



4610-4650 NORTHGATE BLVD

SACRAMENTO, CALIFORNIA
±1,440 - ±7,420 SF FLEX / OFFICE

Incentives

- \$0.49/SF/ MO asking lease rate (suites in as-is condition)
- 5% to procuring broker on first 5 years of lease
- \$100.00 AmEx gift card per documented tour (one per registered tenant)
- Incentives expire 3/31/2014

Overview

- Availability: ±1,440 - ±7,420 RSF
- Improvements may be available, most spaces have new carpet and paint
- Shared Project Conference Room
- Minimum clearance 15'6"
- On Site Property Manager & on site Cafe
- Flex / R&D spaces
- 3/1000 SF parking ratio
- Easy access to Interstates 80 & 5, Sacramento International Airport and Central Business District

CONTACT

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Jones Lang LaSalle Brokerage, Inc.
License #: 01856260



PROJECT MAP



4630 Northgate Blvd

150 ±7,294 RSF (±100% improved)

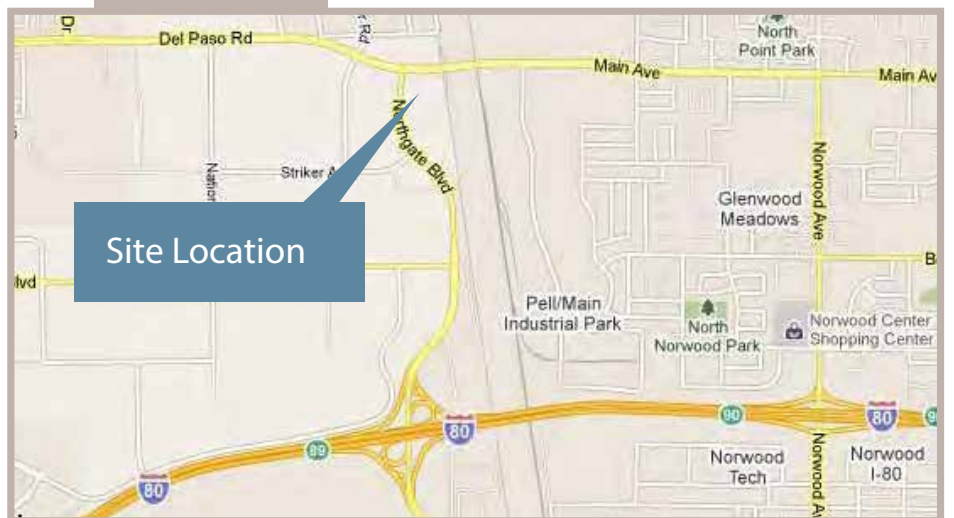
4640 Northgate Blvd

145 ±5,392 RSF (85% improved)

160 ±2,028 RSF (83% improved)

185 ±1,440 RSF (100% improved)

AREA MAP



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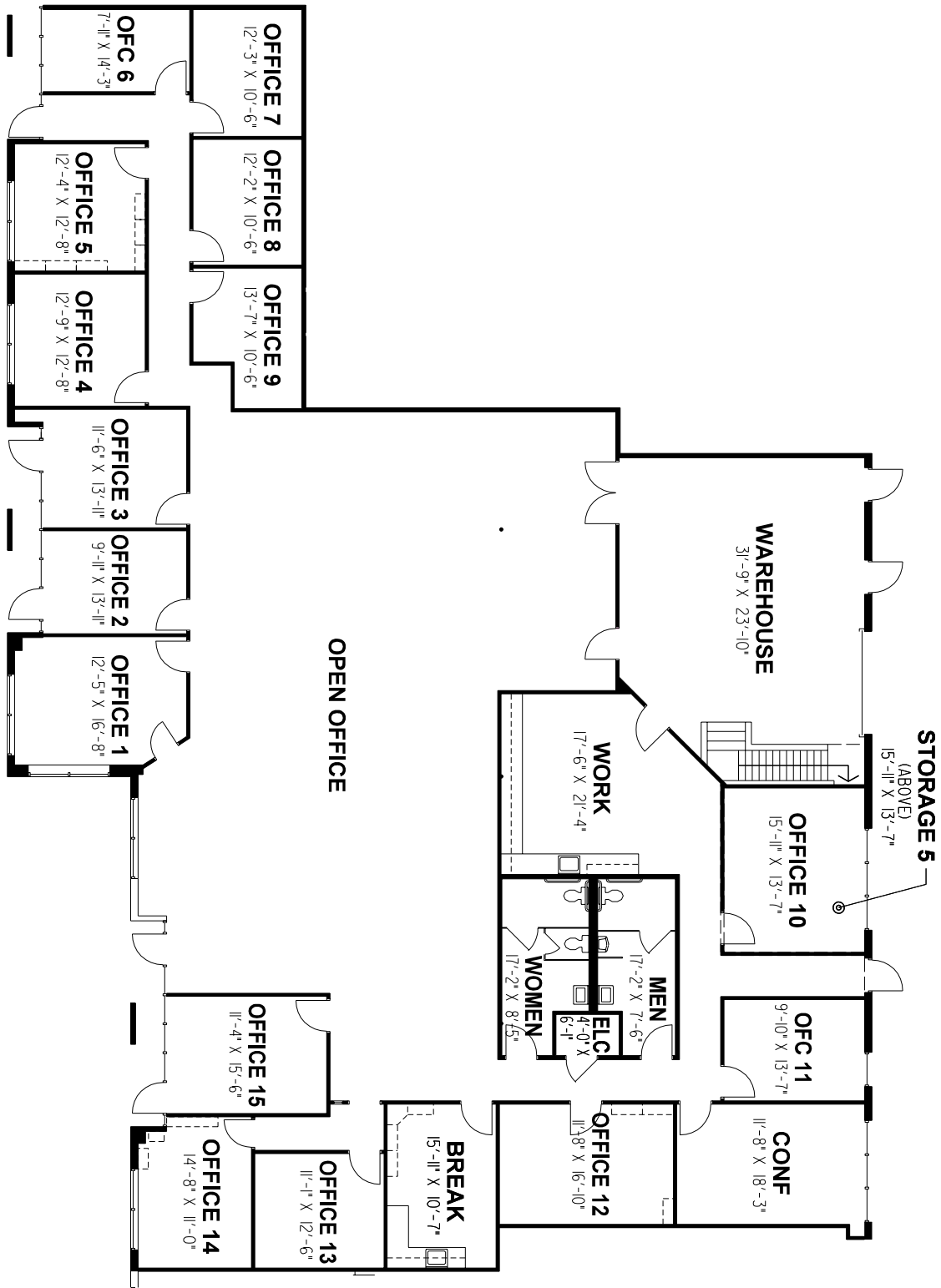
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4630 NORTHGATE BLVD #150

NORTHGATE BUSINESS CENTER

±7,294 RSF



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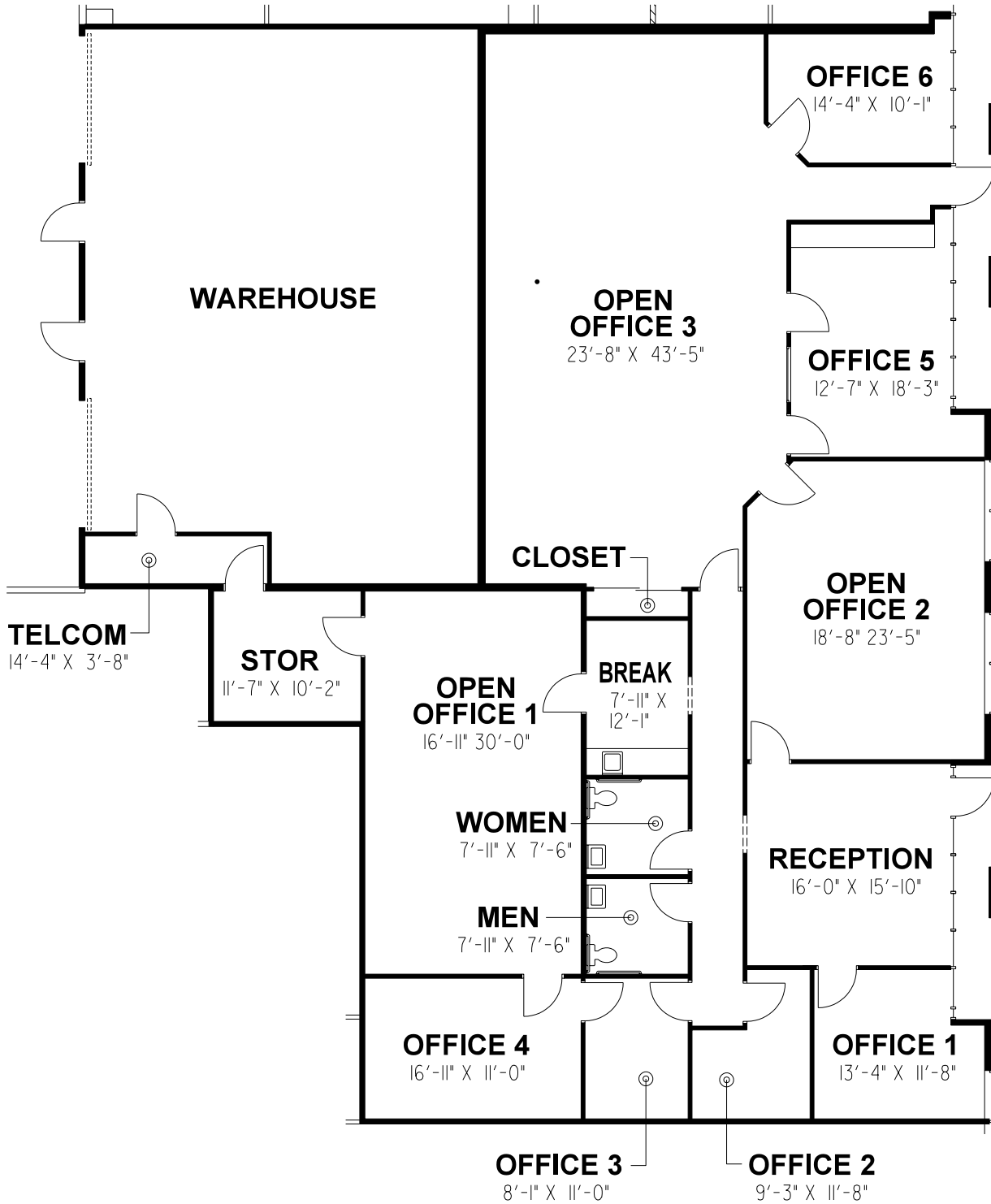
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4640 NORTHGATE BLVD #145

NORTHGATE BUSINESS CENTER

±5,392 RSF



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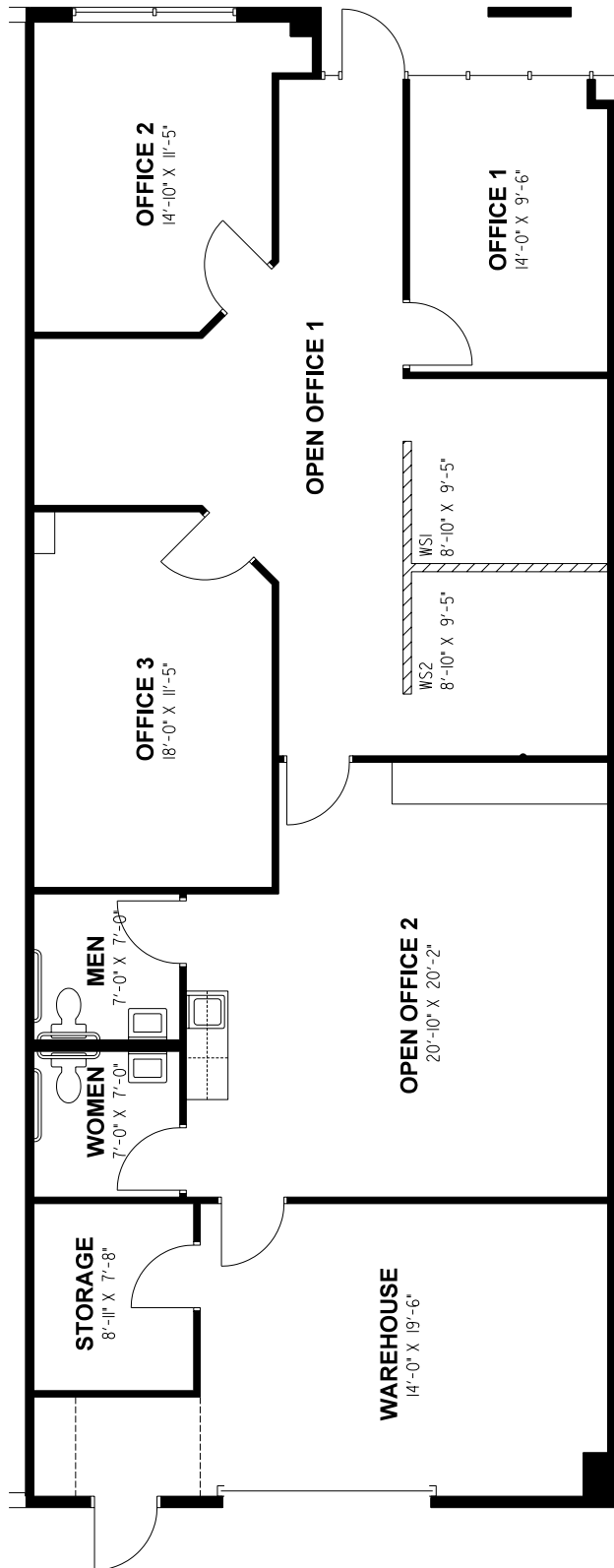
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4640 NORTHGATE BLVD #160

NORTHGATE BUSINESS CENTER

±2,028 RSF



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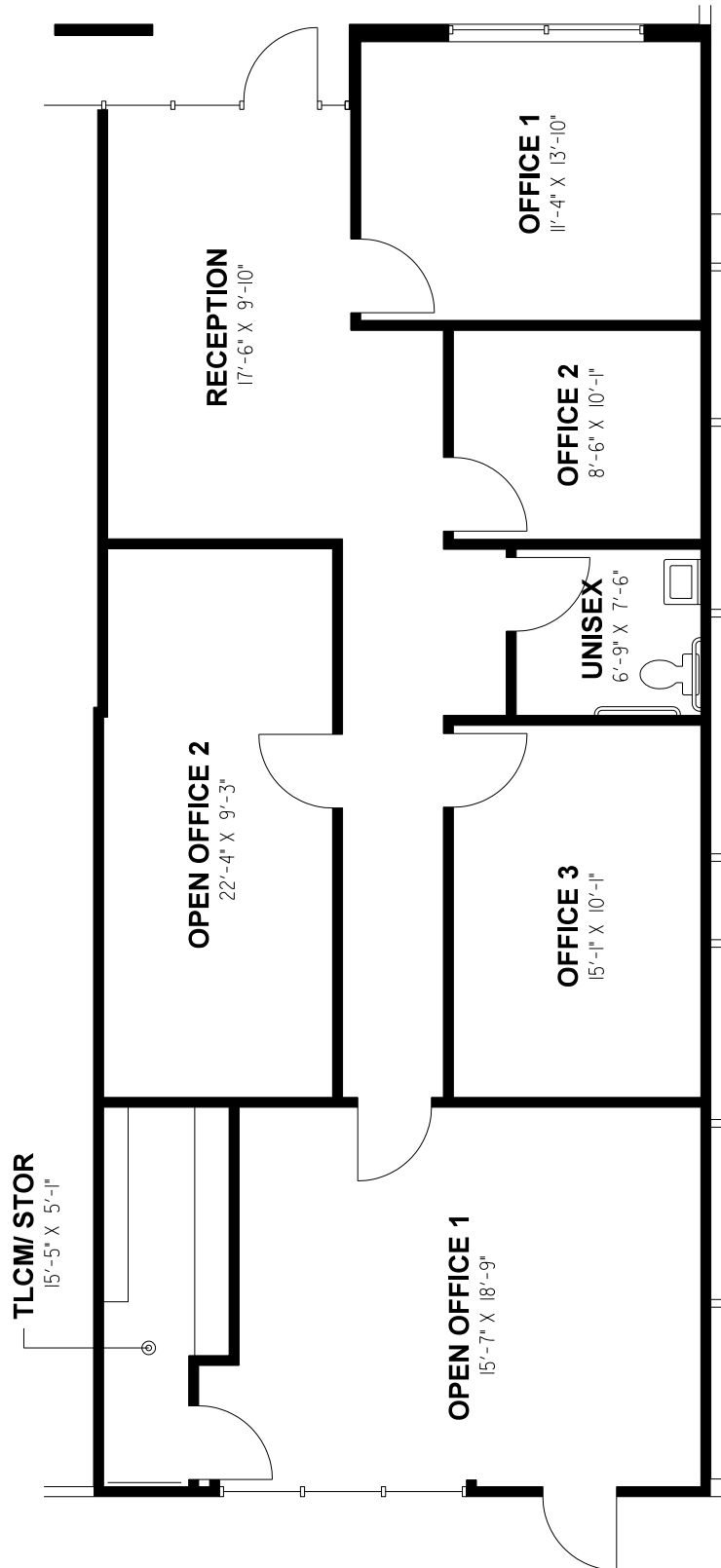
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4640 NORTHGATE BLVD #185

NORTHGATE BUSINESS CENTER

±1,440 RSF



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