

***BELOW MARKET LEASE RATE***

±23,821 SF AVAILABLE  
FOR SUBLEASE

**3740**  
**SEAPORT BLVD**

WEST SACRAMENTO, CA





# AVAILABLE SPACE



SEAPORT BLVD.

**23,821 SF**

TOTAL  
AVAILABLE  
\*WITH 30 DAYS NOTICE

**4,052 SF**

NEWLY IMPROVED  
OFFICE

**3**

DOCK HEIGHT  
DOORS  
\* 1 PIT LEVELER ON CENTER

**1 (12'X14')**

GRADE LEVEL  
DOOR

**3 PHASE**

POWER  
\*TENANT TO VERIFY

UNIT INCLUDES:

- 1 CONFERENCE ROOM
- BREAK AREA
- 2 INTERIOR OFFICE RR'S
- 2 EXTERIOR WAREHOUSE RR'S



# BUILDING HIGHLIGHTS

**99,775 SF**

BUILDING SIZE

**9.44 AC**

LOT SIZE

**1997**

YEAR BUILT

**24'**

CLEAR HEIGHT

**5**

TOTAL GL  
DOORS

**17**

TOTAL DH  
DOORS

**ESFR**

SPRINKLERS

**52'W X 57'D**

COLUMN WIDTH

**MULTI**

TENANCY







## LOCATION

*Sublease available through 1/31/2027*  
*Direct Deal Possible.*

### CONTACT:

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**CUSHMAN &  
WAKEFIELD**