

FOR LEASE

4540 Duckhorn Drive, Sacramento, CA



HIGHLIGHTS

- Immediate Freeway Access to I-5 and I-80
- Great Nearby Restaurants, Hotels and Shopping
- Building Signage Available (Building top, Monument, etc.)
- Competitive Lease Rates
- On-site Security and Property Management
- Building Shuttle to/from Airport and Downtown

DETAILS

- Location:** 4540 Duckhorn Drive
- Building:** Class A Office Space
- Availability:** ±3,807 SF - 37,972 SF
- Parking:** 4 / 1,000 SF (Free)
- Asking Rent:** \$2.15, SF, Per Month Full Service Gross

FOR MORE INFORMATION, PLEASE CONTACT:

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1st FLOOR PLAN

Suite 100 • ±4,730 SF

Suite 101 • ±3,807 SF

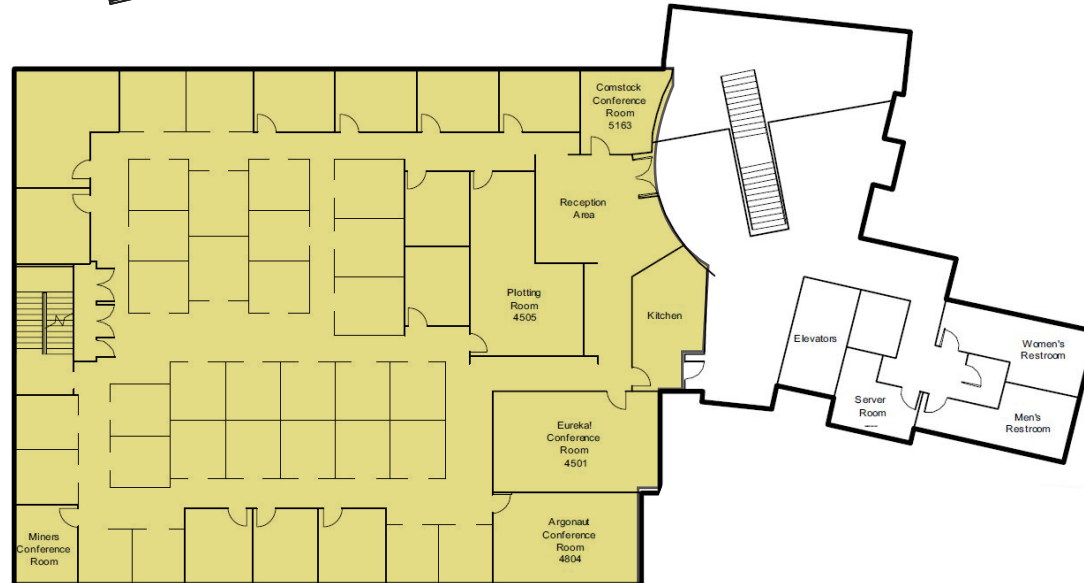
Suite 100 + 101 = ±8,537 SF Contiguous

Suite 103 • ±3,720 SF



2nd FLOOR PLAN

Suite 200 • ±9,435 SF



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3rd FLOOR

Suite 300 • ±20,000 SF



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AERIALS



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AMENITIES MAP

• HEALTH & WELLNESS •

- 1) Fitness Evolution
- 2) Anytime Fitness
- 3) CA Family Fitness
- 4) Curves
- 5) Bikram Yoga Natomas
- 6) Orangetheory Fitness

• PARKS •

- 1) North Natomas Regional Park
- 2) Kokomo Park
- 3) Quail Park
- 4) Linden Park
- 5) Sundance Park
- 6) Witter Ranch Park
- 7) Tanzanite Park

• FOOD •

- 1) Peet's Coffee & tea
- 2) Jack's Urban Eats
- 3) Jamba Juice
- 4) Freebirds World Burrito
- 5) Corner Bakery Cafe
- 6) Curry Corner
- 7) Bella Bru Cafe
- 8) Tuk Tuk Thai Cuisine
- 9) Panera Bread
- 10) Pete's Restaurant and Brewhouse
- 11) Tapioca Express
- 12) Beach Hut Deli
- 13) Buffalo Wild Wings

• HOTELS •

- 1) Homewood Suites by Hilton
- 2) Hampton Inn & Suites
- 3) Holiday Inn Express & Suites
- 4) Extended Stay America

• BANKS •

- 1) Wells Fargo
- 2) Tri Counties Bank
- 3) Bank of America
- 4) Safe Credit Union
- 5) Chase

• GAS STATIONS •

- 1) Shell
- 2) Chevron
- 3) Safeway

• SCHOOLS •

- 1) Inderkum High School
- 2) American River College Natomas Center
- 3) Natomas School of Music



• OTHER •

- 1) Raleys
- 2) Safeway
- 3) Natomas Veterinary Hospital
- 4) Cost Plus World Market
- 5) BevMo
- 6) Best Buy
- 7) Target
- 8) FedEx

POINTS OF INTEREST

DOWNTOWN SACRAMENTO • GOLDEN 1 CENTER • RAILYARDS • RALEY FIELD • SLEEP TRAIN ARENA • SAC INTERNATIONAL AIRPORT • SPINE BIKE TRAIL

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