

4237 S. Market Court &  
900 W. North Market Blvd.  
Sacramento, CA

**FOR LEASE**

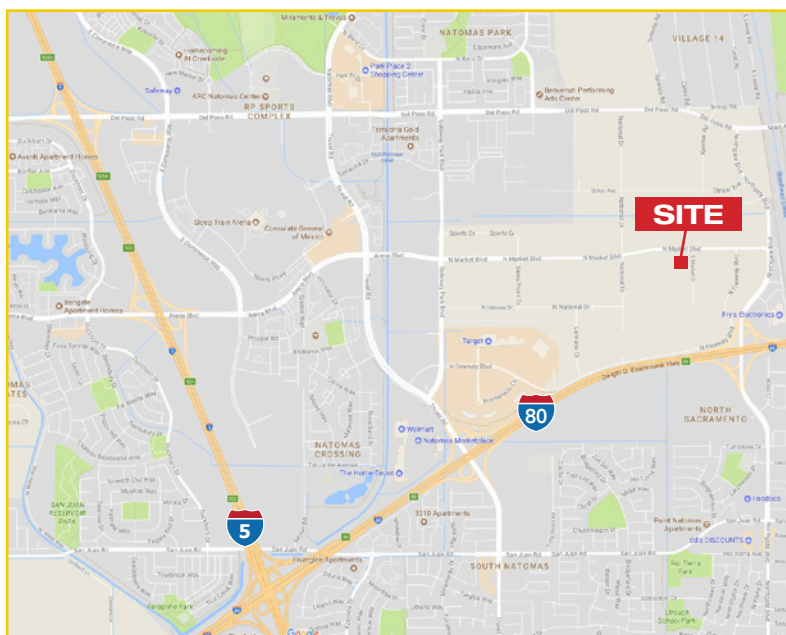


**PROPERTY FEATURES:**

- 2 Multi-Tenant Buildings
- 900 W. North Market Blvd.–  
16,000 sf Multi-Tenant Building on 1.11 Acres
- 4237 S. Market Court –  
13,000 sf Multi-Tenant Building on .88 Acres
- Concrete Block Construction
- Grade Level Loading
- MP Zoning - Can Accommodate 100% Office
- Ample Parking
- Site Plan and Rates on next page

**LOCATION DESCRIPTION:**

- North Market Blvd. Exposure
- Easy Access to 1-80 and 1-5



**EXCLUSIVE AGENT:**

**DAVID MACKO**  
916-443-1500

**dmacko@norcalcommercial.net**  
CA BRE LIC #01413910



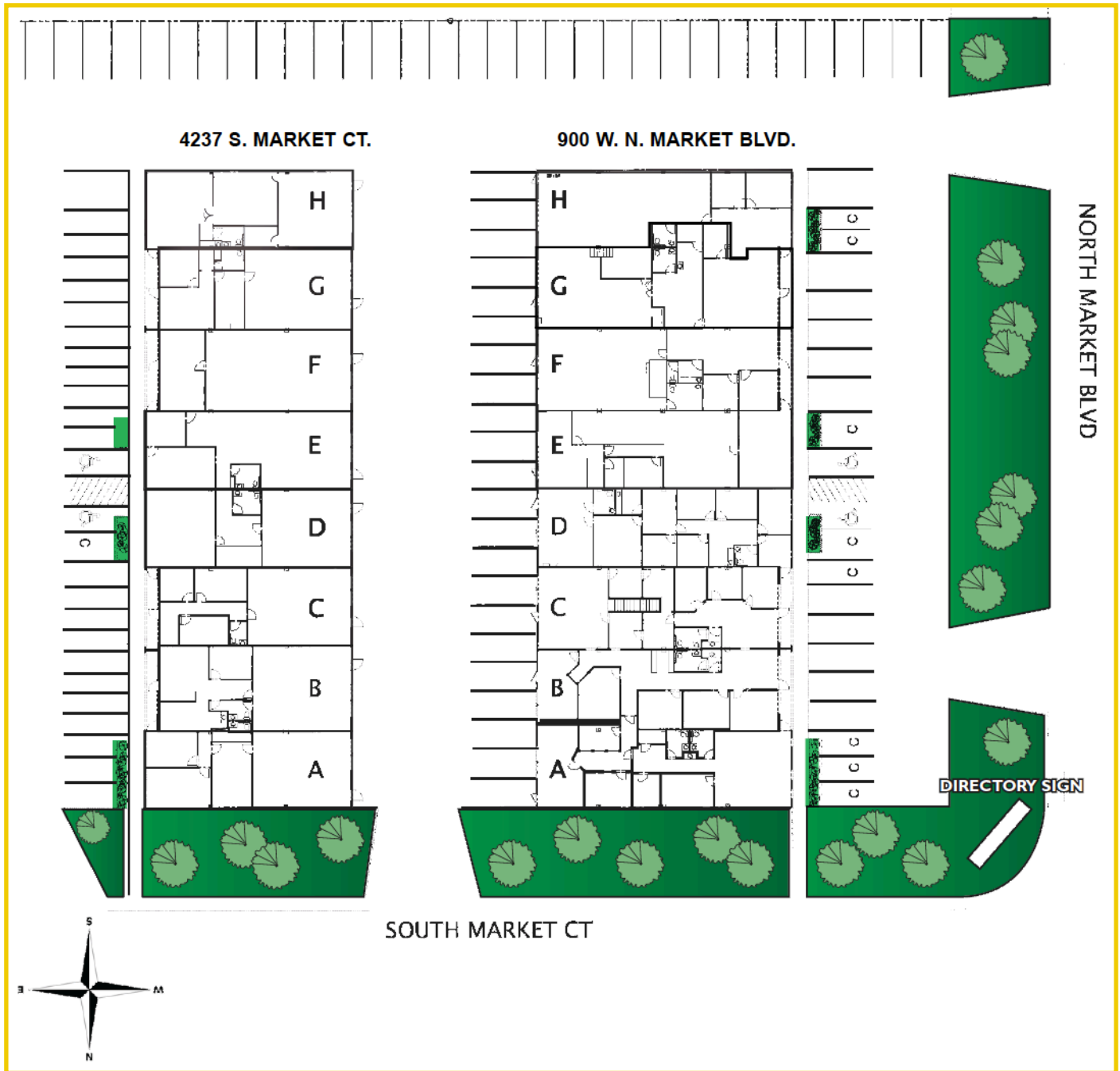
916-443-1500  
916-443-1556 FAX

2747 Riverside Blvd.  
Sacramento, CA 95818  
CA BRE LIC #C01929348

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price or rental, or other conditions, prior lease, sale, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own independent investigation of all aspects of the property and transaction.

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**4237 SOUTH MARKET COURT**

Suite	Total Square Footage	Office Square Footage	Lease Rate*
A	+/- 1,661	+/- 836	\$1.10 per SF/month
B	+/- 1,589	+/- 814	\$1.10 per SF/month
C	+/- 1,625	+/- 625	\$1.10 per SF/month
D	+/- 1,625	+/- 850	\$1.10 per SF/month
E	+/- 1,625	+/- 530	\$1.10 per SF/month
F	+/- 1,625	+/- 350	\$1.10 per SF/month
G	+/- 1,625	+/- 752	\$1.10 per SF/month
H	+/- 1,625	+/- 570	\$1.10 per SF/month
	+/- 13,000	+/- 5,327	

**900 WEST NORTH MARKET BOULEVARD**

Suite	Total Square Footage	Office Square Footage	Lease Rate*
A	+/- 2,000	+/- 2,000	\$1.25 per SF/month
B	+/- 2,000	+/- 2,000	\$1.25 per SF/month
C	+/- 2,000	+/- 1,220	\$1.25 per SF/month
D	+/- 2,000	+/- 1,575	\$1.25 per SF/month
E	+/- 2,000	+/- 1,575	\$1.25 per SF/month
F	+/- 2,000	+/- 875	\$1.25 per SF/month
G	+/- 2,152	+/- 1,050	\$1.25 per SF/month
H	+/- 1,848	+/- 606	\$1.25 per SF/month
	+/- 16,000	+/- 10,901	

\*Industrial Gross Lease Type



**NOR CAL  
COMMERCIAL  
Real Estate**

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