

# 3640 NORTHGATE BLVD

SACRAMENTO, CA

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



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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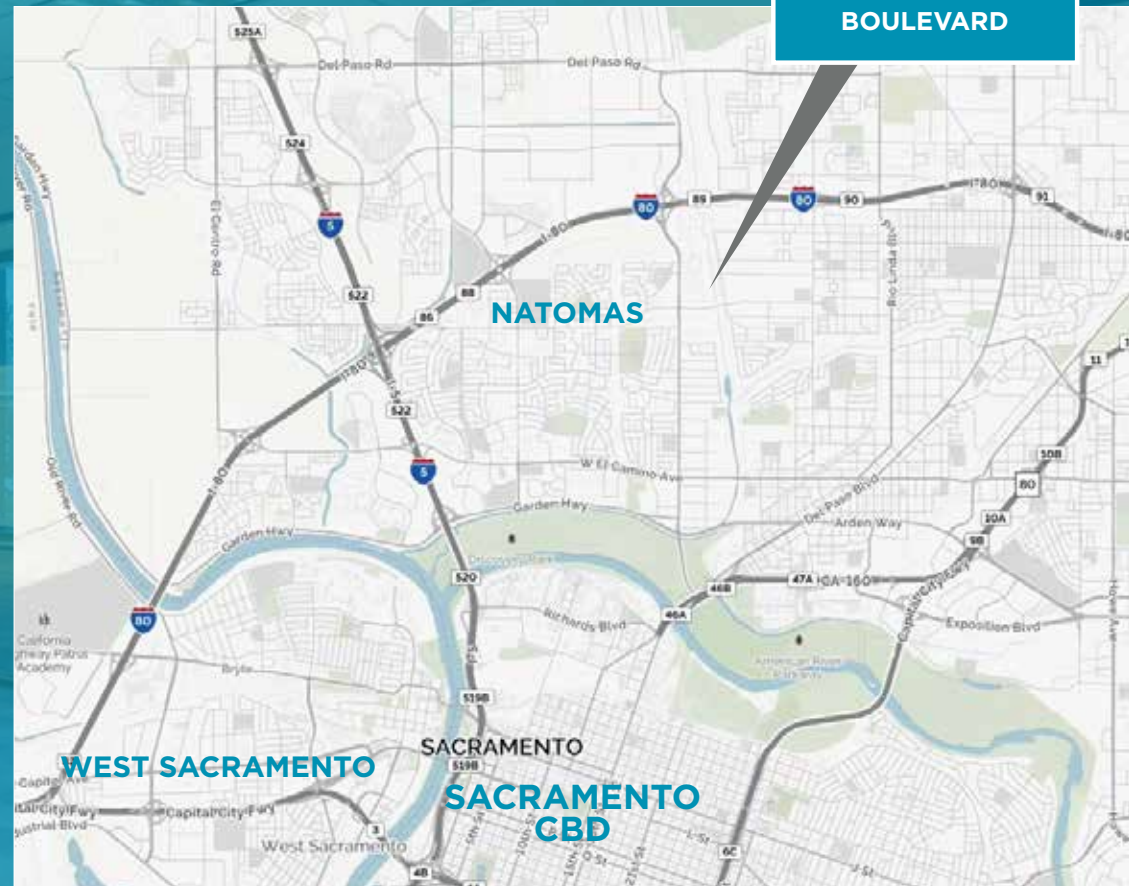
## NATOMAS > OFFICE SPACE

**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**  
Executive Director  
(916) 288.4804  
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CA License No. 00677545

**CHRIS SCHWARZE**  
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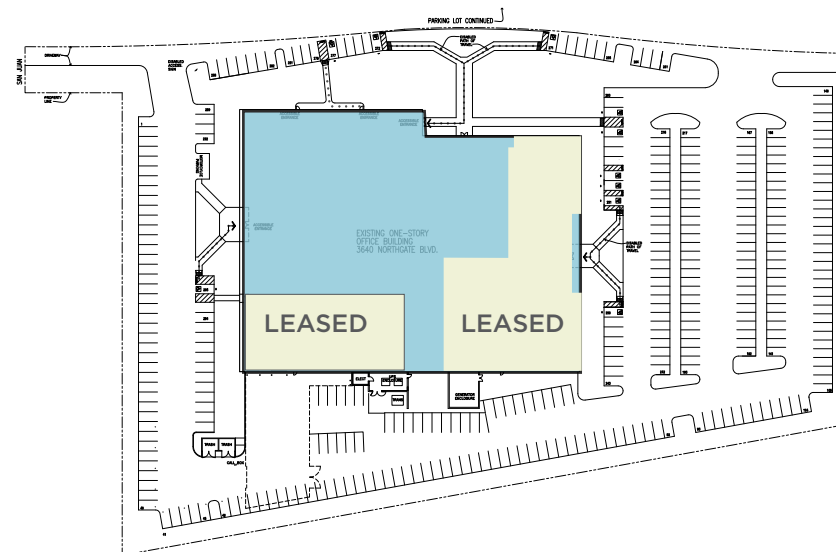
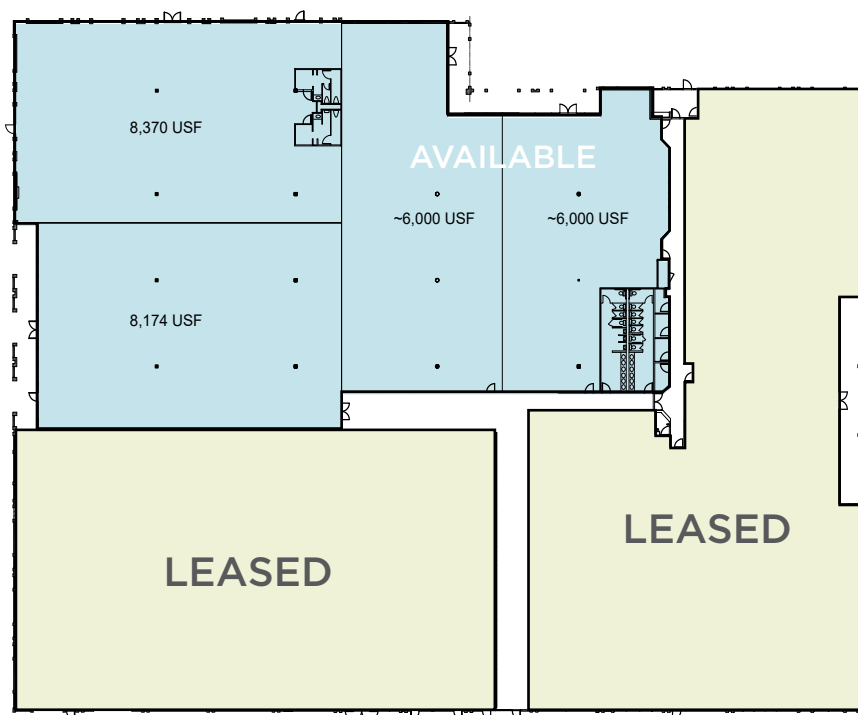
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## FLOOR PLANS - \*SUGGESTED PLANS

## 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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