

FOR LEASE

Northgate Business Center

4600-4650 Northgate Blvd. Sacramento, CA

CONTACT:

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±1,569 to ±5,859 SF AVAILABLE

CUSHMAN & WAKEFIELD | SEAGATE PROPERTIES

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:	±9,423 SF
# of Units Available:	3
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(s):	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


4630
4610
4600
4650
4620
4640
NORTHGATE BLVD.
STRIKER AVE.
Hansen Ranch Park Site
Del Paso Rd
NORTH NATOMAS
N Market Blvd
Truxel Rd
Northgate Blvd
Dwight D. Eisenhower Hwy
NORTH SACRAMENTO
SOUTH NATOMAS
San Juan Rd
5
80

AVAILABILITIES







OFFICE

TOTAL AVAILABLE:
±1,569 SF

4600 NORTHGATE BLVD, SACRAMENTO, CA	
Suite 240	±1,569 - 5 Private Offices, Open Office *Available with 30-days Notice

FLEX

TOTAL AVAILABLE:
±7,854 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

4620 NORTHGATE BLVD, SACRAMENTO, CA	
	Fully Leased

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

4640 NORTHGATE BLVD, SACRAMENTO, CA	
	Fully Leased

4650 NORTHGATE BLVD, SACRAMENTO, CA	
	Fully Leased

OFFICE

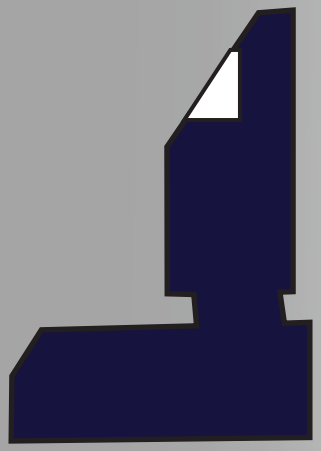
4600 NORTHGATE BLVD
Sacramento, CA

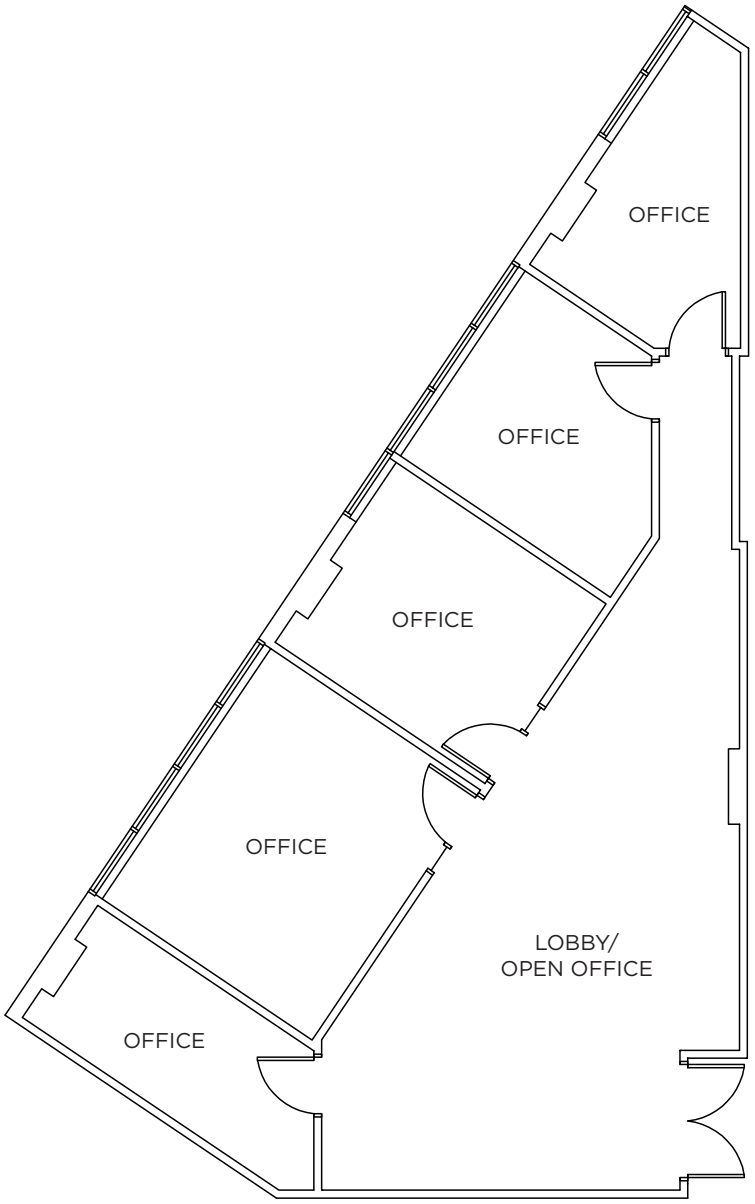
Suite 240

TOTAL AVAILABLE:

±1,569 RSF

*Available with 30-days Notice





FLOOR PLAN (NOT TO SCALE)

FLEX

4610 NORTHGATE BLVD
Sacramento, CA

Suite 150

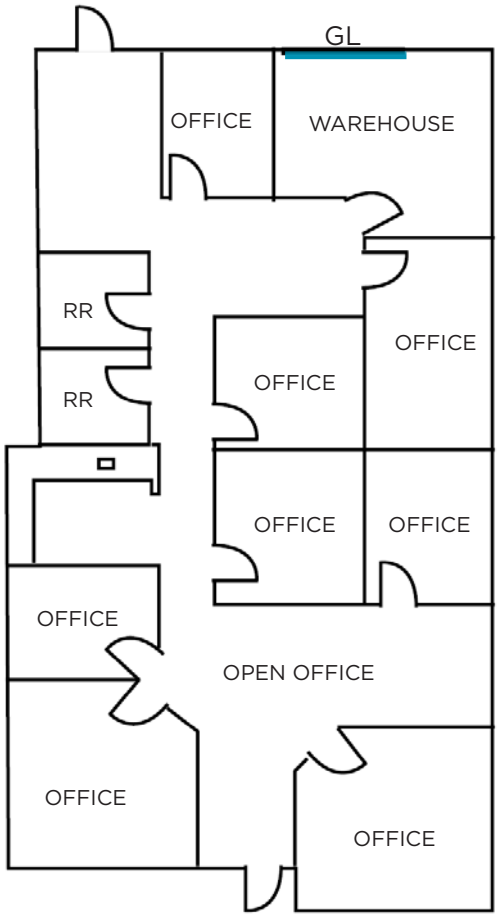
TOTAL AVAILABLE:

±1,995 RSF

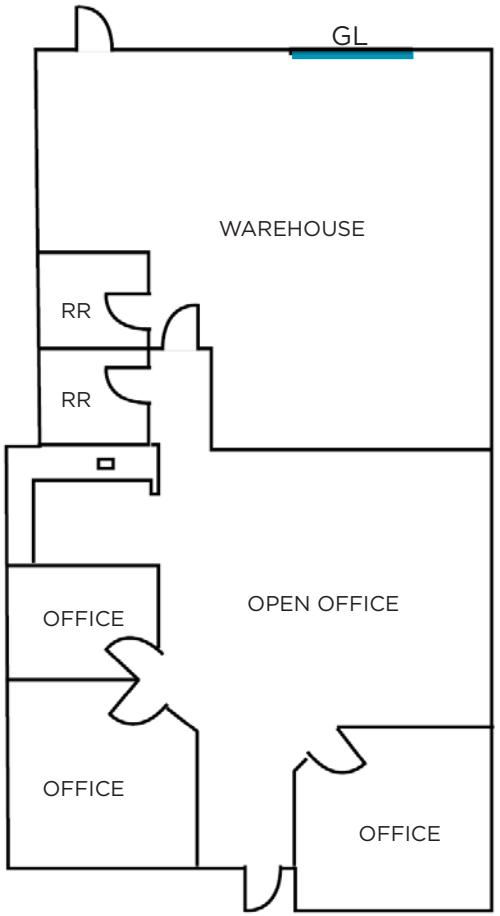
*Unit can be reconfigured



EXISTING FLOOR PLAN



POTENTIAL RECONFIGURATION



FLOOR PLAN (NOT TO SCALE)

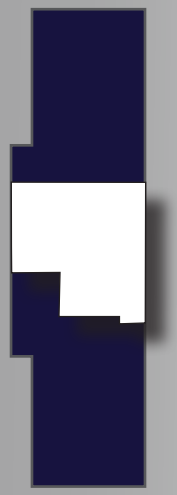
FLEX

4630 NORTHGATE BLVD
Sacramento, CA

Suite 135

TOTAL AVAILABLE:

±5,859 RSF



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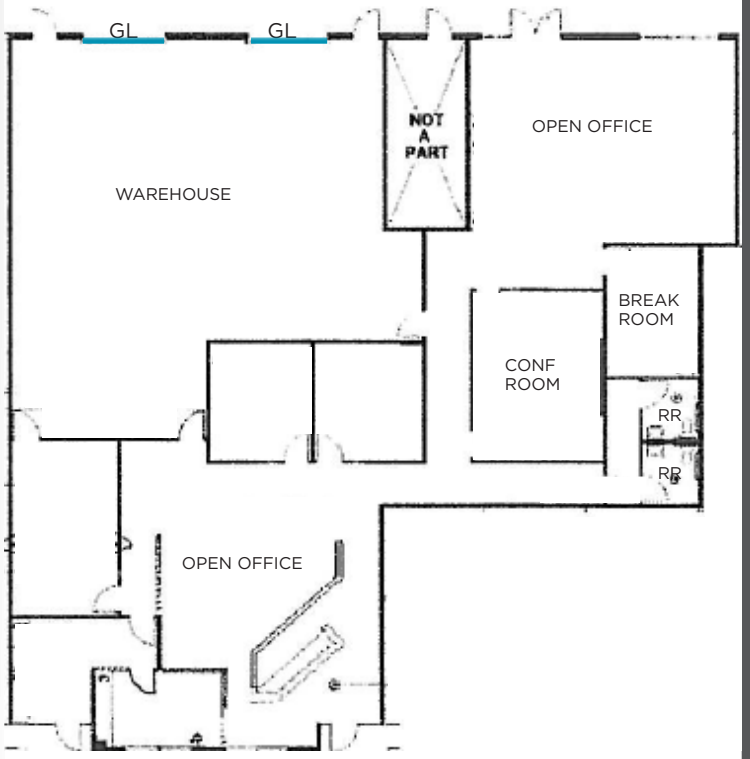

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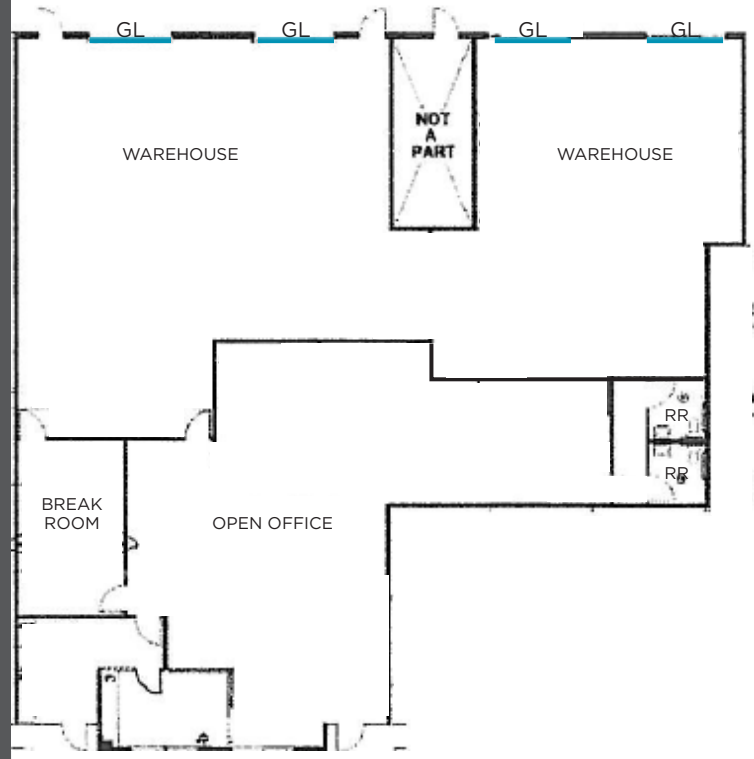

FLOOR PLAN (NOT TO SCALE)



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