

**FOR LEASE**

# Northgate Business Center

4600-4650 Northgate Blvd. Sacramento, CA

**CONTACT:**

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±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.

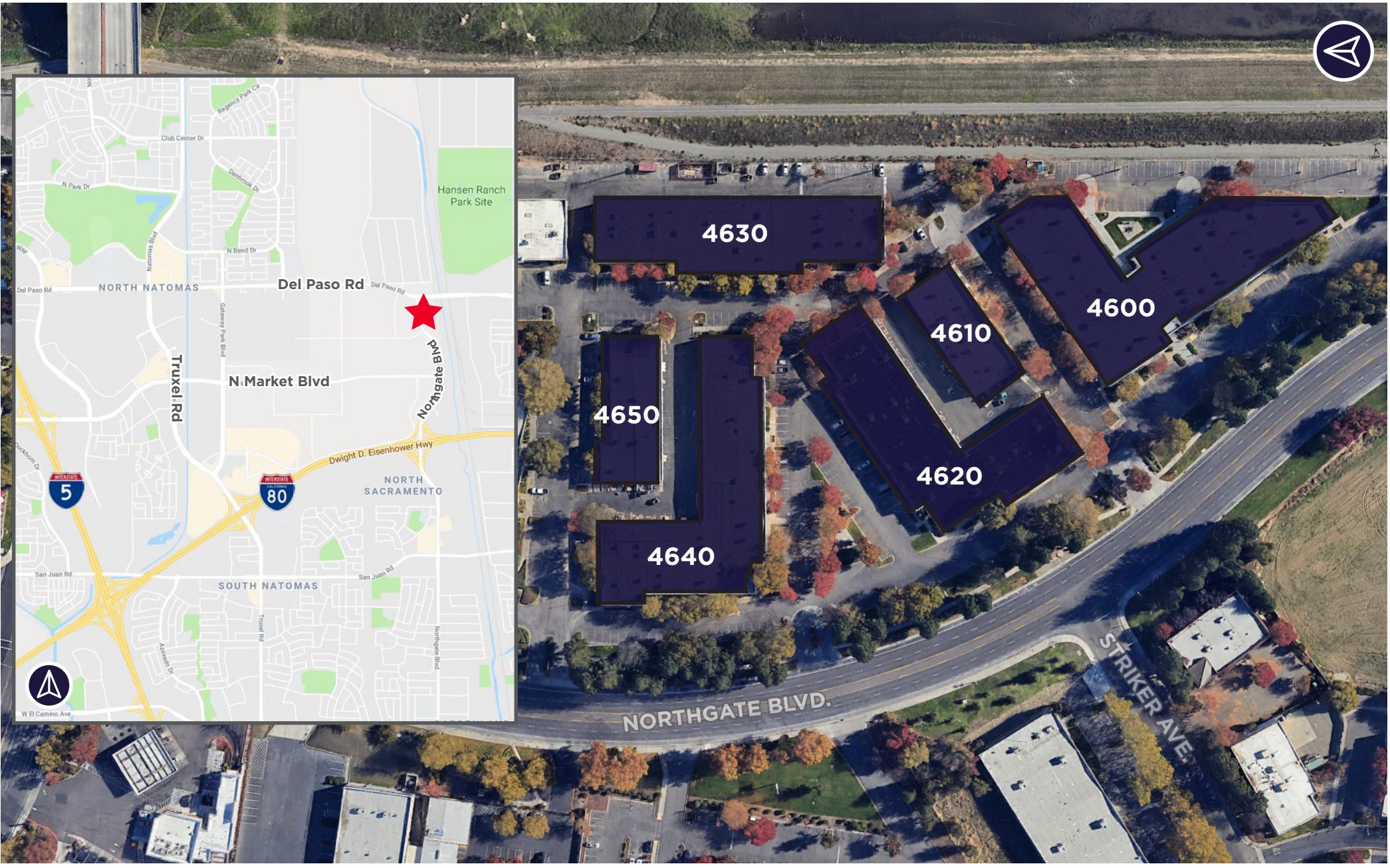


<b>Business Park Size:</b>	±139,697 SF
<b># of Buildings:</b>	6
<b>Space Available:</b>	±9,844 SF
<b># of Units Available:</b>	3
<b>Site Area:</b>	±10.98 AC
<b>Clear Height:</b>	Min. 15'6" in Flex Bldgs
<b>Loading:</b>	Grade Level
<b>Parking:</b>	3/1,000 SF
<b>Year Built/Renovated:</b>	1989/2011
<b>Sprinkler(s):</b>	Yes
<b>Lease Rate:</b>	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
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## FLEX

TOTAL AVAILABLE:

±9,882 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 <i>*Available January 1, 2026</i>
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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

	Fully Leased
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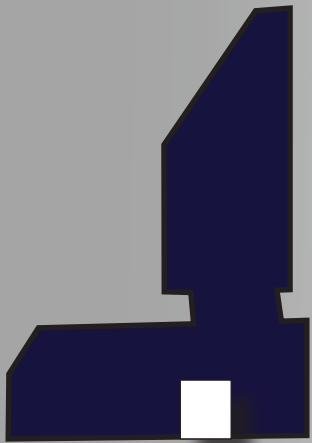
### 4650 NORTHGATE BLVD, SACRAMENTO, CA

	Fully Leased
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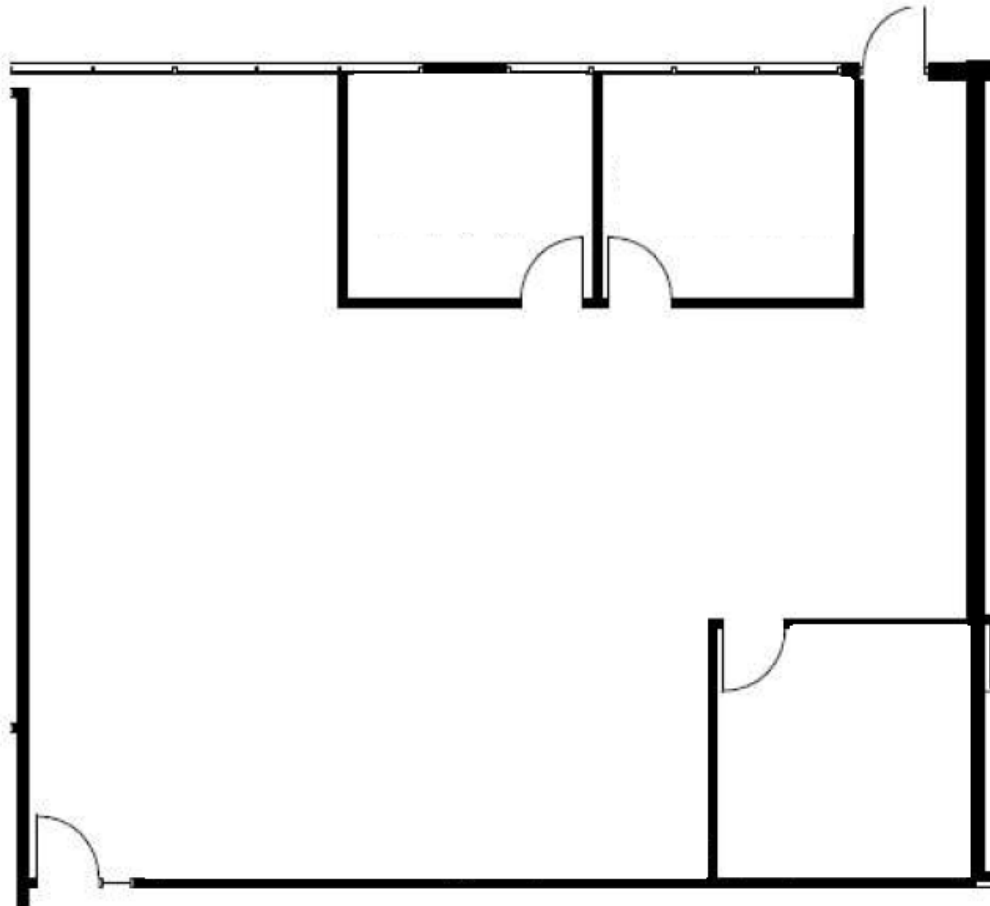
**4600 NORTHGATE BLVD**  
Sacramento, CA

## Suite 110

TOTAL AVAILABLE:  
**±1,990 RSF**



# OFFICE



FLOOR PLAN (NOT TO SCALE)

**4610 NORTHGATE BLVD**

Sacramento, CA

## Suite 150

TOTAL AVAILABLE:

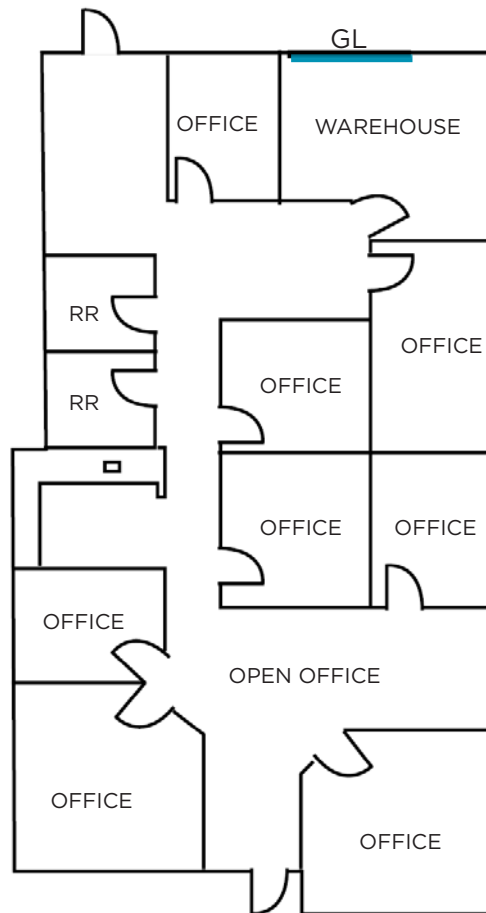
**±1,995 RSF**

\*Unit can be reconfigured

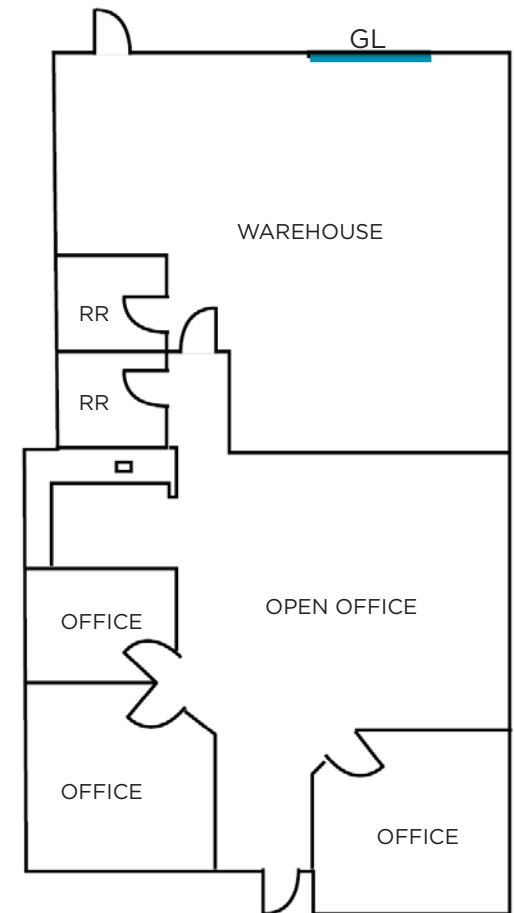


**FLEX**

EXISTING FLOOR PLAN



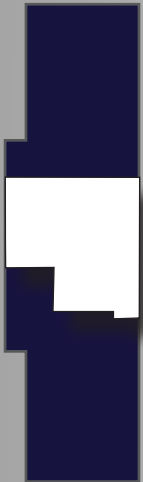
POTENTIAL RECONFIGURATION



**4630 NORTHGATE BLVD**  
Sacramento, CA

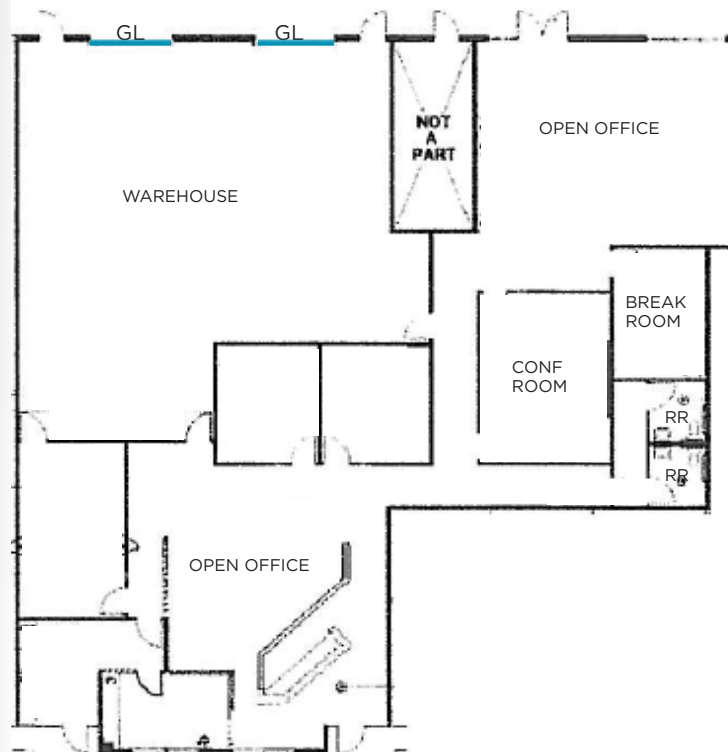
## Suite 135

TOTAL AVAILABLE:  
**±5,859 RSF**

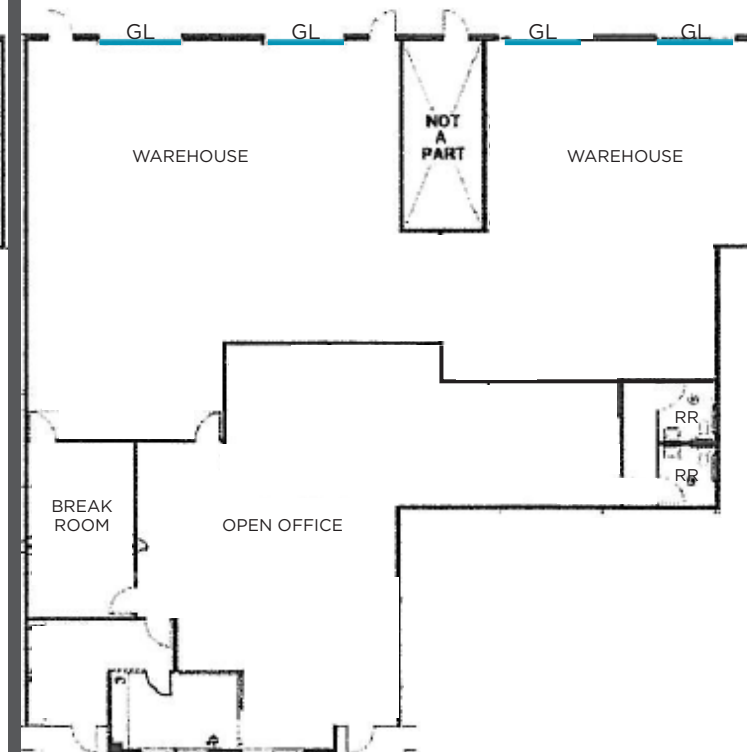


**FLEX**

EXISTING FLOOR PLAN



POTENTIAL RECONFIGURATION



FLOOR PLAN (NOT TO SCALE)





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