

MATHER'S PREMIER OFFICE BUILDING

10481
ARMSTRONG AVE
MATHER, CA

3RD QUARTER LEASING INCENTIVE
\$1.00 PSF GIFT CARD BONUS

MINIMUM 5YR LEASE AND MINIMUM FULL FLOOR USE.
LEASE MUST BE EXECUTED BY SEPT. 30 2018 | SUBJECT TO LANDLORD APPROVAL

10481

MATHER COMMERCE
CENTER

±42,395 SF OFFICE FOR LEASE



MATHER'S PREMIER OFFICE BUILDING

10481 ARMSTRONG AVE
MATHER, CA



LOBBY

MATHER COMMERCE CENTER

400 Capitol Mall, Suite 1800, Sacramento, CA 95814 cushmanwakefield.com

+1 916 288 4800



CUSHMAN &
WAKEFIELD

MATHER'S PREMIER OFFICE BUILDING

10481 ARMSTRONG AVE
MATHER, CA

PARKING RATIO: 6.0/1,000 SF

NEWLY FINISHED COMMON AREA LOBBIES

NEW BUILDING ENTRYWAYS

RECENTLY ADDED BUILDING WINDOWS

FLEXIBLE FLOORPLANS • HIGH END BUILT-TO-SUIT WITH OFFICES, CONFERENCE ROOMS, LUNCH AREA, COMPUTER ROOM, RESTROOMS AND OTHER AMENITIES

LOCATED WITHIN MATHER COMMERCE CENTER

MATHER AIRPORT NEARBY - OFFERS A FULL-SERVICE FIXED BASE OPERATOR

OUTSIDE THE 500-YEAR FLOOD PLAIN

REDUNDANT POWER AND COMMUNICATION INFRASTRUCTURE INCLUDING BACK UP GENERATOR

IMMEDIATE ACCESS TO HWY 50 AT MATHER FIELD ROAD

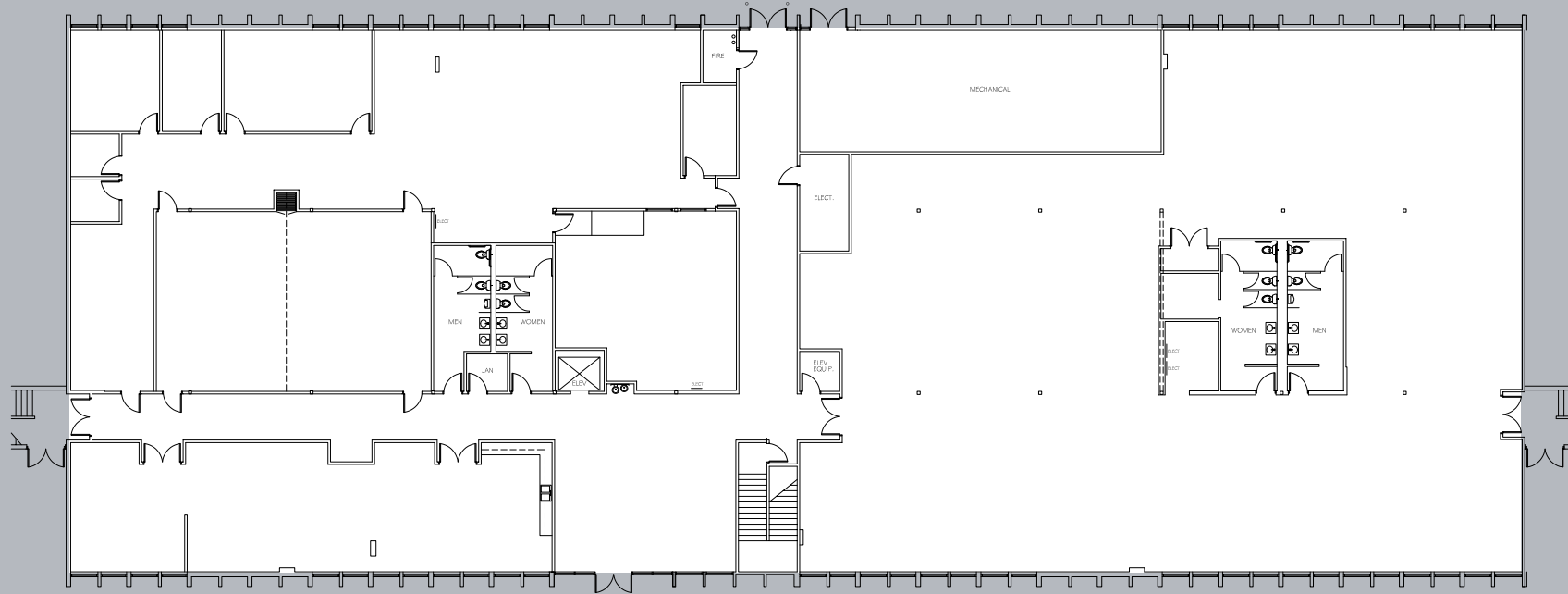
RESTAURANTS, HOTELS AND RETAIL SUPPORT SERVICES IN CLOSE PROXIMITY



PROPERTY

MATHER COMMERCE CENTER

±21,218 SF



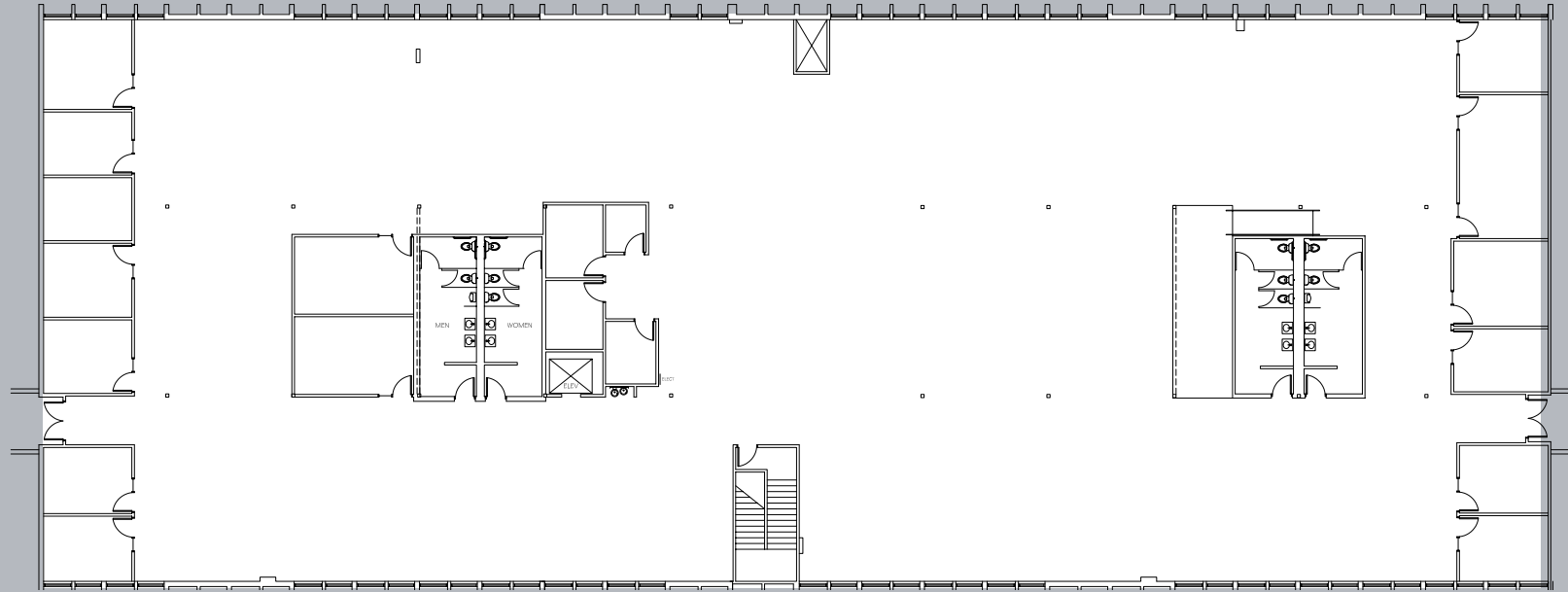
10481 ARMSTRONG AVE
MATHER, CA

1ST FLOOR

SPACE AVAILABLE

±21,177 SF

10481 ARMSTRONG AVE
MATHER, CA



2ND FLOOR

SPACE AVAILABLE

MATHER'S PREMIER OFFICE BUILDING

INTERIOR



ENTRANCE



INTERIOR



EXTERIOR

GALLERY

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ACCESS TO THE
RT LIGHT RAIL

NEIGHBORHOOD



MATHER AIRPORT



MATHER SPORTS
COMPLEX



CLOSE TO RESTAURANTS

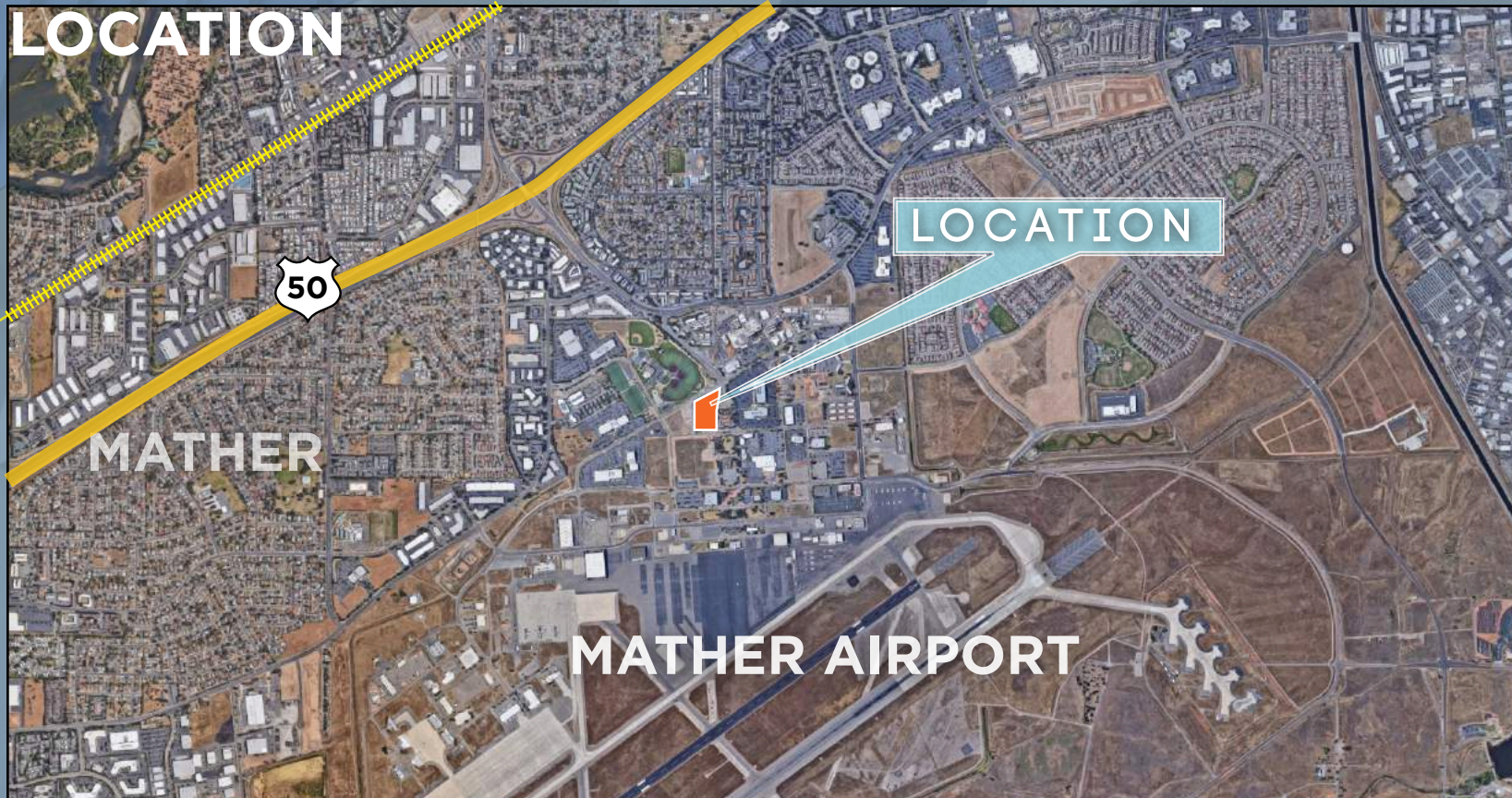


CLOSE PROXIMITY HEALTH CARE
CENTERS

MATHER COMMERCE CENTER

10481 ARMSTRONG AVE
MATHER, CA

LOCATION



| AMENITIES | |
|------------------------------|---------------------------|
| MATHER AIRPORT | MATHER SPORTS COMPLEX |
| MEDICAL CENTERS | |
| SACRAMENTO VA MEDICAL CENTER | MATHER HOSPITAL |
| SUTTER HEALTH | BLOODSOURCE |
| RESTAURANTS | |
| LA BOU | SUBWAY |
| FUSION | BURGER STATION |
| SANDWICH SPOT | LITTLE BISTRO THAI BISTRO |

CONTACT

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