

3640 NORTHGATE BLVD

SACRAMENTO, CA

OFFICE BUILDING FOR LEASE
Up to ±31,330 SF Available Immediately

BROKER INCENTIVE!
5% fee plus \$1.50/ft bonus.
Minimum 3 years/15,000 SF
Fully executed Lease
by 6/30/2023

3640
Northgate

Former call center space in a single-story building currently occupied in part by Wells Fargo and ABM. We have up to ±31,330 contiguous square feet for lease. **The space is divisible.***

400 Capitol Mall, Suite 1800 - Sacramento, CA 95814
cushmanwakefield.com • CA License No: 00616335



** Suggested plans*

[View Site Specific COVID-19 Prevention Plan](#)

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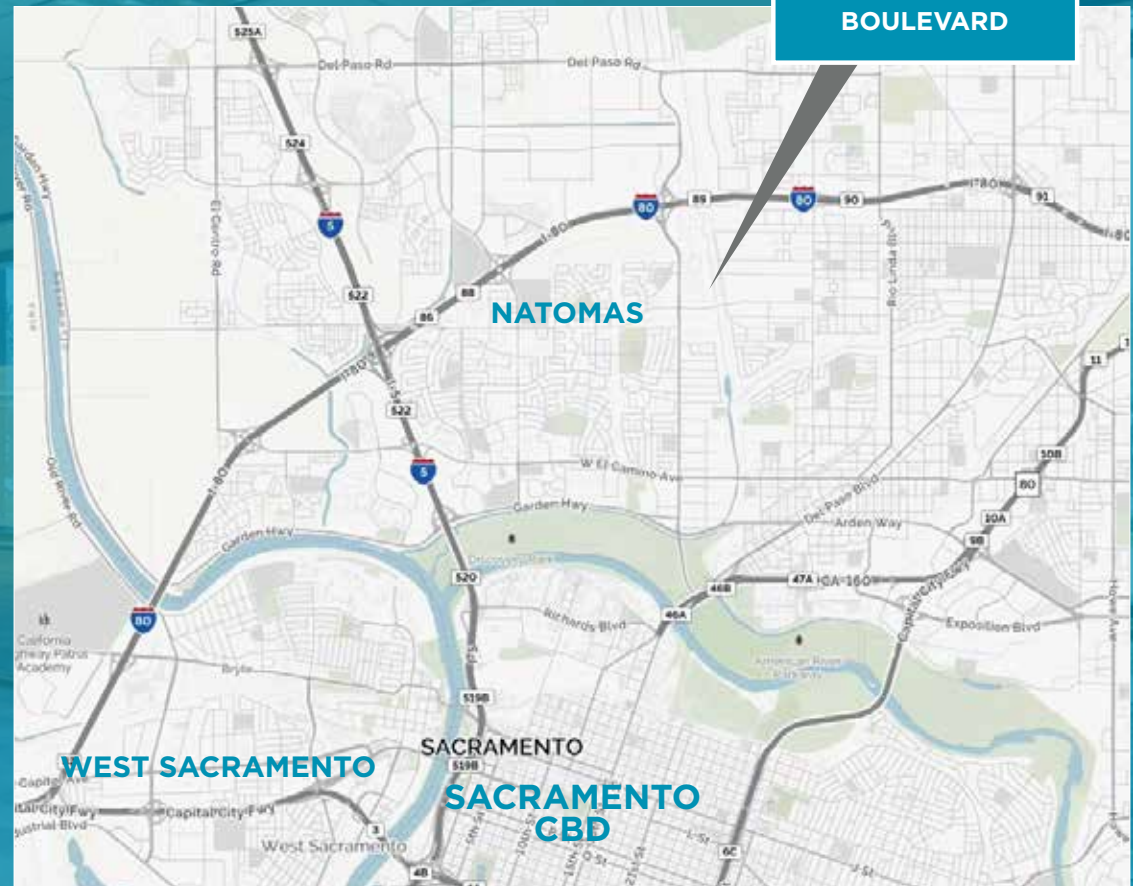
NATOMAS > OFFICE SPACE

3640 Northgate is located in the northeast quadrant of the popular and more expensive South Natomas marketplace, but offers office leasing opportunities consistent with North Natomas flex building rental rates.

BUILDING AMENITIES

- Single Story ± **69,783 SF** building
- Up to ± **31,330** contiguous SF available Now
- Abundant Parking at **4.94/1,000 SF**
- Direct Freeway Access to **Highway 80**
Close to shopping, housing, restaurants and lodging
- Minutes to Downtown and the **Sacramento International Airport (SMF)**

LOCATION



BRUCE HOHENHAUS, SIOR
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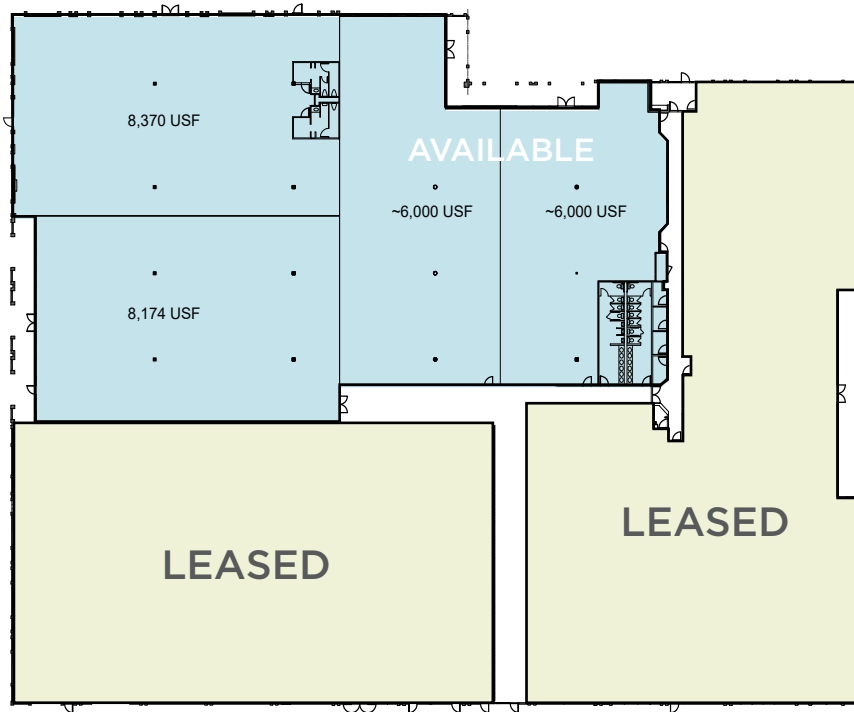


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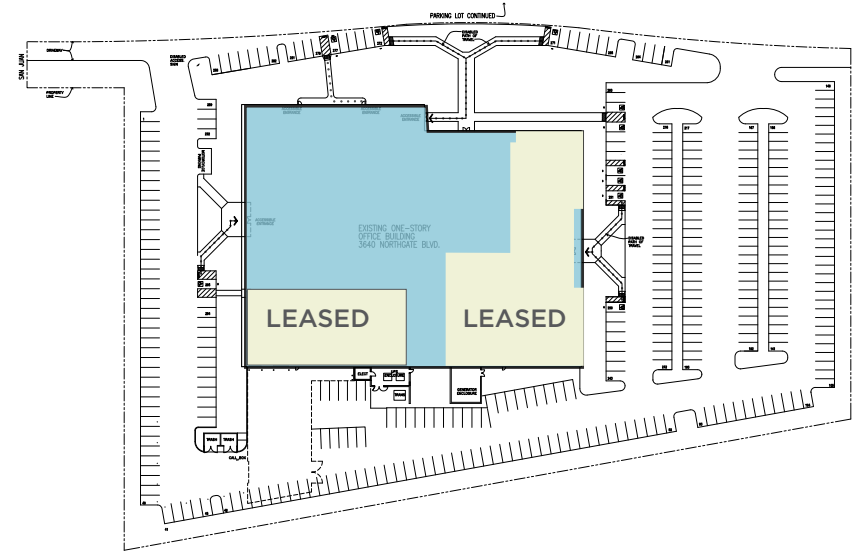
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FLOOR PLANS - *SUGGESTED PLANS



SITE PLAN



4.94/1,000 PARKING

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(DIVISIBLE AS SHOWN)

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15MINS TO SACRAMENTO
INTERNATIONAL AIRPORT

12MINS TO SACRAMENTO CENTRAL
BUSINESS DISTRICT (CBD)



NEIGHBORHOOD AMENITIES

HOTELS		FOOD SERVICES	
1. EXTENDED STAY AMERICA HOTEL	2. ECONO LODGE SAC. NORTH HOTEL	1. 524 MEXICAN RESTAURANT	3. CARL'S JR
		2. IHOP	4. TACO BELL
			5. MCDONALD'S

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