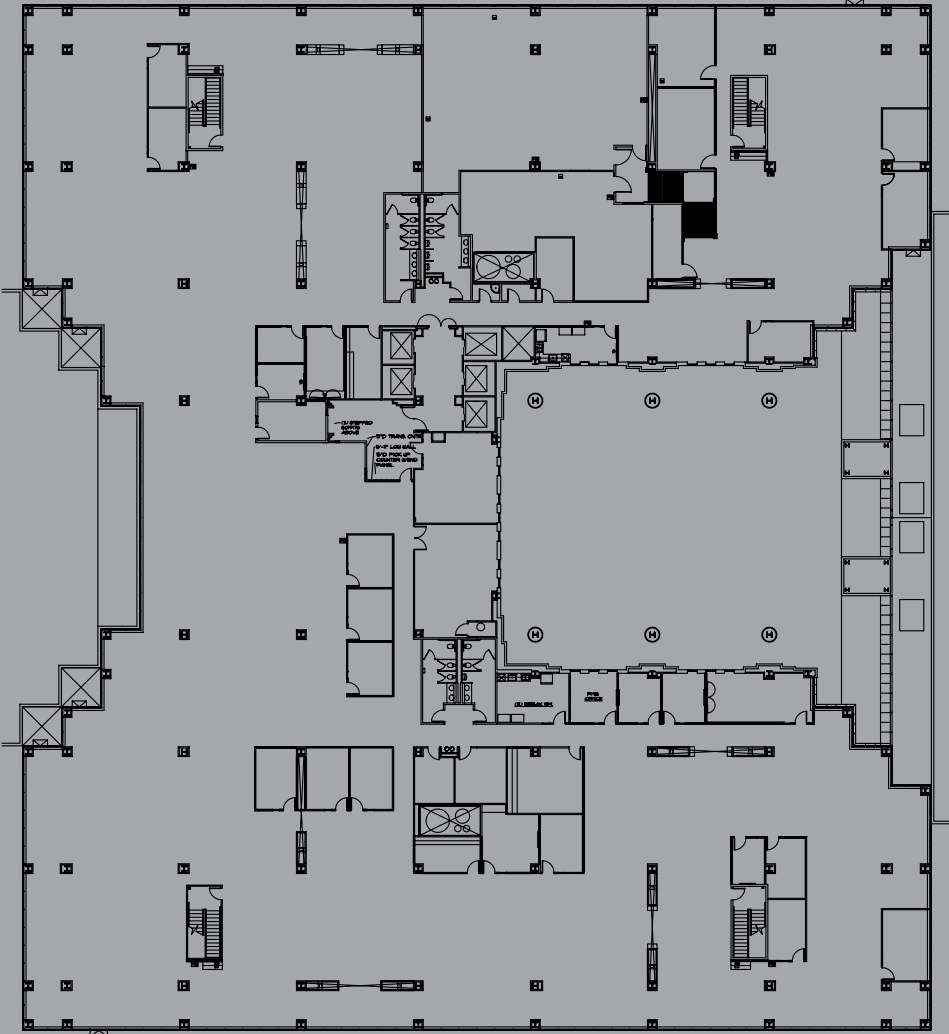


# 3RD FLOOR

45,012 USF

# FLOOR PLANS

HOME	BASEMENT
PROPERTY HIGHLIGHTS	1ST FLOOR
GALLERY	2ND FLOOR
SITE PLAN	<b>3RD FLOOR</b>
FLOOR PLANS	4TH FLOOR
MAP & AMENITIES	5TH FLOOR
CONTACT	6TH FLOOR
	7TH FLOOR
	8TH FLOOR
	9TH FLOOR
	10TH FLOOR



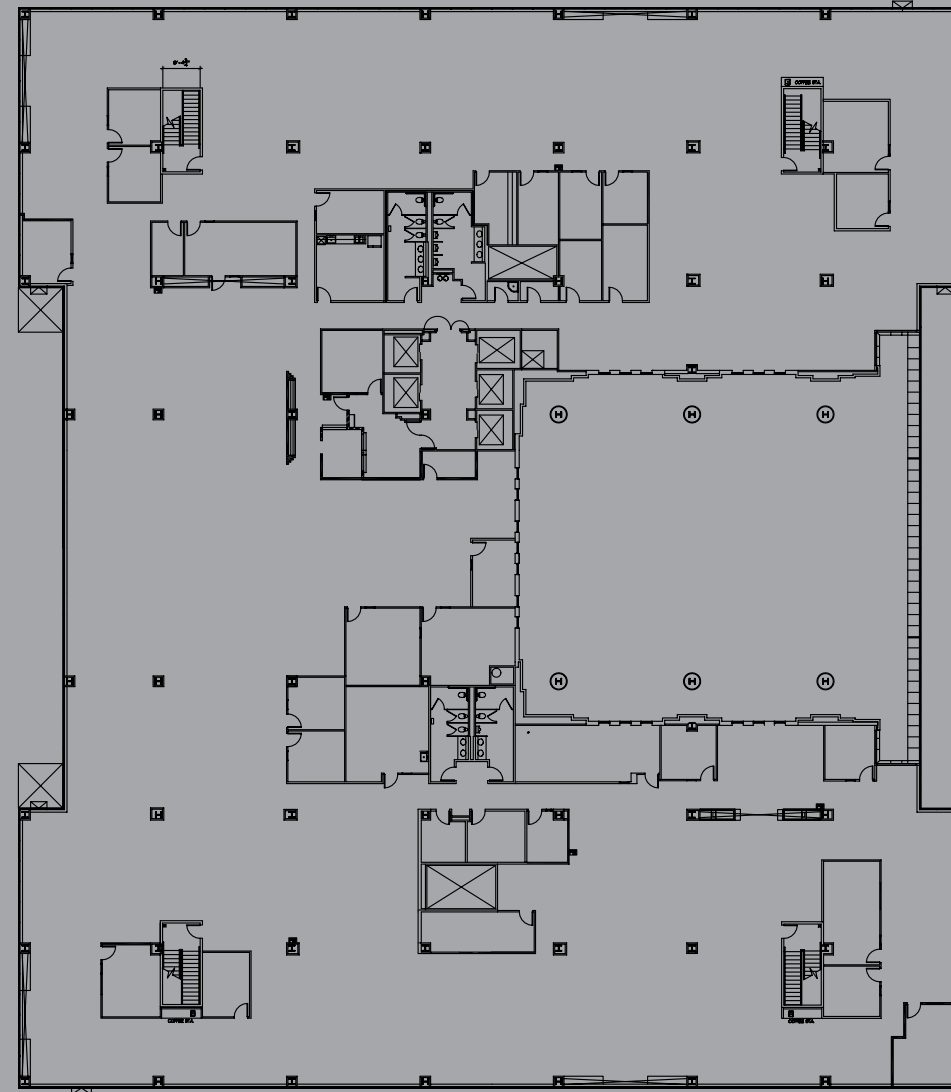


# 4TH FLOOR

38,269 USF

## FLOOR PLANS

HOME	BASEMENT
PROPERTY HIGHLIGHTS	1ST FLOOR
GALLERY	2ND FLOOR
SITE PLAN	3RD FLOOR
<b>FLOOR PLANS</b>	<b>4TH FLOOR</b>
MAP & AMENITIES	5TH FLOOR
CONTACT	6TH FLOOR
	7TH FLOOR
	8TH FLOOR
	9TH FLOOR
	10TH FLOOR



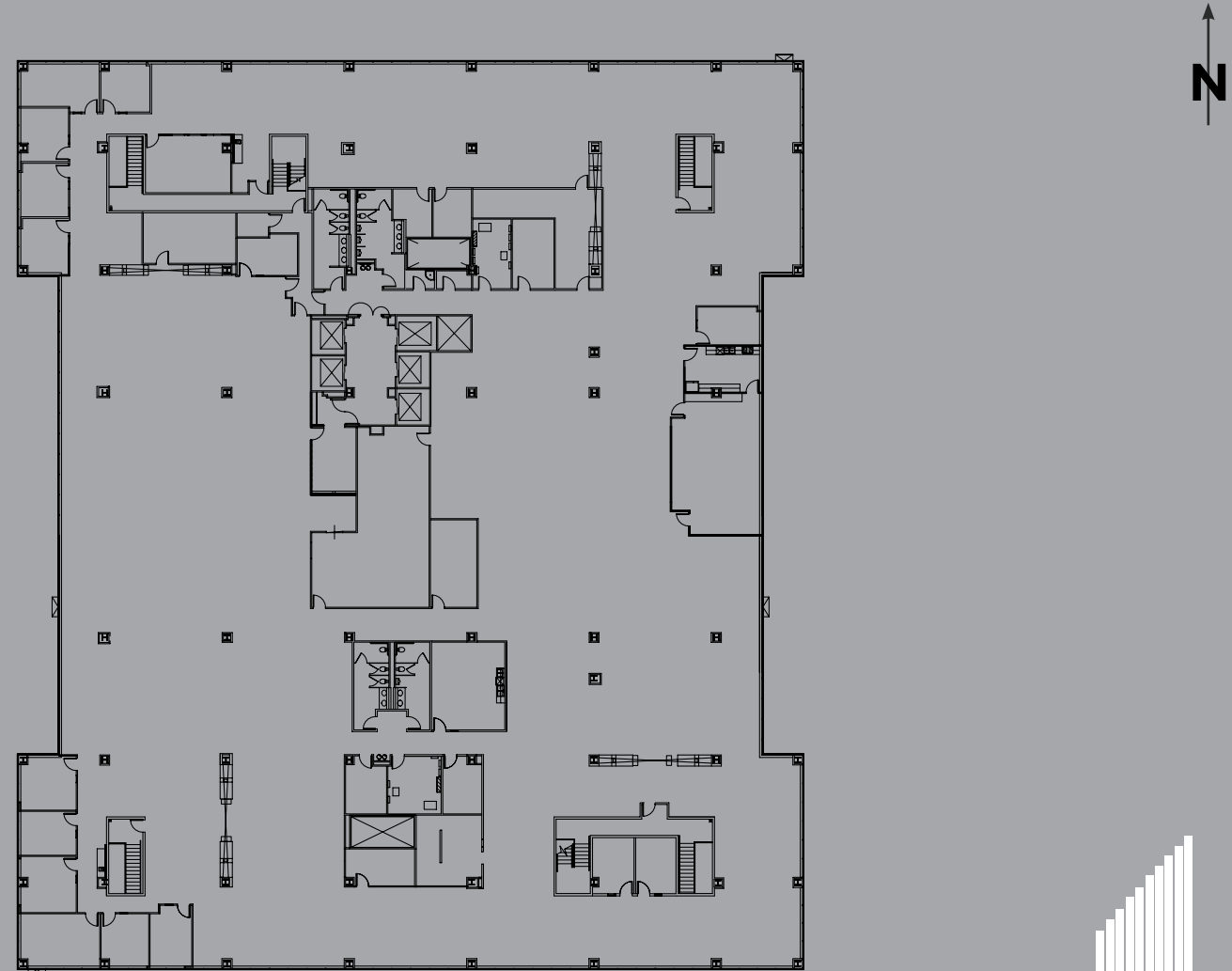


# 5TH FLOOR

36,529 USF

## FLOOR PLANS

HOME	BASEMENT
PROPERTY HIGHLIGHTS	1ST FLOOR
GALLERY	2ND FLOOR
SITE PLAN	3RD FLOOR
<b>FLOOR PLANS</b>	<b>5TH FLOOR</b>
MAP & AMENITIES	6TH FLOOR
CONTACT	7TH FLOOR
	8TH FLOOR
	9TH FLOOR
	10TH FLOOR



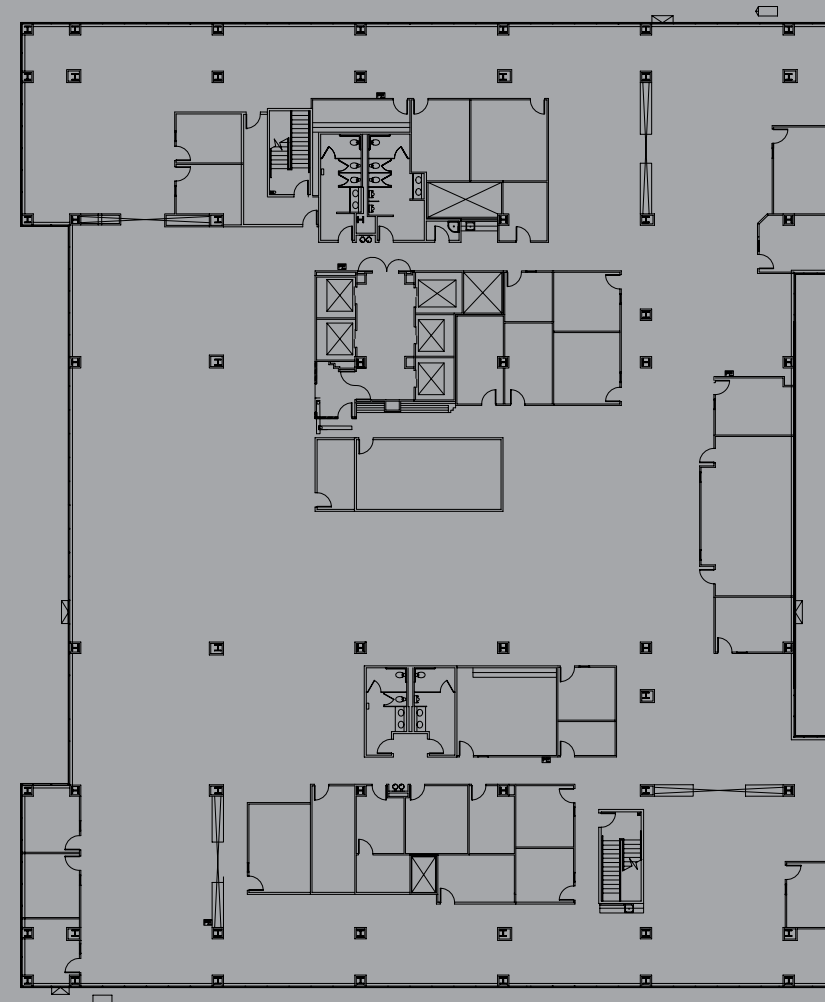


# 6TH FLOOR

29,740 USF

## FLOOR PLANS

HOME	BASEMENT
PROPERTY HIGHLIGHTS	1ST FLOOR
GALLERY	2ND FLOOR
SITE PLAN	3RD FLOOR
<b>FLOOR PLANS</b>	4TH FLOOR
MAP & AMENITIES	5TH FLOOR
CONTACT	<b>6TH FLOOR</b>
	7TH FLOOR
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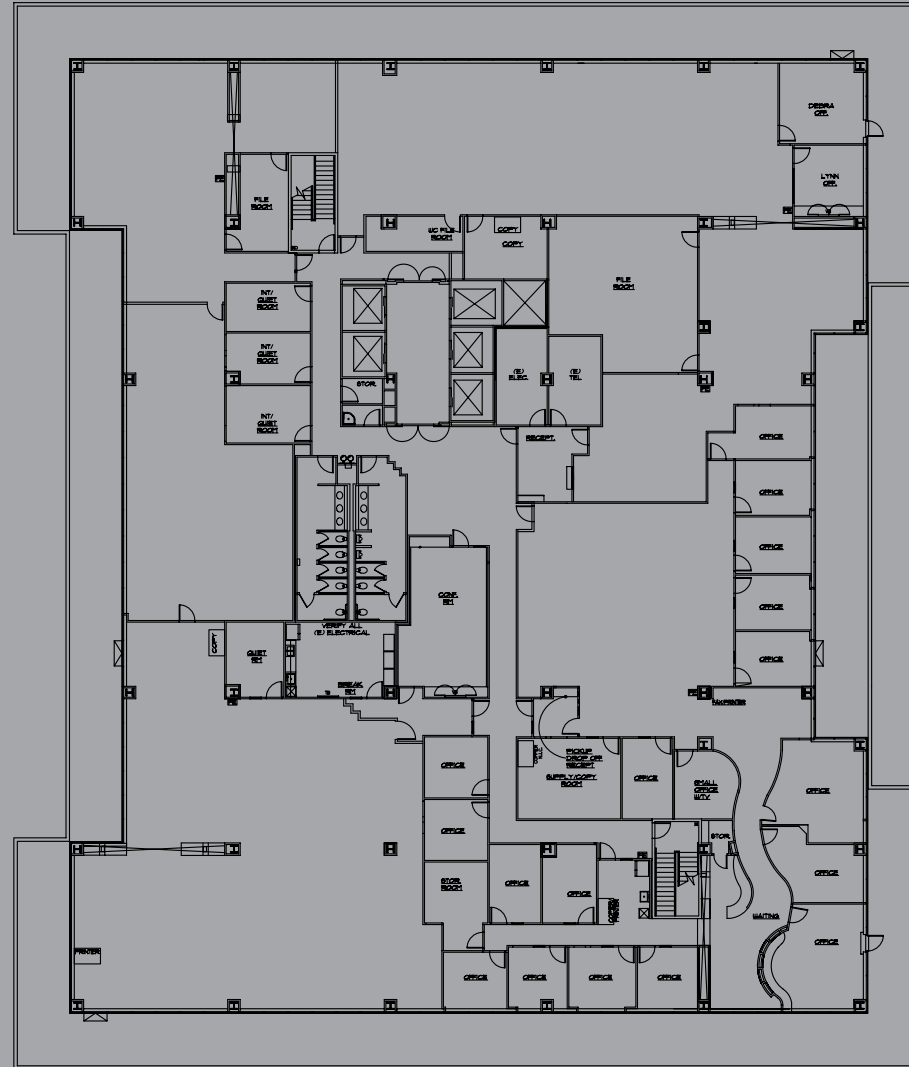


# 7TH FLOOR

23,673 USF

## FLOOR PLANS

HOME	BASEMENT
PROPERTY HIGHLIGHTS	1ST FLOOR
GALLERY	2ND FLOOR
SITE PLAN	3RD FLOOR
<b>FLOOR PLANS</b>	4TH FLOOR
MAP & AMENITIES	5TH FLOOR
CONTACT	6TH FLOOR
	<b>7TH FLOOR</b>
	8TH FLOOR
	9TH FLOOR
	10TH FLOOR

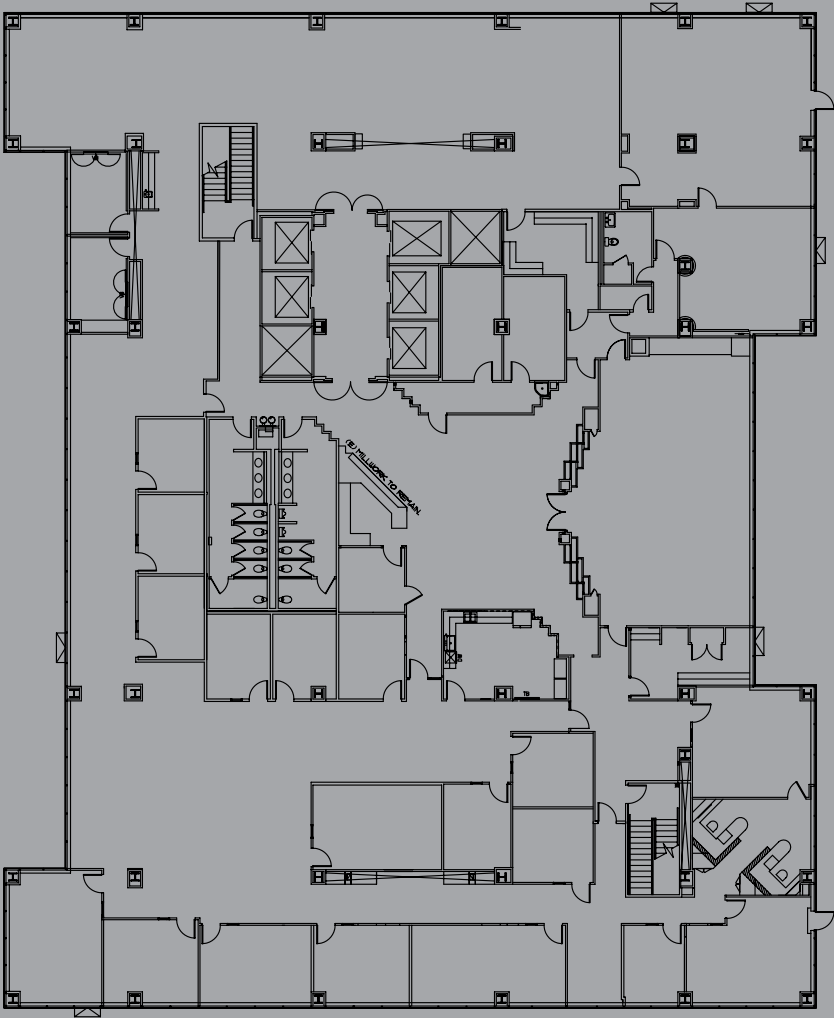


# 8TH FLOOR

17,435 USF

# FLOOR PLANS

HOME	BASEMENT
PROPERTY HIGHLIGHTS	1ST FLOOR
GALLERY	2ND FLOOR
SITE PLAN	3RD FLOOR
<b>FLOOR PLANS</b>	4TH FLOOR
MAP & AMENITIES	5TH FLOOR
CONTACT	6TH FLOOR
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	10TH FLOOR



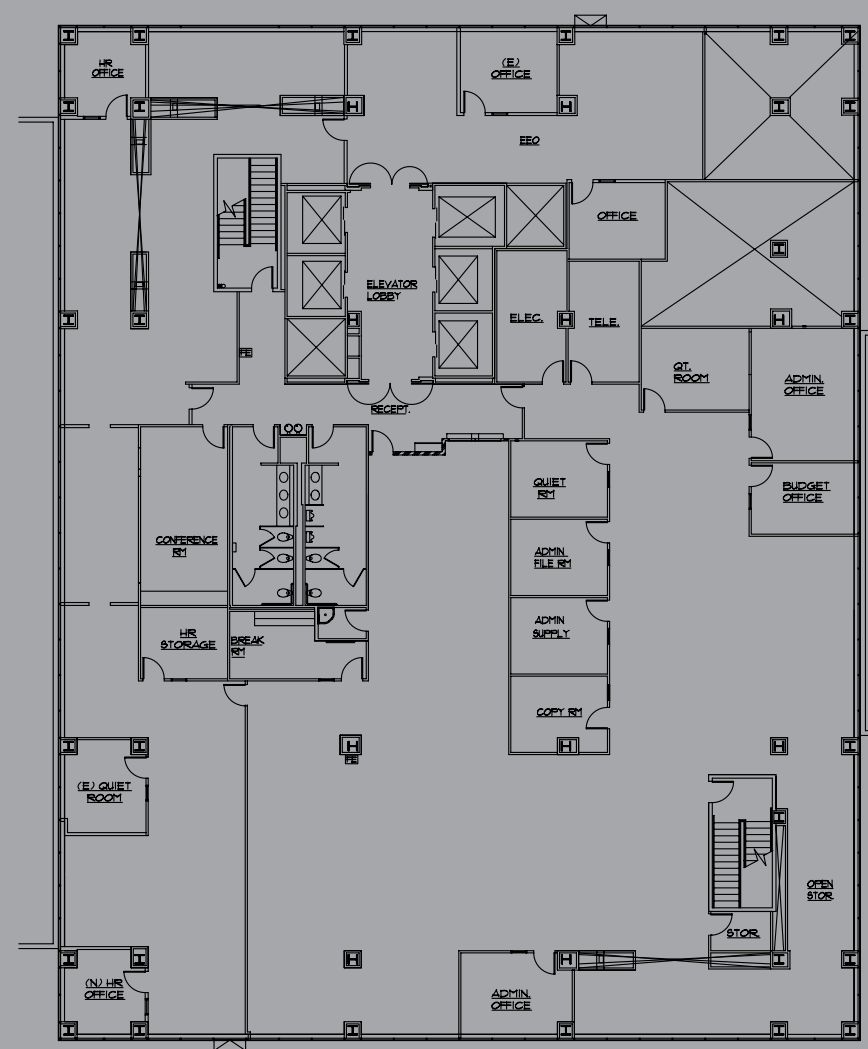


# 9TH FLOOR

12,815 USF

## FLOOR PLANS

HOME	BASEMENT
PROPERTY HIGHLIGHTS	1ST FLOOR
GALLERY	2ND FLOOR
SITE PLAN	3RD FLOOR
<b>FLOOR PLANS</b>	4TH FLOOR
MAP & AMENITIES	5TH FLOOR
CONTACT	6TH FLOOR
	7TH FLOOR
	8TH FLOOR
	<b>9TH FLOOR</b>
	10TH FLOOR



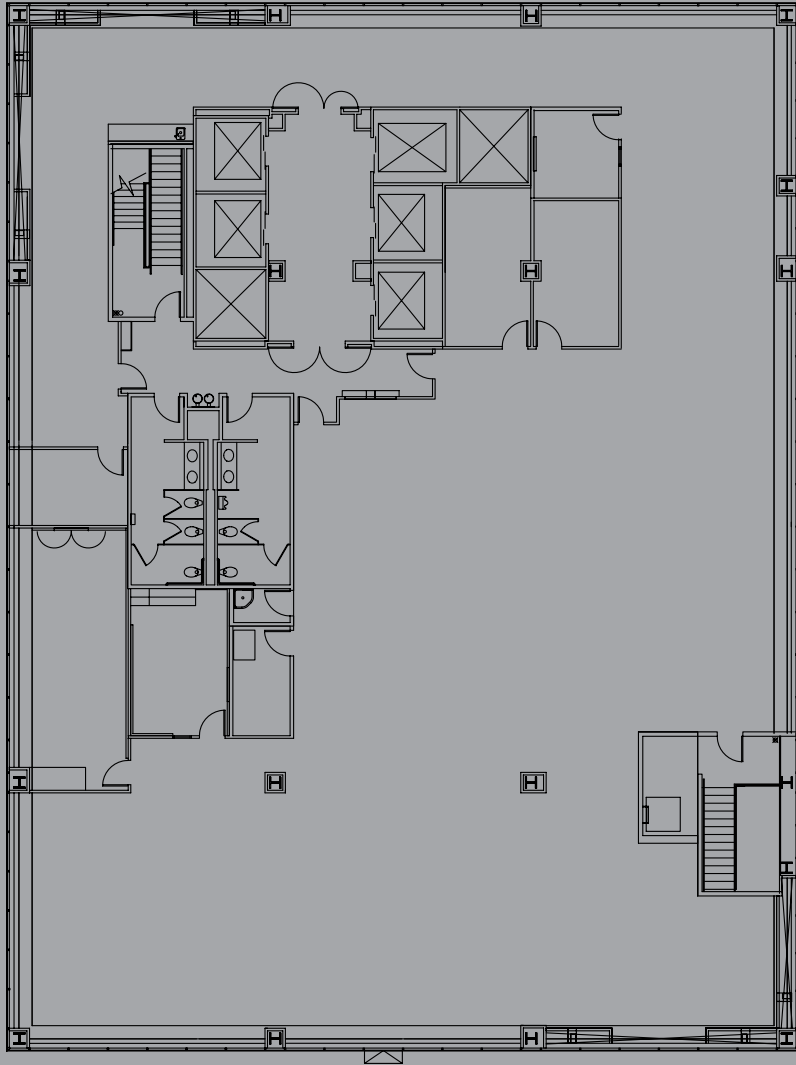
# 707 3RD STREET

# 10TH FLOOR

9,071 USF

# FLOOR PLANS

HOME	BASEMENT
PROPERTY HIGHLIGHTS	1ST FLOOR
GALLERY	2ND FLOOR
SITE PLAN	3RD FLOOR
<b>FLOOR PLANS</b>	4TH FLOOR
MAP & AMENITIES	5TH FLOOR
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	9TH FLOOR
	<b>10TH FLOOR</b>





# MAP & AMENITIES

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Legend:

- Light Rail/Stop
- Bus Stops
- Hotels
- Cafes
- Restaurants
- Multifamily
- Parking

www.sacr.com

GET MORE INFORMATION BY CLICKING ON THE VARIOUS LOCATIONS ON THE MAP







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