

FOR LEASE

Northgate Business Center

4600-4650 Northgate Blvd. Sacramento, CA

CONTACT:

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CONNOR BELL

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±1,569 to ±5,859 SF AVAILABLE



PROPERTY FEATURES

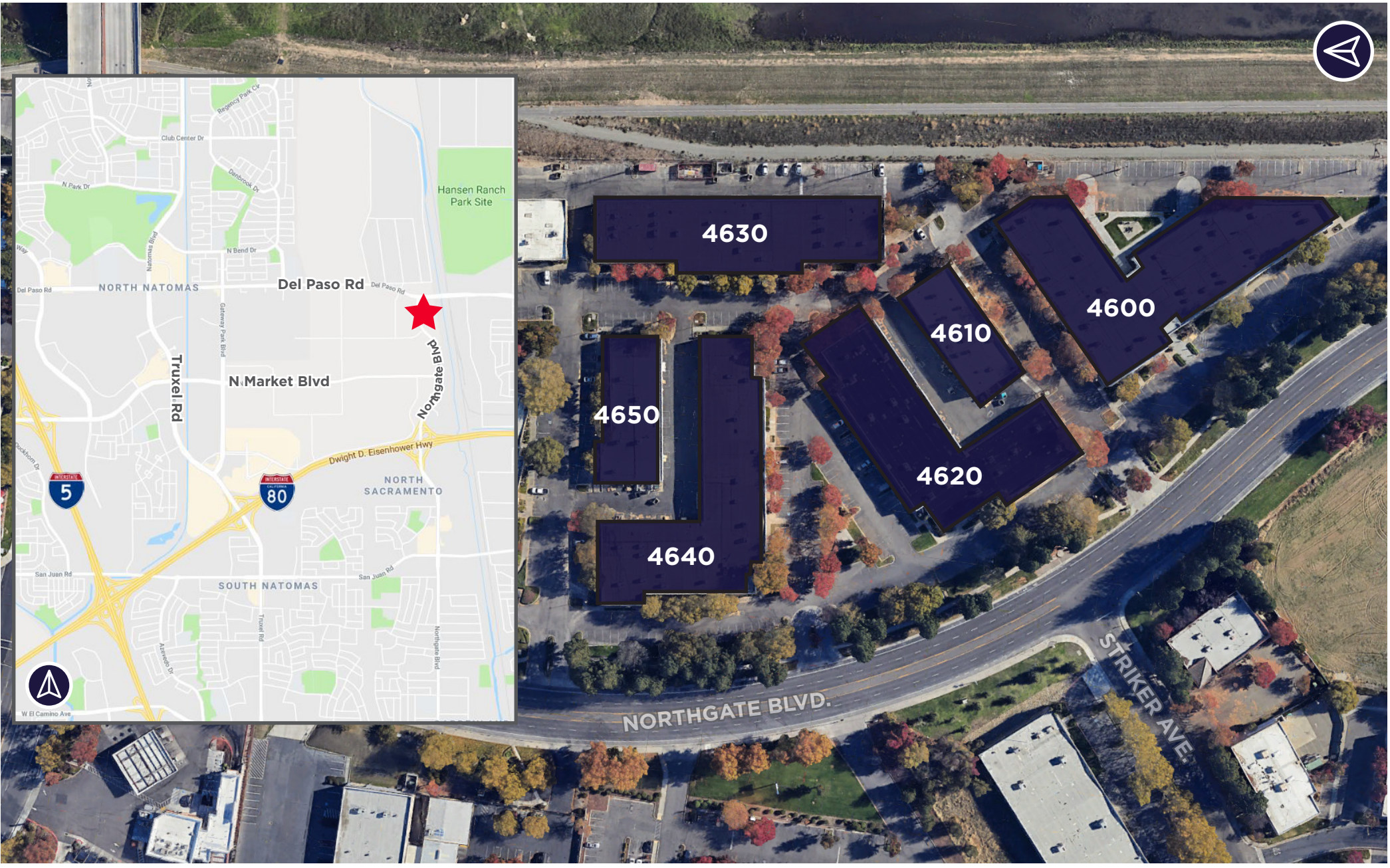
Northgate Business Center provides versatile leasing options, including office, flex, R&D, and warehouse spaces. Conveniently located with easy access to I-80 and I-5, it offers excellent connectivity to the Sacramento International Airport and the Central Business District, making it an ideal choice for businesses seeking a strategic and accessible location.



Business Park Size:	±139,697 SF
# of Buildings:	6
Space Available:	±11,451 SF
# of Units Available:	4
Site Area:	±10.98 AC
Clear Height:	Min. 15'6" in Flex Bldgs
Loading:	Grade Level
Parking:	3/1,000 SF
Year Built/Renovated:	1989/2011
Sprinkler(s):	Yes
Lease Rate:	Contact Broker

- * Office / Flex / R&D spaces
- * 3/1000 SF parking ratio
- * Shared Conference Rooms
- * On-site Cafe
- * Easy access to I-80 & I-5, Sacramento International Airport and Central Business District
- * Direct access from parking lot to suite entrance
- *

SITE PLAN



AVAILABILITIES



OFFICE

TOTAL AVAILABLE:

±1,569 SF

4600 NORTHGATE BLVD, SACRAMENTO, CA

Suite 240	±1,569 - 5 Private Offices, Open Office <i>*Available with 30-days Notice</i>
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FLEX

TOTAL AVAILABLE:

±11,910 SF

4610 NORTHGATE BLVD, SACRAMENTO, CA

Suite 150	±1,995 - 1 Grade Level Door, Warehouse, Restrooms, Open Office, 8 private offices **This unit can be reconfigured
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4620 NORTHGATE BLVD, SACRAMENTO, CA

	Fully Leased
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4630 NORTHGATE BLVD, SACRAMENTO, CA

Suite 135	±5,859 - 2 Grade Level Doors, Warehouse, Restrooms, Open Office, Conference Room, Private Offices. **This unit can be reconfigured
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4640 NORTHGATE BLVD, SACRAMENTO, CA

Suite 160	±2,028 - 1 Grade Level Door, Warehouse, Restroom, Lobby, 2 private offices
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4650 NORTHGATE BLVD, SACRAMENTO, CA

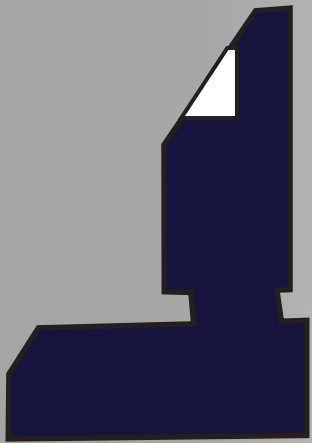
	Fully Leased
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4600 NORTHGATE BLVD
Sacramento, CA

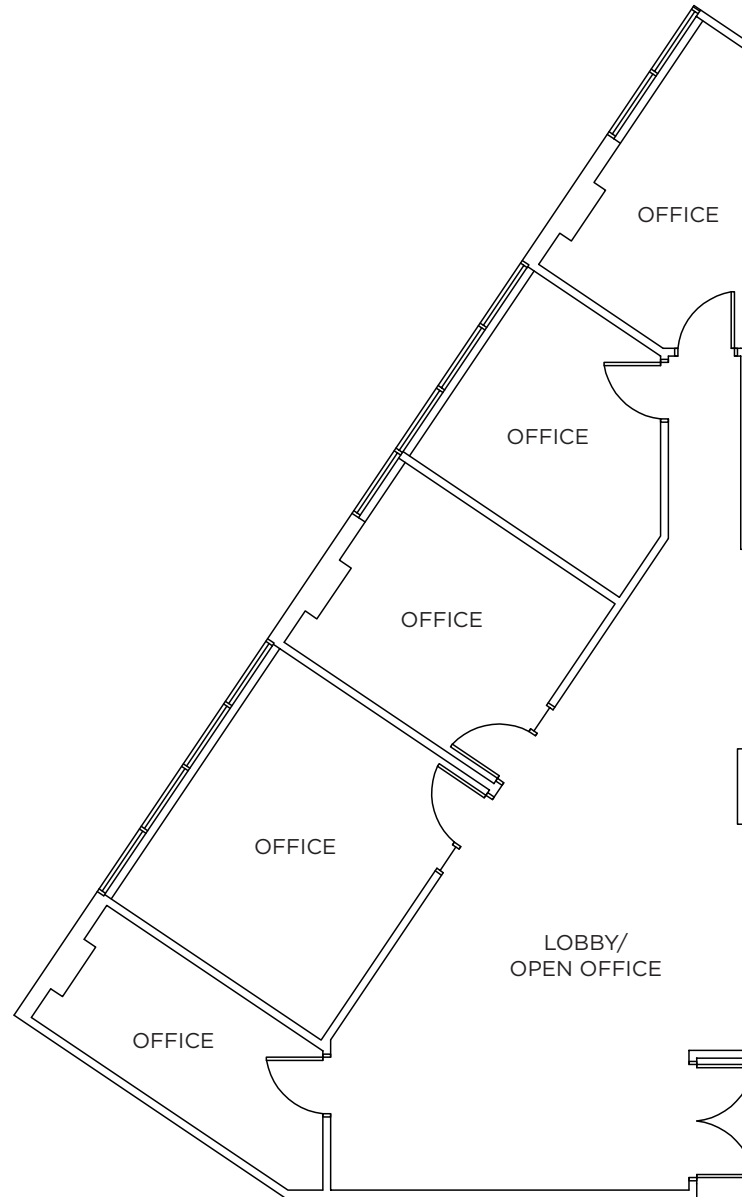
Suite 240

TOTAL AVAILABLE:
±1,569 RSF

*Available with 30-days Notice



OFFICE



FLOOR PLAN (NOT TO SCALE)

4610 NORTHGATE BLVD

Sacramento, CA

Suite 150

TOTAL AVAILABLE:

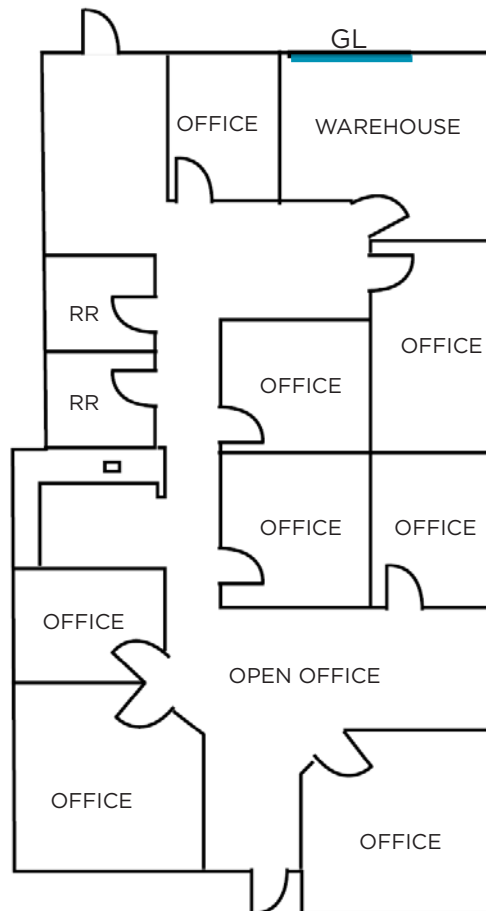
±1,995 RSF

*Unit can be reconfigured

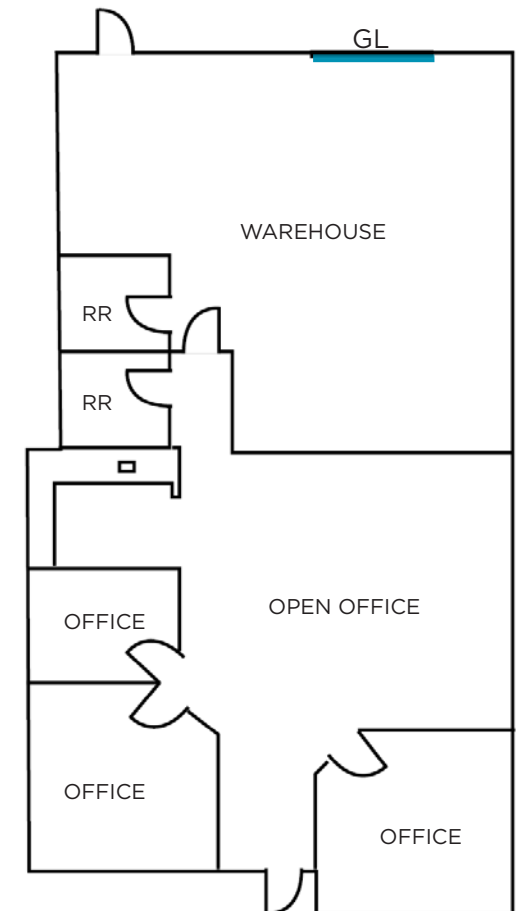


FLEX

EXISTING FLOOR PLAN



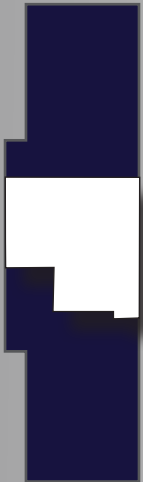
POTENTIAL RECONFIGURATION



4630 NORTHGATE BLVD
Sacramento, CA

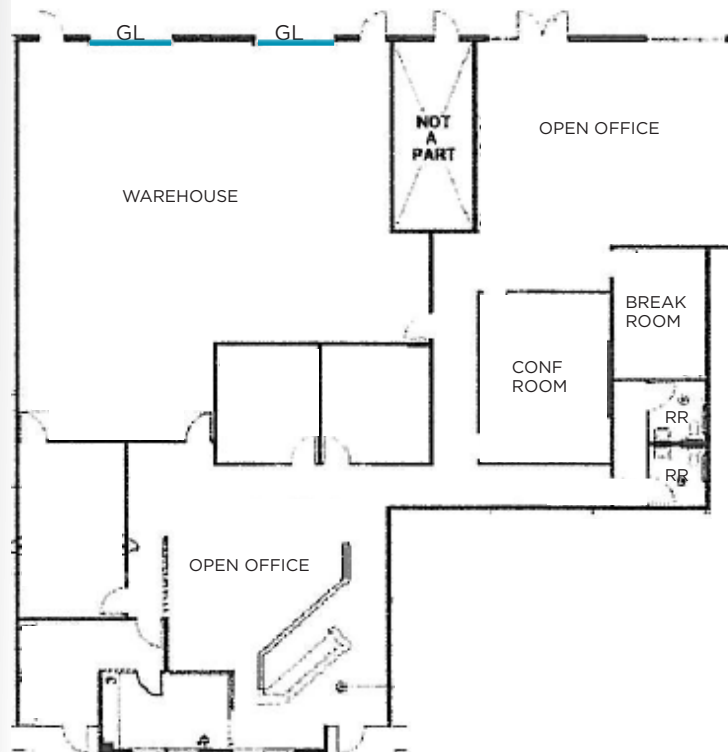
Suite 135

TOTAL AVAILABLE:
±5,859 RSF

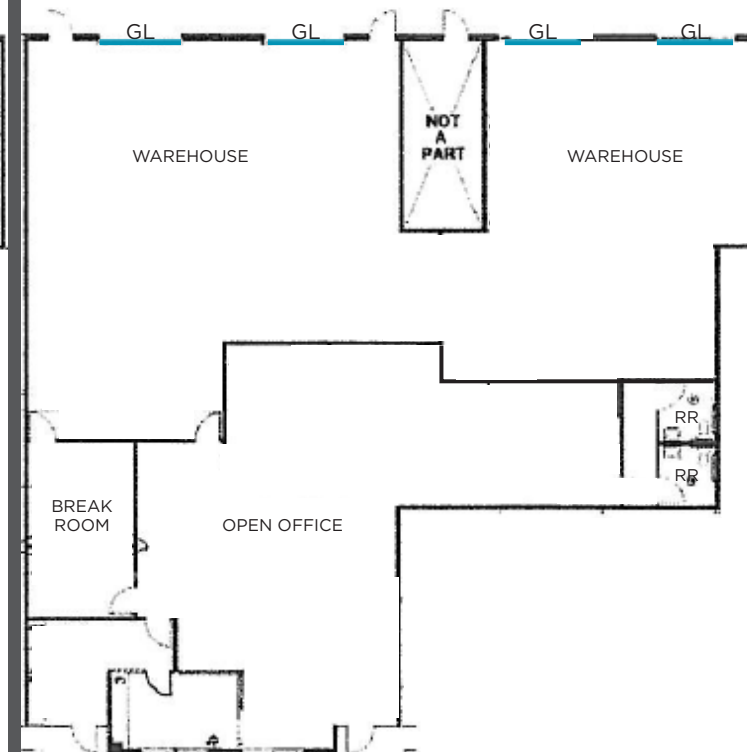


FLEX

EXISTING FLOOR PLAN



POTENTIAL RECONFIGURATION

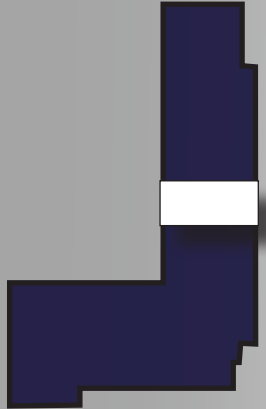


FLOOR PLAN (NOT TO SCALE)

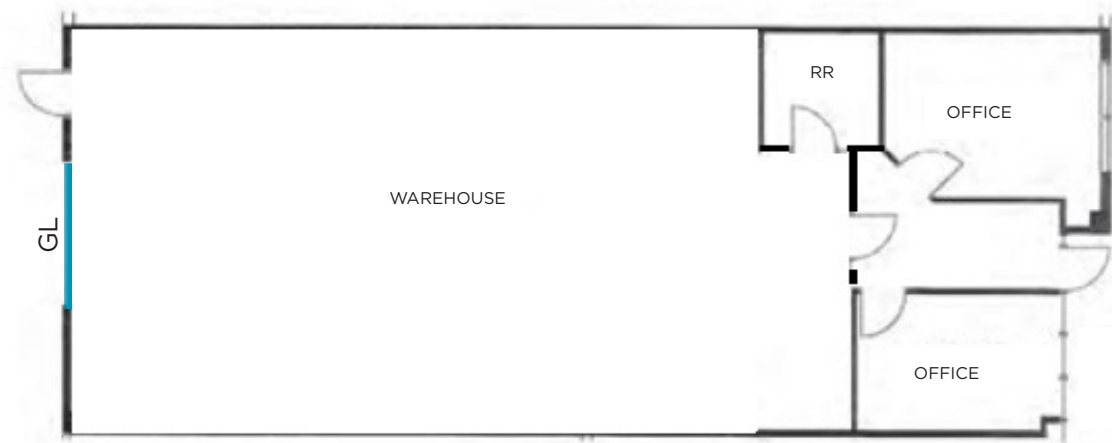
4640 NORTHGATE BLVD
Sacramento, CA

Suite 160

TOTAL AVAILABLE:
±2,028 RSF



FLEX 



FLOOR PLAN (NOT TO SCALE)



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