



# For Lease

## Premier Full Floor Office Opportunity

3775 North Freeway Boulevard Sacramento, CA



### LEASE RATE

**\$1.60 SF/MONTH**

### OFFERING SUMMARY

<b>BUILDING SIZE:</b>	±53,200 SF
<b>AVAILABLE SF:</b>	±27,467 SF
<b>LOT SIZE:</b>	3.35 Acres
<b>YEAR BUILT:</b>	1988
<b>LEASE TYPE:</b>	Full Service

### PROPERTY HIGHLIGHTS

- ±27,467 RSF move-in-ready full-floor office opportunity (divisible for smaller users)
- Flexible floor plan with abundant window line and natural light
- Elevator-served building with abundant on-site parking
- Excellent freeway identity with prominent building signage available
- On-site property management and professionally maintained common areas
- Convenient access to I-80, I-5, Sacramento International Airport, and Downtown Sacramento
- Surrounded by premier retail destinations, restaurants, and everyday amenities in the Natomas business district



**Robin Santiago, SIOR, CCIM**  
Managing Director  
O: 408.601.0049  
robin.santiago@svn.com  
CalDRE #01754421

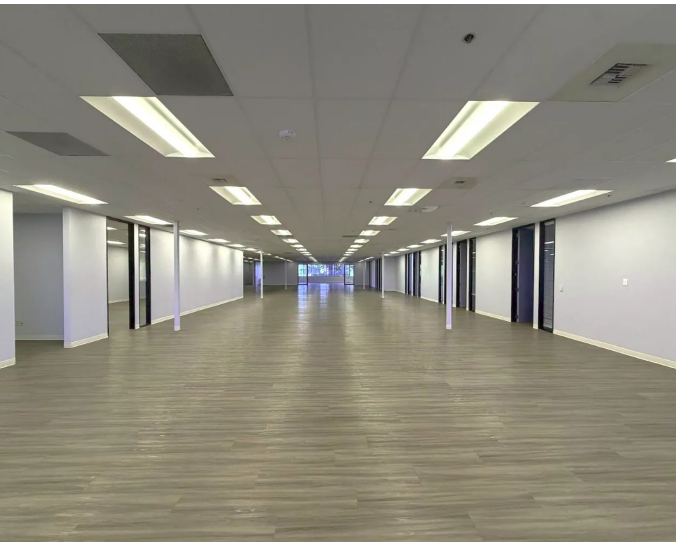




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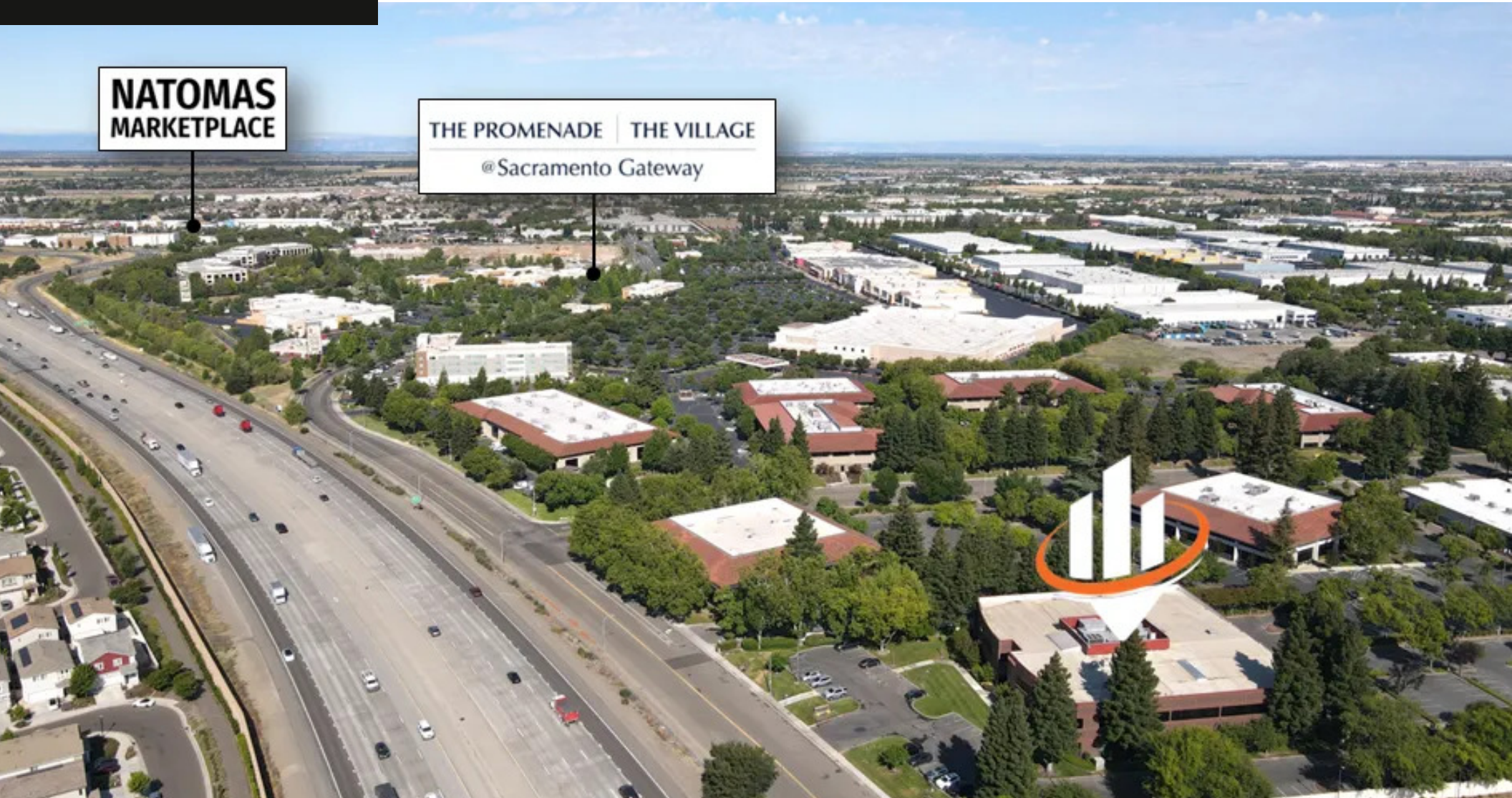
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**NATOMAS  
MARKETPLACE**

**THE PROMENADE | THE VILLAGE**  
@ Sacramento Gateway

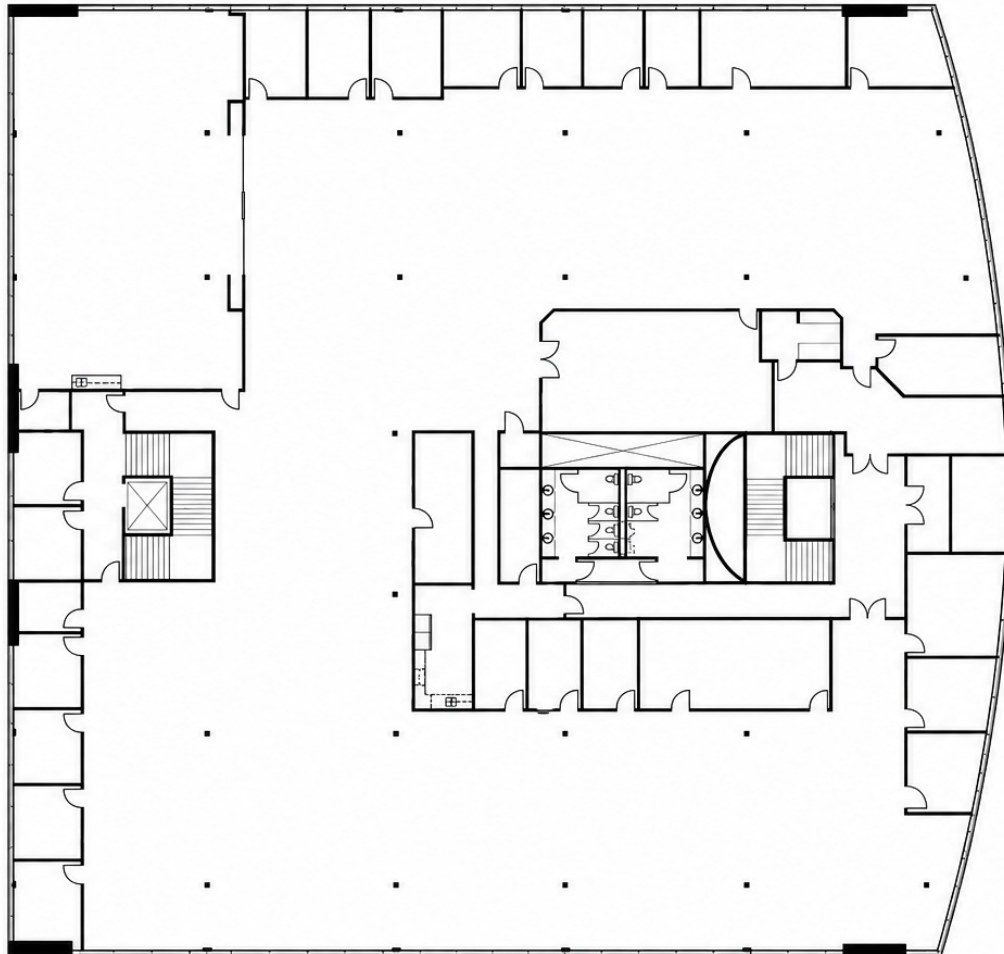


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## Premier Full Floor Office Opportunity

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- ✓ Move-In Ready Full Floor Opportunity (potential to demise)
- ✓ 22 Private Offices, Multiple Conference Rooms, Large Open Areas
- ✓ Abundant Natural Light & Flexible Floor Plan
- ✓ Elevator Served Building
- ✓ Excellent Freeway Visibility & Signage Opportunity
- ✓ Ample On-Site Parking
- ✓ Minutes to Downtown Sacramento & SMF Airport



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Natomas Marketplace



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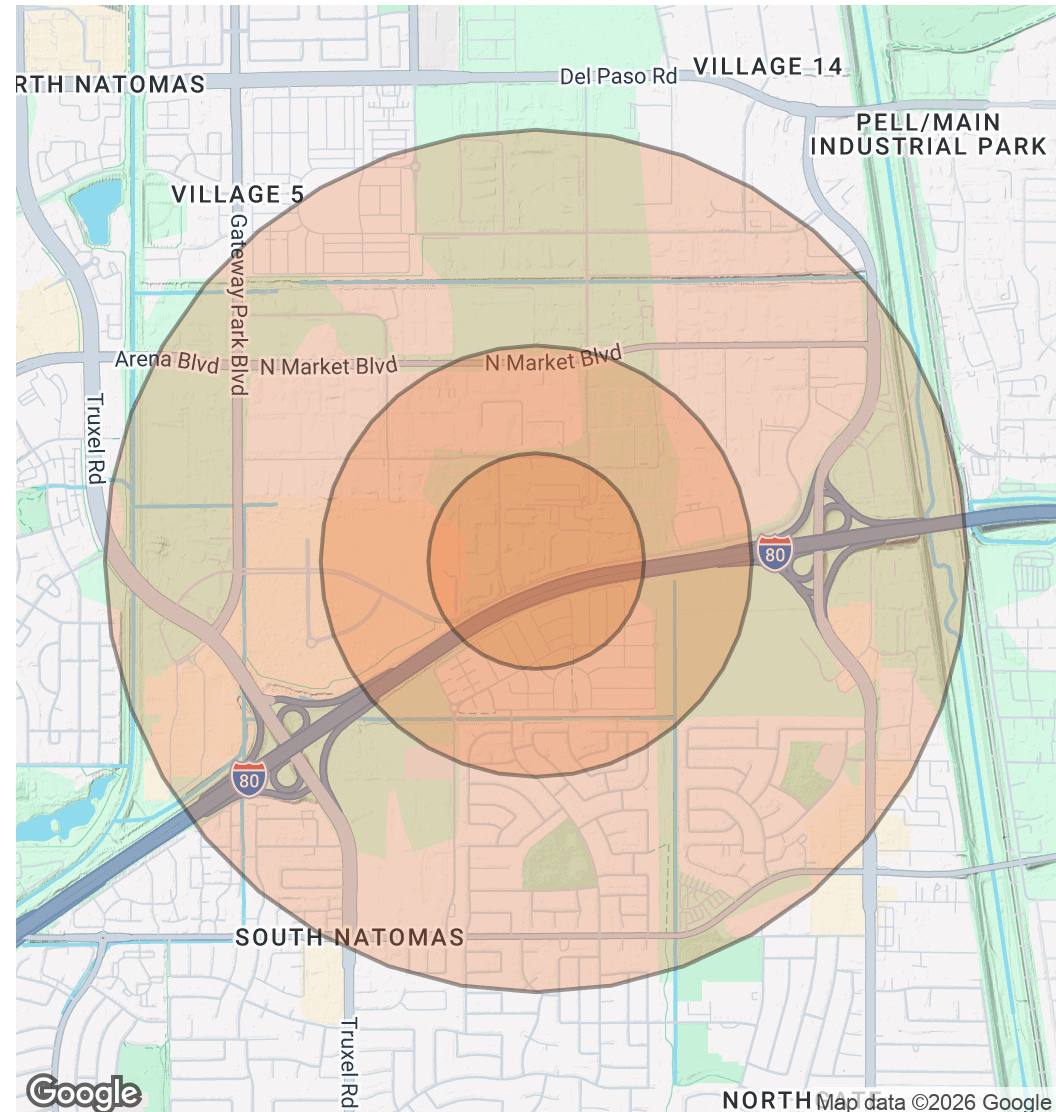
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	502	2,315	11,365
<b>AVERAGE AGE</b>	36.7	35.8	34.4
<b>AVERAGE AGE (MALE)</b>	37.9	36.3	34.4
<b>AVERAGE AGE (FEMALE)</b>	33.8	33.3	32.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	152	723	3,646
<b># OF PERSONS PER HH</b>	3.3	3.2	3.1
<b>AVERAGE HH INCOME</b>	\$120,392	\$110,541	\$103,863
<b>AVERAGE HOUSE VALUE</b>	\$504,321	\$492,506	\$467,235

2023 American Community Survey (ACS)



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