



**FOR LEASE**  
**4080 TRUXEL ROAD**  
Sacramento, California

N A T O M A S   C R O S S I N G   B U S I N E S S   C E N T E R



**FOR MORE INFORMATION PLEASE CONTACT:**

**CHAD COOK, MCR, CCIM, SIOR**  
Senior Director  
chad.cook@cushwake.com  
+1 916 329 1562  
CA LIC #01711687

**ZACH MOSLE, CCIM**  
Senior Associate  
zach.mosle@cushwake.com  
+1 916 329 1543  
CA LIC #01924595

400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
+1 916 288 4800  
[cushmanwakefield.com](http://cushmanwakefield.com)



# FOR LEASE 4080 TRUXEL ROAD

Sacramento, California

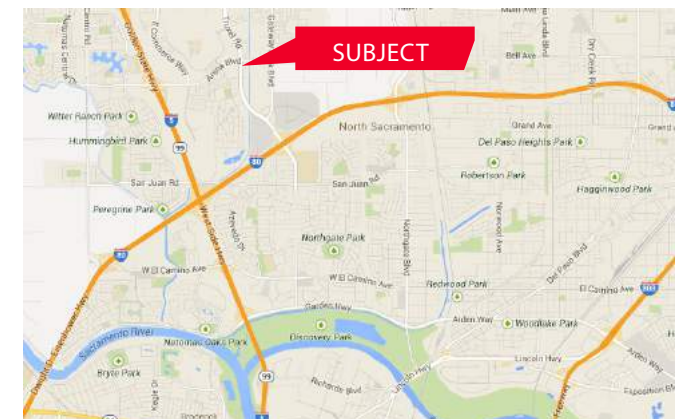


## ±1,831 SF Office Space Available

Lease Rate: \$1.85 SF, FSG

### Property Highlights:

- 19,320 SF Class A multi-tenant office property
- Excellent Building Signage Available
- Newer Construction, Built 2008
- Immediate access to I-5 and I-80
- Only minutes from both Downtown Sacramento and the Sacramento International Airport
- Walking distance to restaurants, shopping, banks and hotels
- Accommodate both Medical and Professional Office Tenants



### FOR MORE INFORMATION PLEASE CONTACT:

**CHAD COOK**, MCR, CCIM, SIOR

Senior Director  
chad.cook@cushwake.com  
+1 916 329 1562  
CA LIC #01711687

**ZACH MOSLE**, CCIM

Senior Associate  
zach.mosle@cushwake.com  
+1 916 329 1543  
CA LIC #01924595

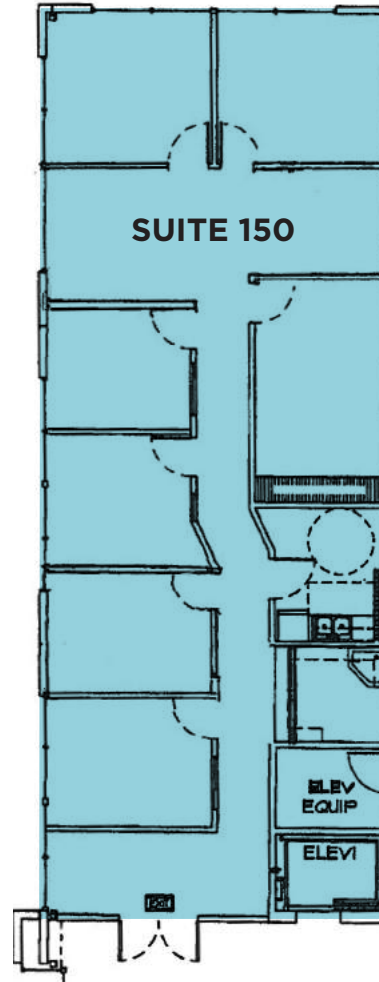
400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
+1 916 288 4800  
[cushmanwakefield.com](http://cushmanwakefield.com)

**FOR LEASE**  
**4080 TRUXEL ROAD**

Sacramento, California



Suite 150 | ±1,831 RSF



**FOR MORE INFORMATION PLEASE CONTACT:**

**CHAD COOK, MCR, CCIM, SIOR**

Senior Director  
chad.cook@cushwake.com  
+1 916 329 1562  
CA LIC #01711687

**ZACH MOSLE, CCIM**

Senior Associate  
zach.mosle@cushwake.com  
+1 916 329 1543  
CA LIC #01924595

400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
+1 916 288 4800  
**cushmanwakefield.com**



# FOR LEASE 4080 TRUXEL ROAD

Sacramento, California



## PROPERTY PHOTOS



## FOR MORE INFORMATION PLEASE CONTACT:

**CHAD COOK, MCR, CCIM, SIOR**  
Senior Director  
chad.cook@cushwake.com  
+1 916 329 1562  
CA LIC #01711687

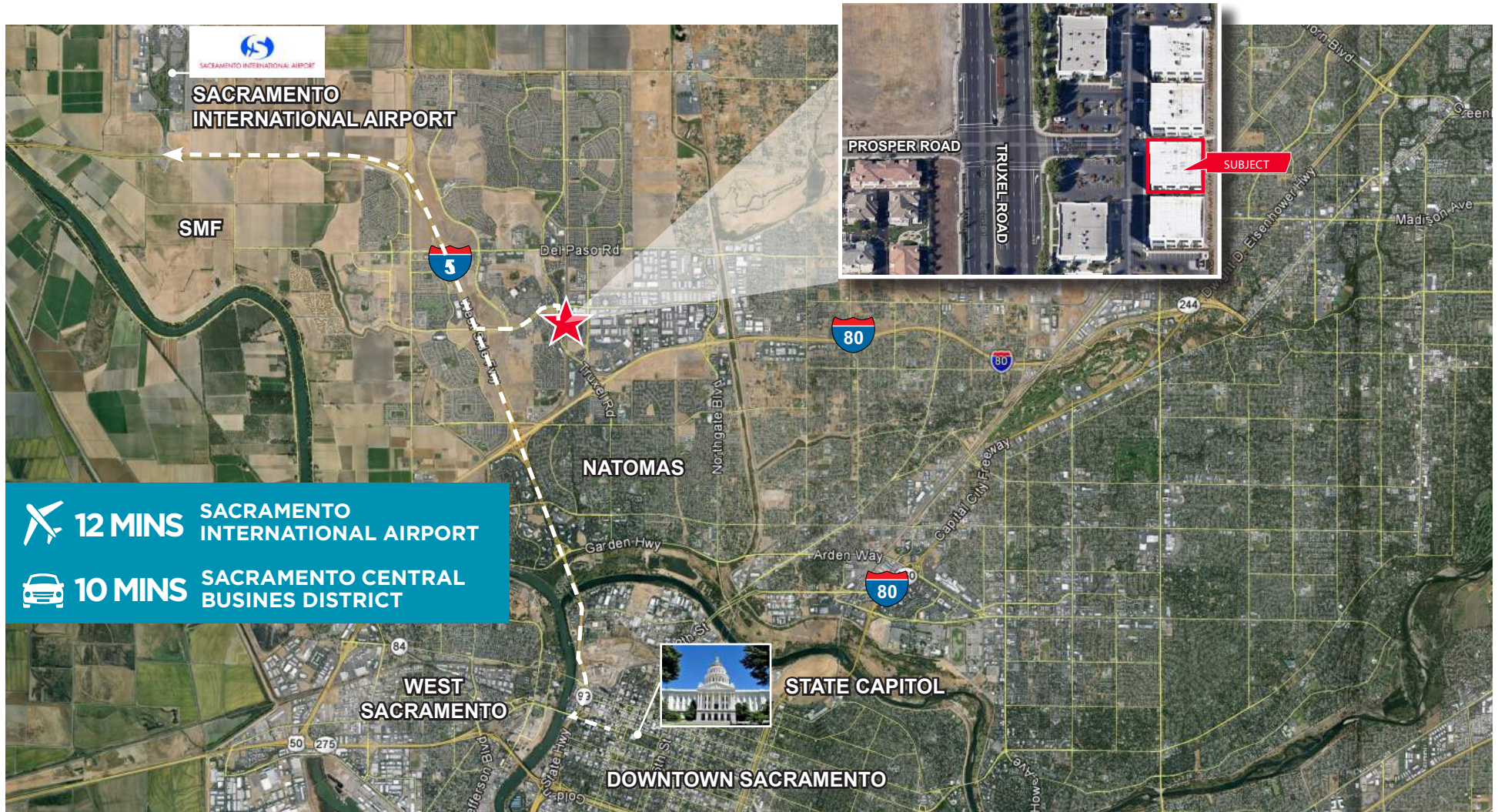
**ZACH MOSLE, CCIM**  
Senior Associate  
zach.mosle@cushwake.com  
+1 916 329 1543  
CA LIC #01924595

400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
+1 916 288 4800  
**cushmanwakefield.com**



# FOR LEASE 4080 TRUXEL ROAD

Sacramento, California



**12 MINS**

**SACRAMENTO INTERNATIONAL AIRPORT**



**10 MINS**

**SACRAMENTO CENTRAL BUSINESS DISTRICT**

## FOR MORE INFORMATION PLEASE CONTACT:

**CHAD COOK, MCR, CCIM, SIOR**

Senior Director  
chad.cook@cushwake.com  
+1 916 329 1562  
CA LIC #01711687

**ZACH MOSLE, CCIM**

Senior Associate  
zach.mosle@cushwake.com  
+1 916 329 1543  
CA LIC #01924595

400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
+1 916 288 4800  
[cushmanwakefield.com](http://cushmanwakefield.com)



# FOR LEASE 4080 TRUXEL ROAD

Sacramento, California



## FOR MORE INFORMATION PLEASE CONTACT:

**CHAD COOK**, MCR, CCIM, SIOR  
Senior Director  
chad.cook@cushwake.com  
+1 916 329 1562  
CA LIC #01711687

**ZACH MOSLE**, CCIM  
Senior Associate  
zach.mosle@cushwake.com  
+1 916 329 1543  
CA LIC #01924595

400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
+1 916 288 4800  
[cushmanwakefield.com](http://cushmanwakefield.com)