

3640 NORTHGATE BLVD

S A C R A M E N T O , C A

OFFICE BUILDING FOR LEASE
Up to ±52,549 SF Available Immediately



Former call center space in a single-story building currently occupied in part by Wells Fargo Bank. We have up to ±52,549 contiguous square feet for lease. The space is divisible.

400 Capitol Mall, Suite 1800 - Sacramento, CA 95814
cushmanwakefield.com • CA License No: 00616335



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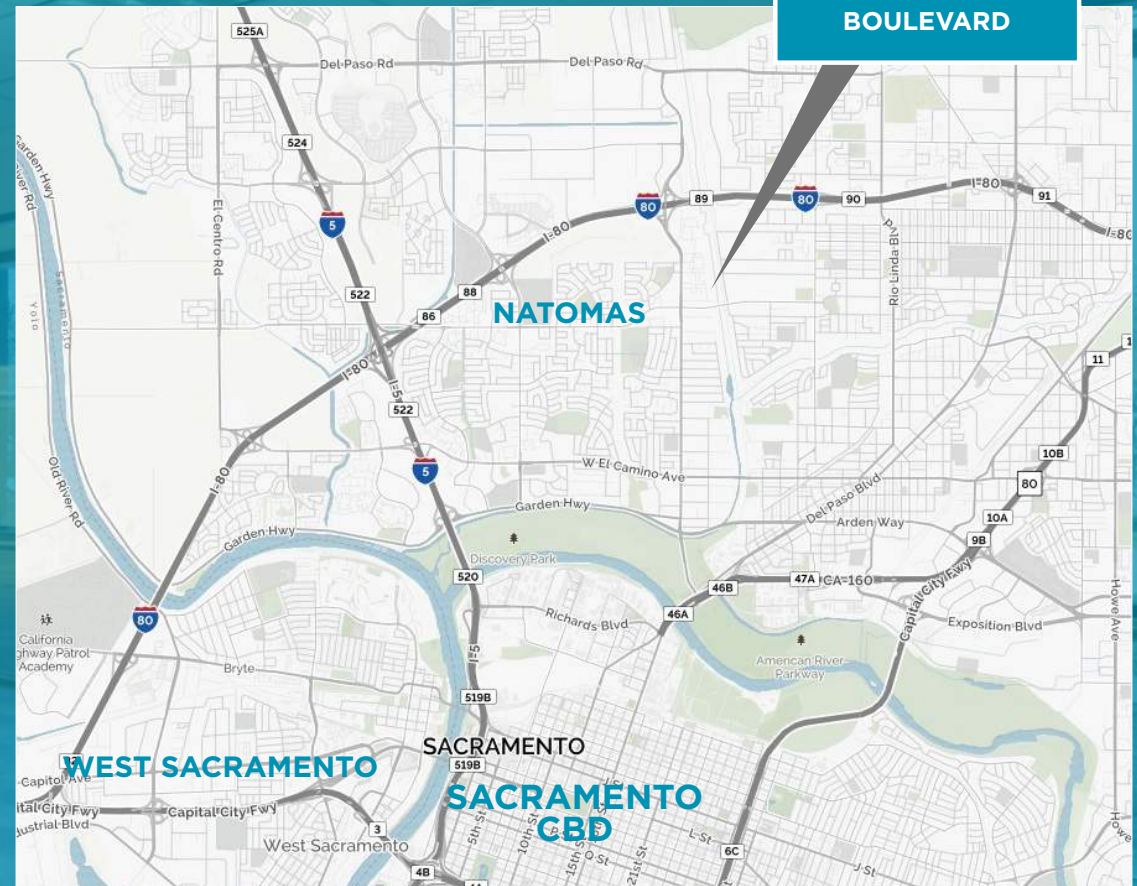
NATOMAS > OFFICE SPACE

3640 Northgate is located in the northeast quadrant of the popular and more expensive South Natomas marketplace, but offers office leasing opportunities consistent with North Natomas flex building rental rates.

BUILDING AMENITIES

- Single Story ± 69,783 SF building
- Up to ± 52,549 contiguous SF available Now
- Abundant Parking at 4.94/1,000 SF
- Direct Freeway Access to Highway 80
- Close to shopping, housing, restaurants and lodging
- Minutes to Downtown and the Sacramento International Airport (SMF)

LOCATION



BRUCE HOHENHAUS, SIOR
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KEVIN PARTINGTON
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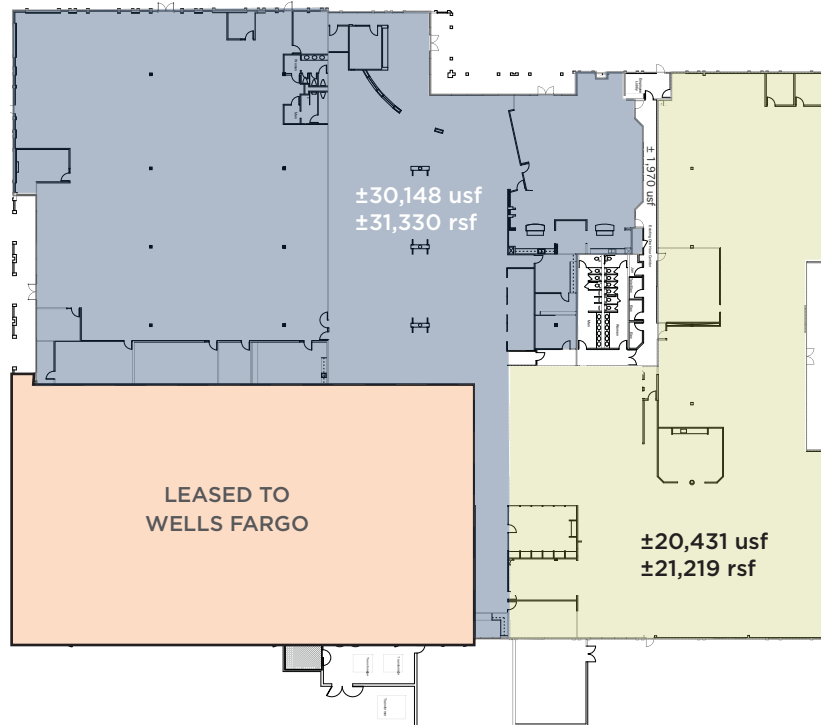


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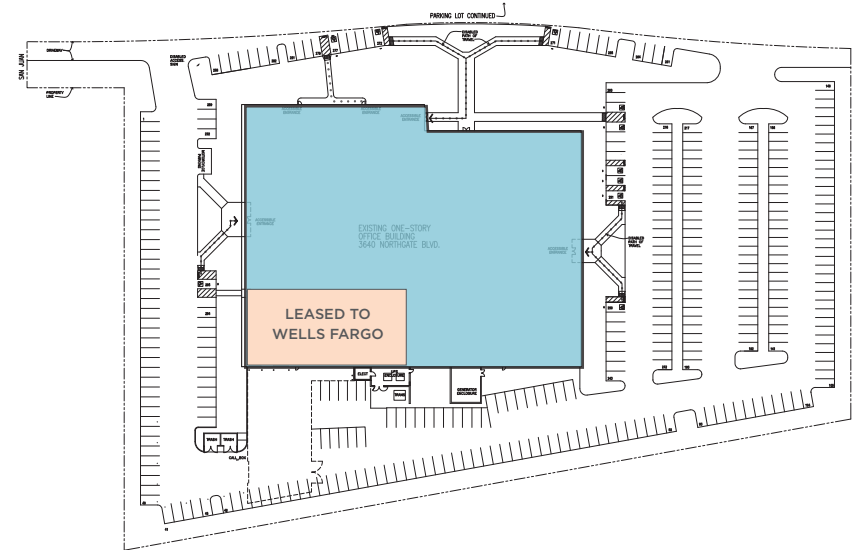
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FLOOR PLANS



SITE PLAN



4.94/1,000 PARKING

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(DIVISIBLE AS SHOWN)

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15MINS TO SACRAMENTO INTERNATIONAL AIRPORT

12MINS TO SACRAMENTO CENTRAL BUSINESS DISTRICT (CBD)

NEIGHBORHOOD AMENITIES

HOTELS		FOOD SERVICES	
1. EXTENDED STAY AMERICA HOTEL	1. 524 MEXICAN RESTAURANT	3. CARL'S JR	5. MCDONALD'S
2. ECONO LODGE SAC. NORTH HOTEL	2. IHOP	4. TACO BELL	

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