

4124 E. COMMERCE WAY

SACRAMENTO, CA 95834



FOR LEASE & SALE





VIDEO RENDERINGS:

WEST ELEVATION

SOUTH/WEST ELEVATION

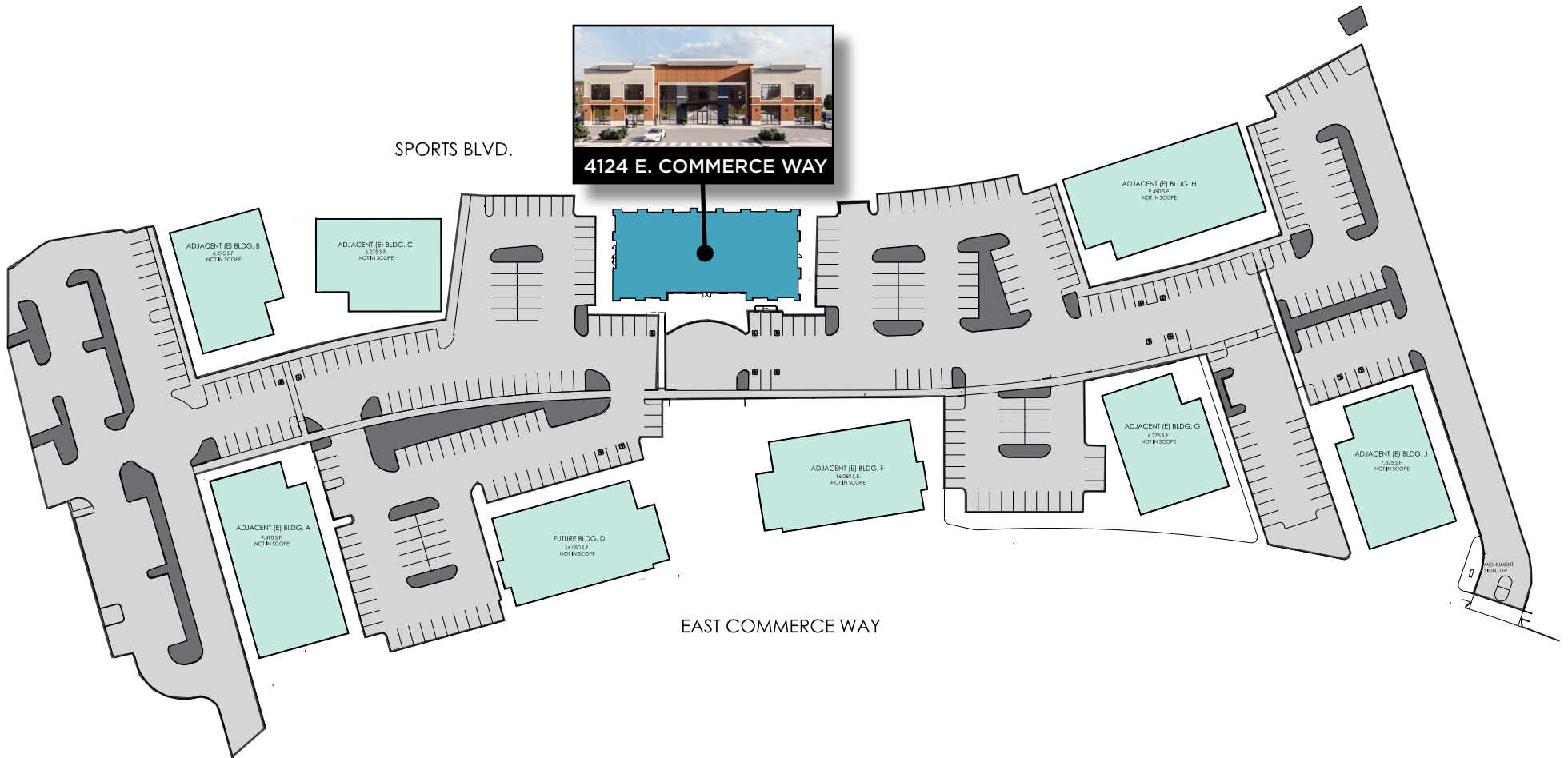
BRAND NEW ±20,000 SF OFFICE PROPERTY

HIGHLIGHTS

- Professional and medical uses permitted
- Immediately adjacent to the new California Northstate University Teaching Hospital site
- Strategically located between SMF International Airport and Downtown Sacramento
- Easy access to I-5 and I-80

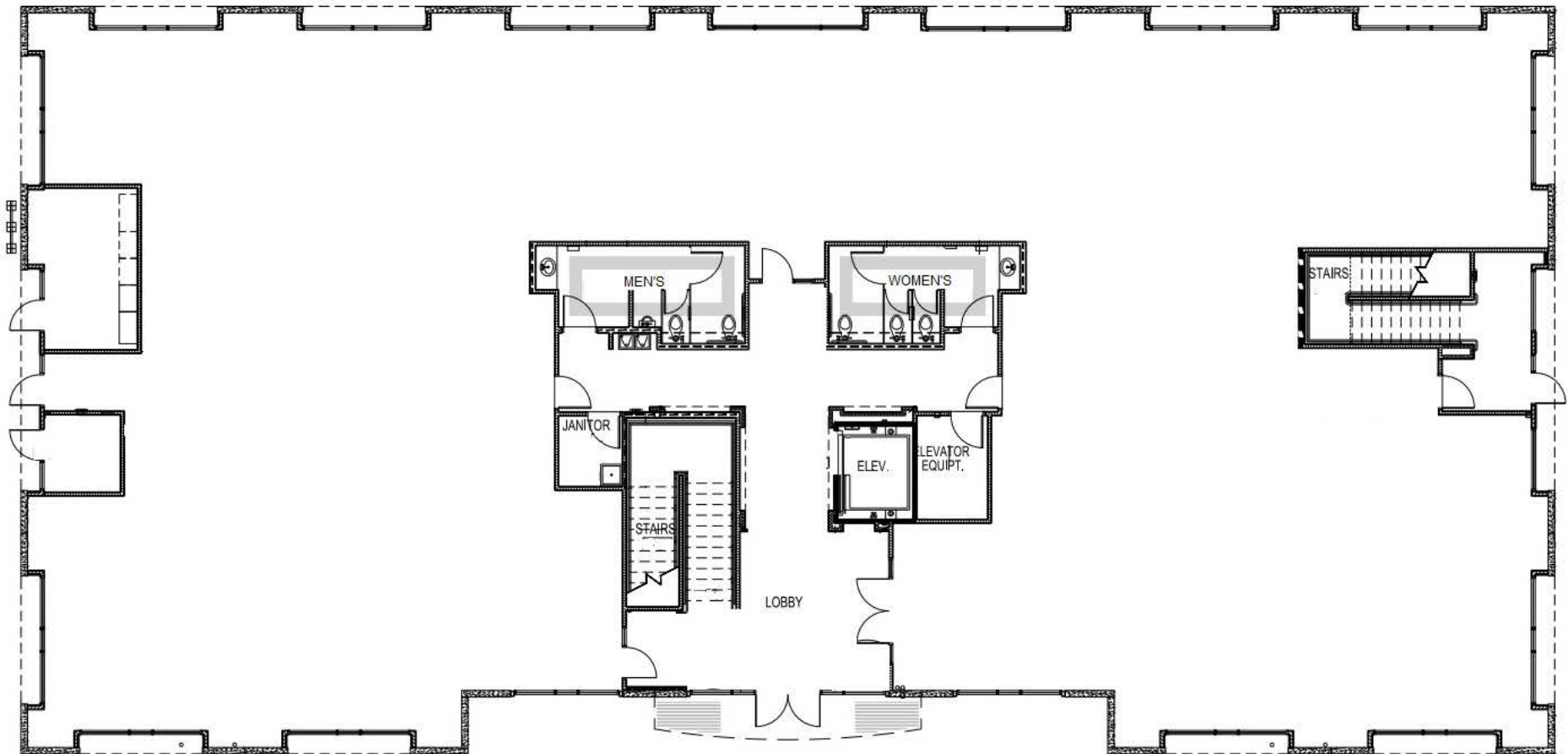
CALL AGENTS FOR SALES PRICE AND LEASE RATE

SITE PLAN



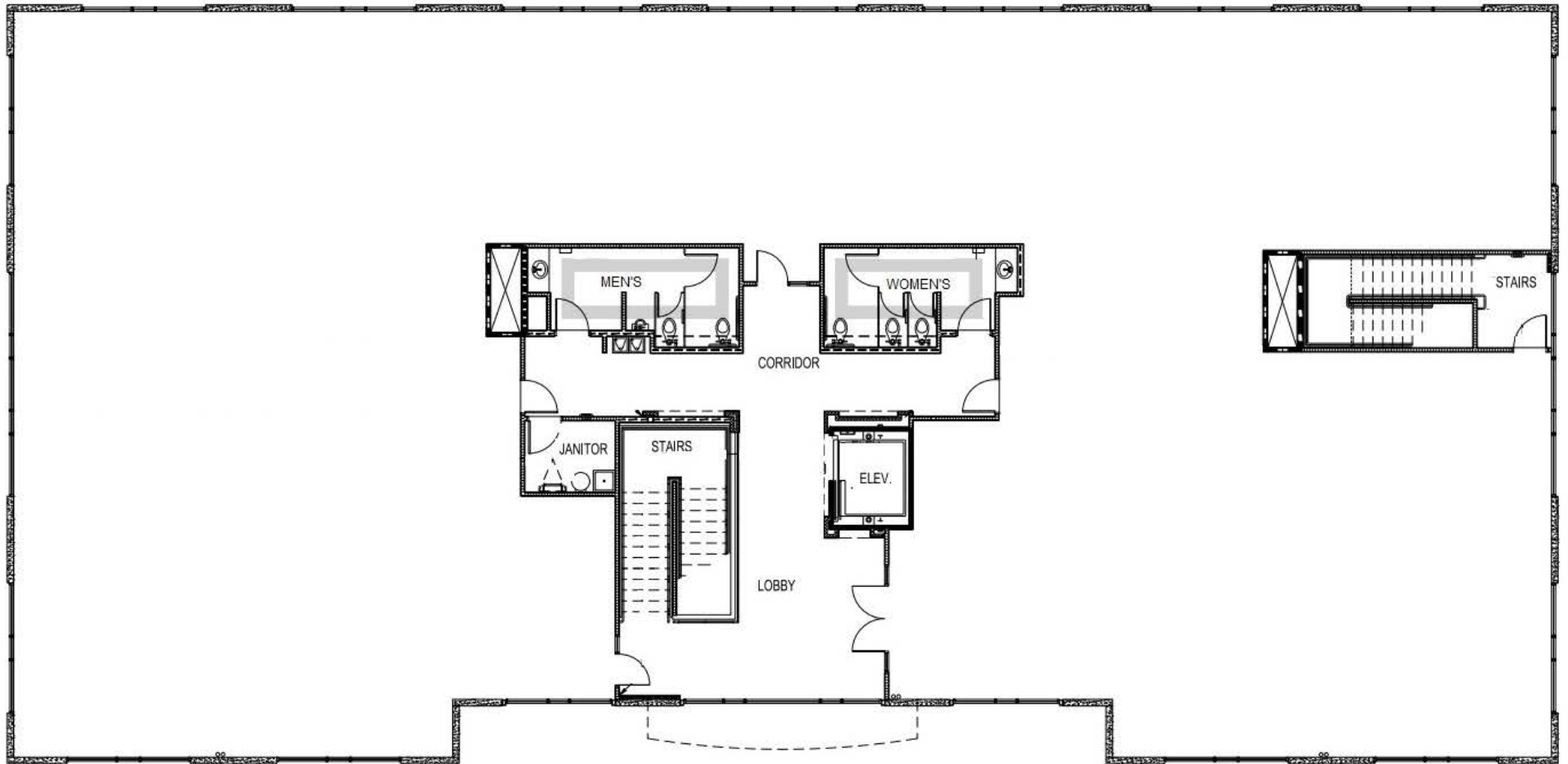
FLOOR PLANS

FIRST FLOOR: ±10,000 RSF



FLOOR PLANS

SECOND FLOOR: ±10,000 RSF



LOCATION



SACRAMENTO INTERNATIONAL AIRPORT

METRO AIR PARK

99

5

RETAIL & LODGING

RETAIL

NORTH NATOMAS AQUATIC COMPLEX

NORTH NATOMAS REGIONAL PARK

INDERKUM HIGH SCHOOL

DEL PASO ROAD

FUTURE SITE OF CA NORTHSTATE UNIVERSITY TEACHING HOSPITAL

UNDER DEVELOPMENT: MULTI-FAMILY

CENTENE HEADQUARTERS

UNDER DEVELOPMENT: LOGISTICS & INDUSTRIAL CENTER

5

ARENA BLVD.

LODGING

RETAIL

MIXED RETAIL

UNDER DEVELOPMENT: RETAIL POWER CENTER



4124 E. COMMERCE WAY

UNDER DEVELOPMENT: MULTI-FAMILY

LOCATION

The North Natomas submarket provides a desirable economic alternative to South Natomas and Downtown Sacramento. 4124 E. Commerce Way has proximity to growing residential neighborhoods, convenient access to major freeways, competitive rents and abundant free surface parking.





**CUSHMAN &
WAKEFIELD**



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