### FOR LEASE Northgate Business Center 4600-4650 Northgate Blvd. Sacramento, CA

#### **CONTACT:**

#### MATT COLOGNA, SIOR

Executive Director +1 916 288 4805 matt.cologna@cushwake.com CA-Lic. #01210309

LENNY-GOLD Director +1 916 288 4443 lenny.gold@cushwake.com CA-Lic. #02055534

CONNOR BELL Senior Associate +1 916 890 3615 connor.bell@cushwake.com CA-Lic. #012155224

### ±1,990 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:	±7,849 SF
# of Units Available:	2
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:	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:

±1,990 SF

4600 NORTHGATE BLVD, SACRAMENTO, CA

Suite 110 ±1,990 - 3 Private Offices, Open Office



TOTAL AVAILABLE:

±5,859 SF

4610 NORTHGATE BLVD, SACRAMENTO, CA

Fully Leased

#### 4620 NORTHGATE BLVD, SACRAMENTO, CA

Suite 170 Fully Leased

#### 4630 NORTHGATE BLVD, SACRAMENTO, CA

Suite 135	±5,859 - 2 Grade Level Doors, Warehouse, Restrooms, Open Office,
	Conference Room, Private Offices.
	*Available 4/1/2025 with possibility of 30-days

#### 4640 NORTHGATE BLVD, SACRAMENTO, CA

Fully Leased

#### 4650 NORTHGATE BLVD, SACRAMENTO, CA

Fully Leased







#### **4630 NORTHGATE BLVD**

Sacramento, CA

### Suite 135

TOTAL AVAILABLE:

±5,859 SF

\*Available 4/1/2025 with possibility of 30-days





# **FLEX**





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