

# FOR LEASE

## NORTHGATE BUSINESS CENTER

# 4600-4650 NORTHGATE BLVD

SACRAMENTO, CALIFORNIA

Owned by:

**Avistone**  
Premier Business Parks



## Property Highlights

- ±2,257 SF up to ±10,777 SF available
- Shared Conference Room
- Minimum clearance 15'6"
- Office / Flex / R&D spaces
- 3/1000 SF parking ratio
- Easy access to I-80 & I-5, Sacramento International Airport and Central Business District

For more information, please contact:

DAVID NICHOLSON  
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david.nicholson@cushwake.com  
CA-Lic. #01845338

MATT COLOGNA, SIOR  
Senior Director  
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BRYCE MACDONALD  
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**CUSHMAN &  
WAKEFIELD**

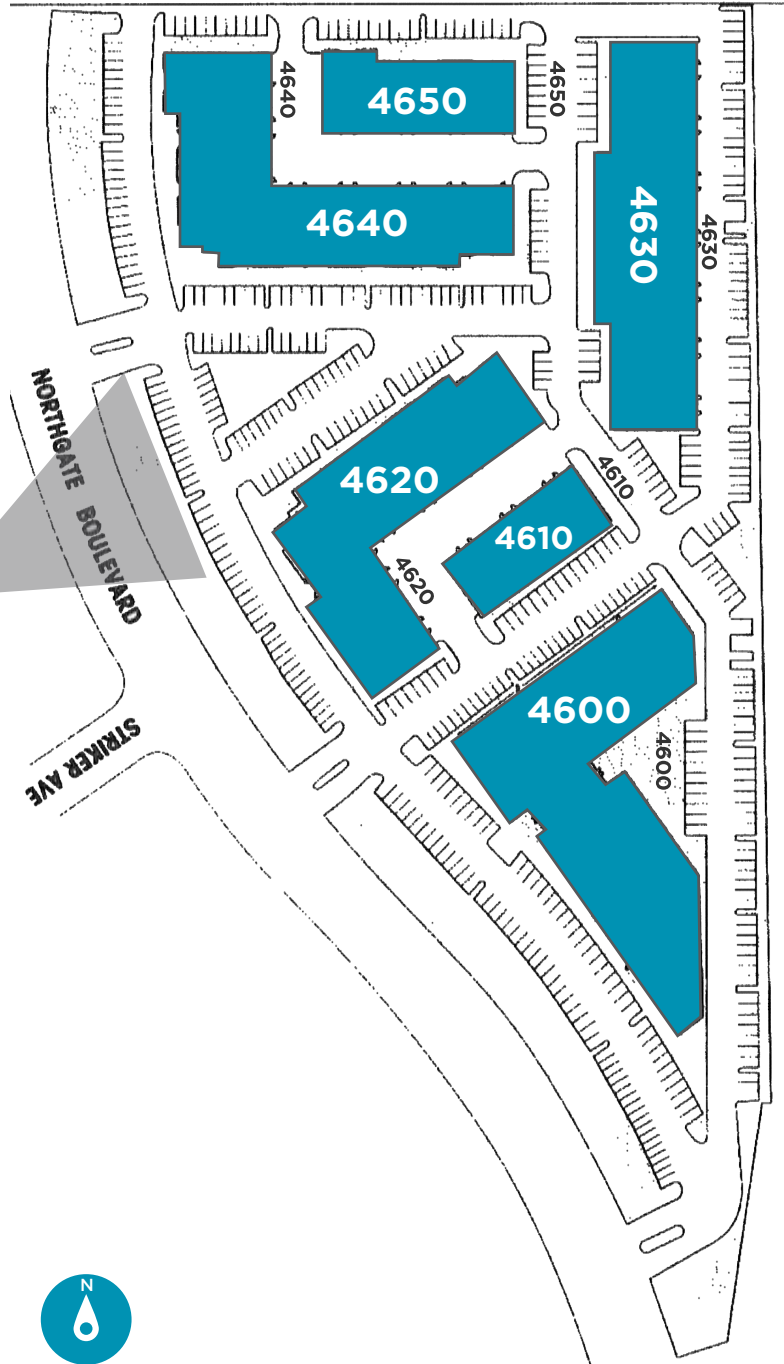
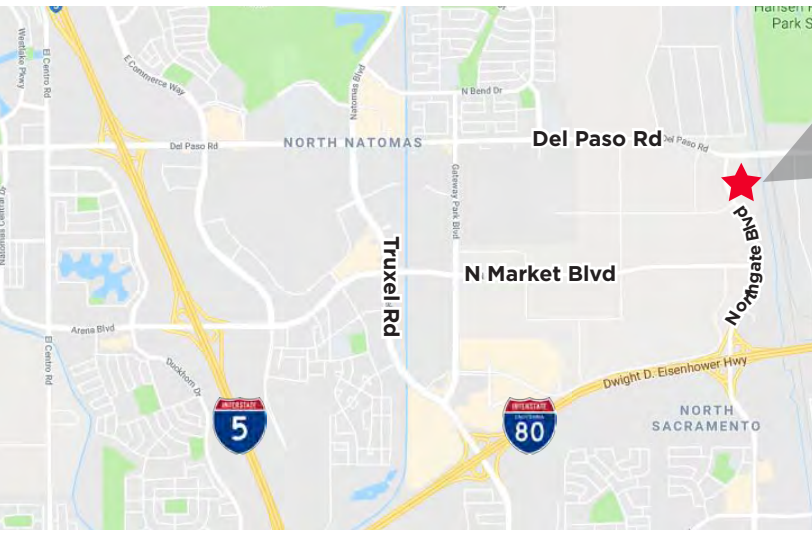
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# FOR LEASE

**NORTHGATE BUSINESS CENTER**

## 4600-4650 NORTHGATE BLVD

SACRAMENTO, CALIFORNIA

Owned by:



## OFFICE

### 4600 NORTHGATE BLVD, SACRAMENTO, CA

TOTAL AVAILABLE:  
±2,257 SF

Suite 105 ±2,257 SF - 4 private offices, break room, and server room



## FLEX

### 4620 NORTHGATE BLVD, SACRAMENTO, CA

TOTAL AVAILABLE:  
±3,483 SF  
UP TO  
±10,777 SF

Suite 120 ±6,019 SF - ±3,019 SF warehouse, ±3,000 SF office, new carpet, 4 private offices, break room, 2 restrooms, LED lighting in warehouse

Suite 155 ±6,791 SF - ±1,953 SF warehouse, ±4,838 SF office, new carpet, 8 private offices, break room, 2 restrooms

### 4630 NORTHGATE BLVD, SACRAMENTO, CA

Suite 150 ±7,294 SF - ±250 SF warehouse, ±7,044 office, new carpet, private offices, break room, 2 restrooms

Suite 160 ±3,483 SF - ±1,200 SF warehouse, ±2,283 office, private offices, break room, reception area, 2 restrooms, conference room.

### 4640 NORTHGATE BLVD, SACRAMENTO, CA

Suite 145 ±5,392 SF - ±3,000 SF warehouse, ±2,392 SF office, private offices, break room, 2 restrooms.

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# FOR LEASE

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4600 NORTHGATE BLVD

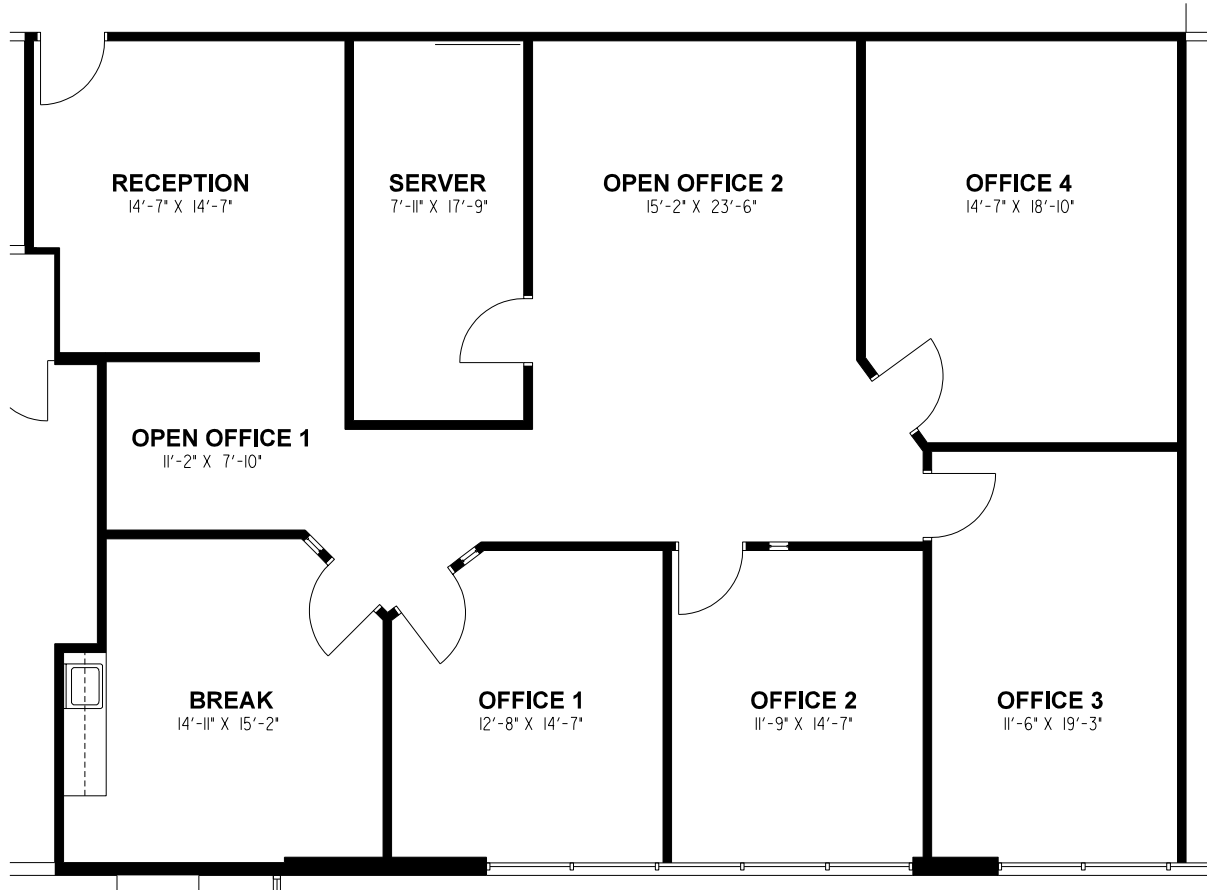
SACRAMENTO, CALIFORNIA

Owned by:



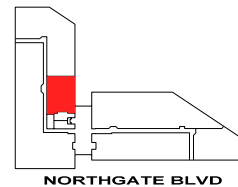
## OFFICE

FLOOR PLAN (NOT TO SCALE)



## 4600 Northgate Blvd

Sacramento, CA



### Suite 105

TOTAL AVAILABLE:  
±2,257 SF

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# FOR LEASE

NORTHGATE BUSINESS CENTER

## 4610-4650 NORTHGATE BLVD

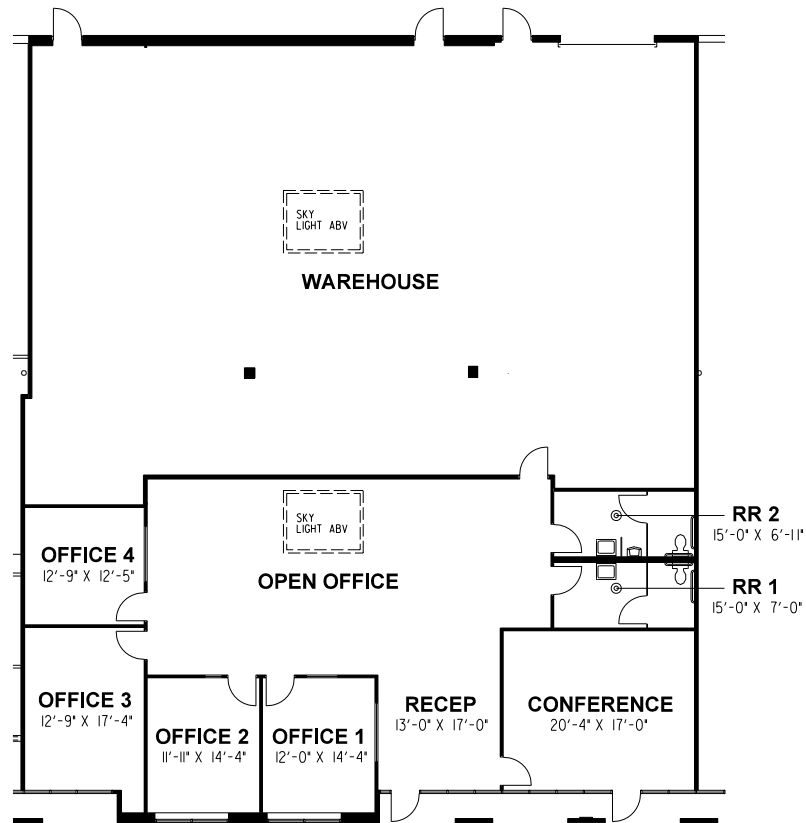
SACRAMENTO, CALIFORNIA

Owned by:



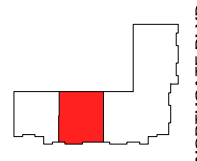
# FLEX

FLOOR PLAN (NOT TO SCALE)



## 4620 Northgate Blvd

Sacramento, CA



## Suite 120

TOTAL AVAILABLE:  
±6,019 SF

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# FOR LEASE

NORTHGATE BUSINESS CENTER

4610-4650 NORTHGATE BLVD

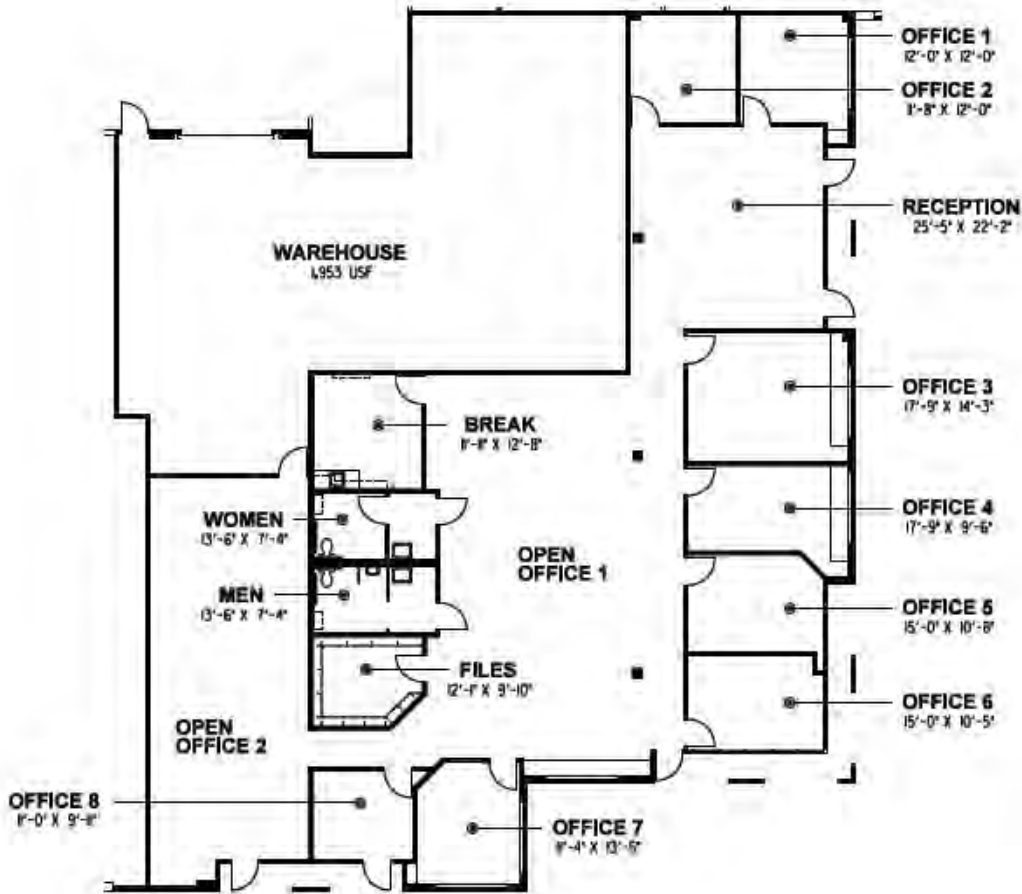
SACRAMENTO, CALIFORNIA

Owned by:



**FLEX**

FLOOR PLAN (NOT TO SCALE)



**4620 Northgate Blvd**

Sacramento, CA

**Suite 155**

TOTAL AVAILABLE:

±6,791 SF

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## NORTHGATE BUSINESS CENTER

# 4610-4650 NORTHGATE BLVD

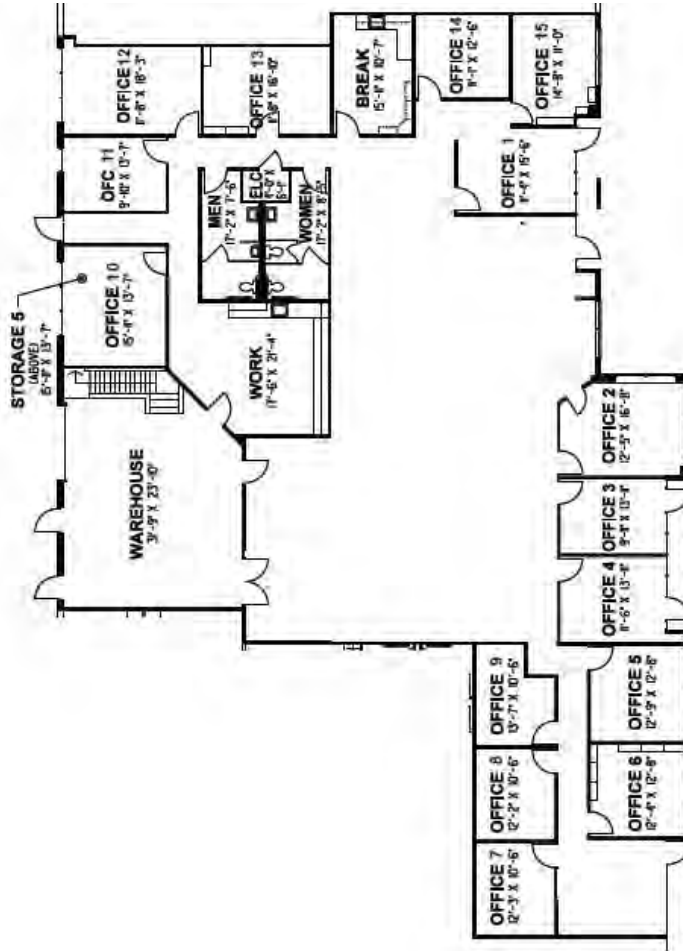
SACRAMENTO, CALIFORNIA

Owned by:



# FLEX

FLOOR PLAN (NOT TO SCALE)



## 4630 Northgate Blvd

Sacramento, CA

## Suite 150

TOTAL AVAILABLE:

±7,297 SF

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NORTHGATE BUSINESS CENTER

## 4610-4650 NORTHGATE BLVD

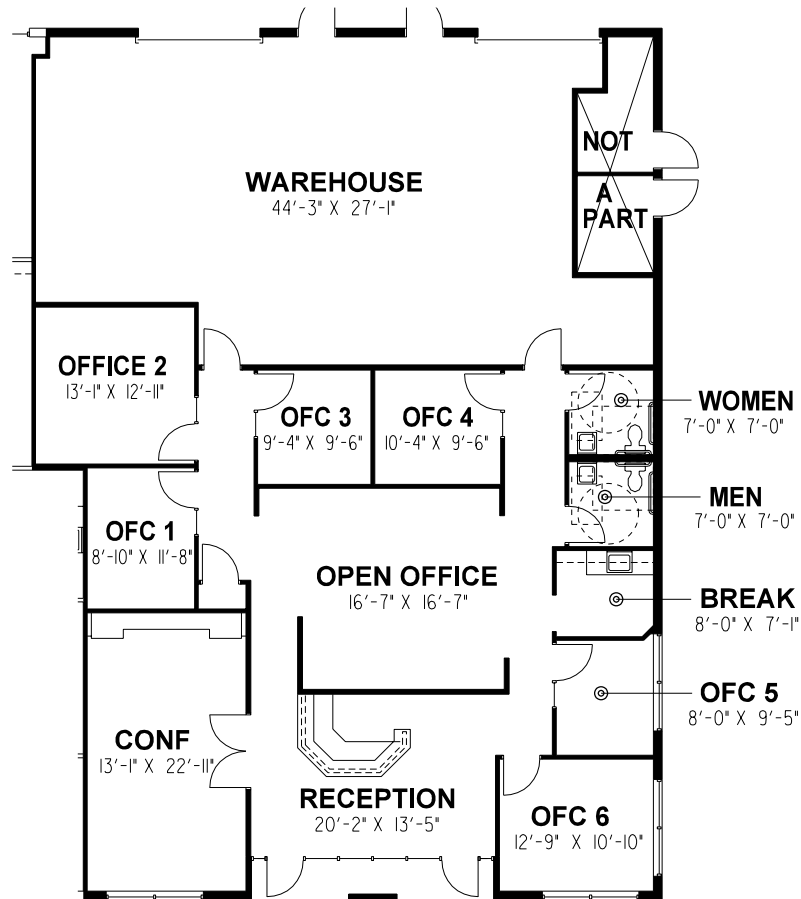
SACRAMENTO, CALIFORNIA

Owned by:

**Avistone**  
Premier Business Parks

# FLEX

FLOOR PLAN (NOT TO SCALE)



## 4630 Northgate Blvd

Sacramento, CA



NORTHGATE BLVD

### Suite 160

TOTAL AVAILABLE:

±3,483 SF

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 **CUSHMAN & WAKEFIELD**



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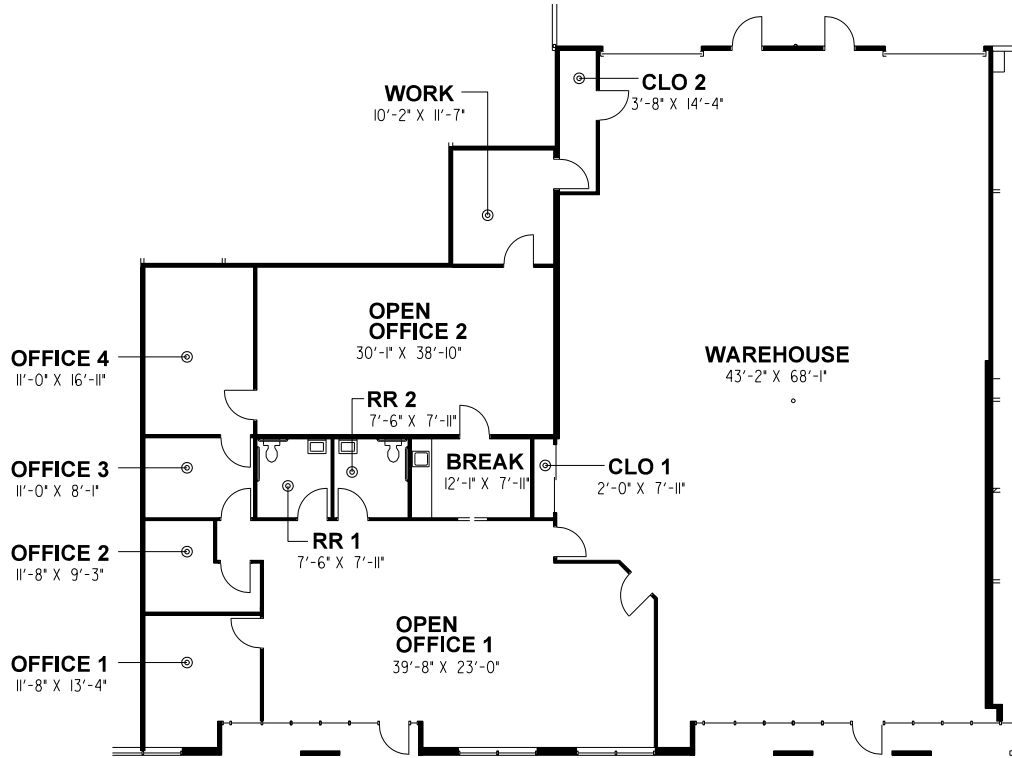
SACRAMENTO, CALIFORNIA

Owned by:



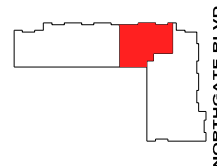
# FLEX

FLOOR PLAN (NOT TO SCALE)



## 4640 Northgate Blvd

Sacramento, CA



## Suite 145

TOTAL AVAILABLE:  
±5,392 SF

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