

4151  
AND  
4191

E COMMERCE WAY

# THE Workplace Reimagined

SACRAMENTO, CA



**SUBLEASE**

MOVE-IN READY CAMPUS  
OVER ±321,000 SF AVAILABLE

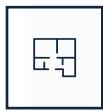
 CUSHMAN &  
WAKEFIELD

# Unrivaled Quality.

## Unique Opportunity.

4151 & 4191 E Commerce Way is an exceptional workplace campus defined by unmatched quality and market-leading amenities. Purpose-built as a hub for a collaborative workforce, this full-campus sublease opportunity offers large users a highly amenitized, high-quality office in a strategically connected location.

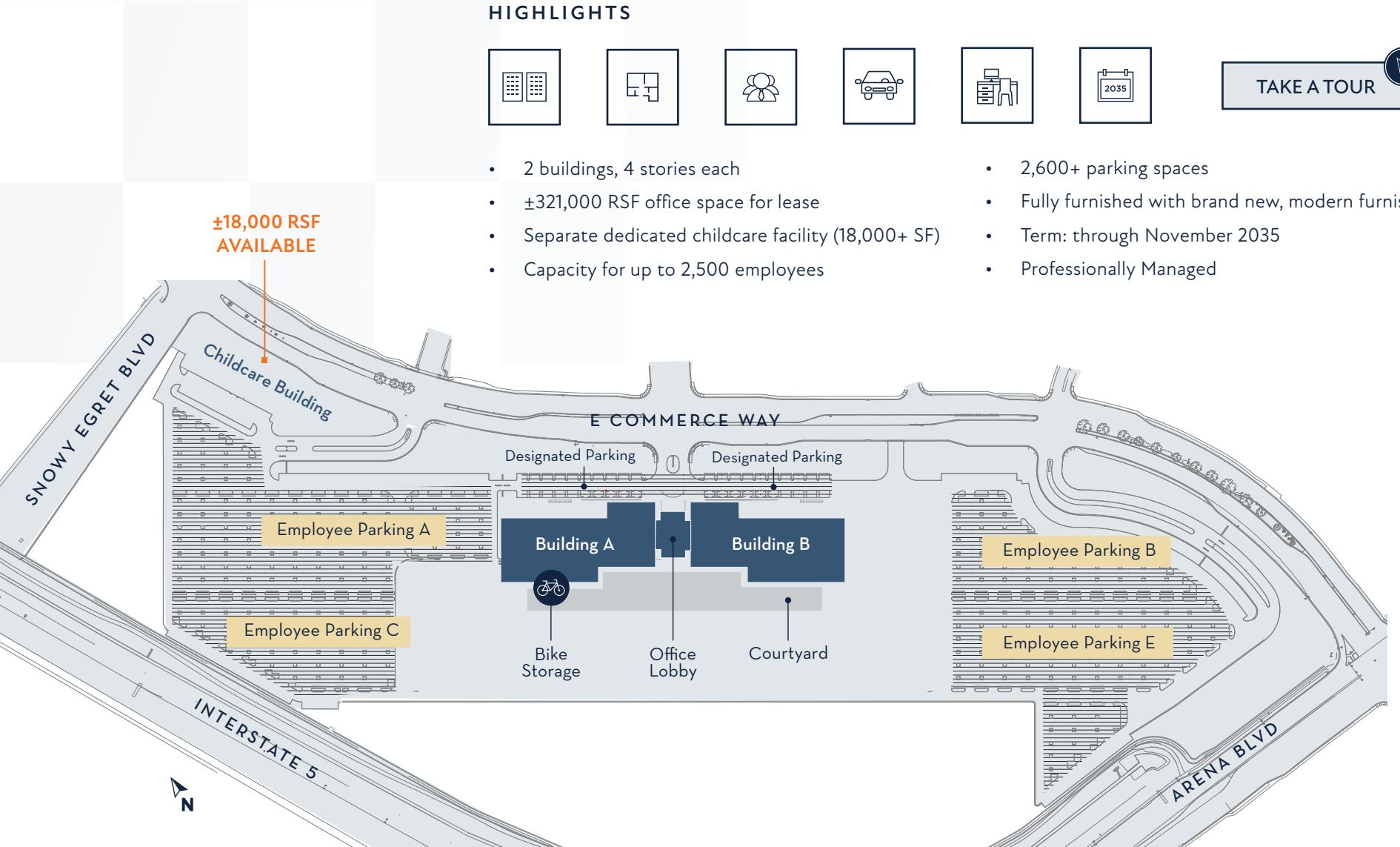
### HIGHLIGHTS



TAKE A TOUR



- 2 buildings, 4 stories each
- ±321,000 RSF office space for lease
- Separate dedicated childcare facility (18,000+ SF)
- Capacity for up to 2,500 employees
- 2,600+ parking spaces
- Fully furnished with brand new, modern furnishings
- Term: through November 2035
- Professionally Managed

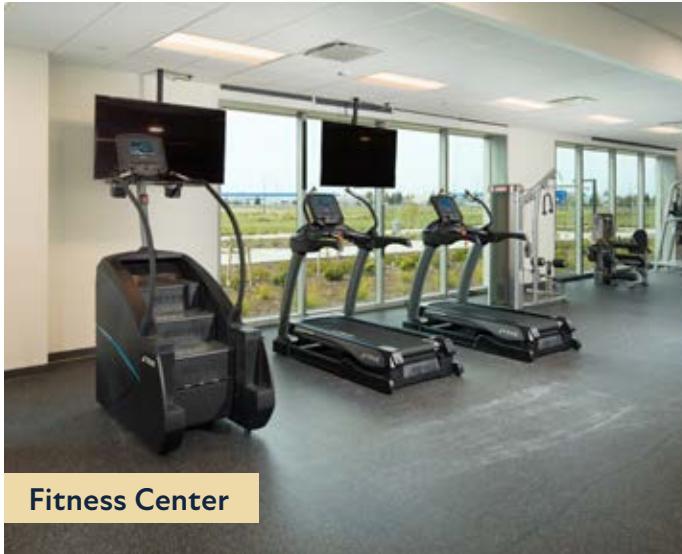


# An Amenities Package...

By offering the workday experience employees want, 4151 & 4191 E Commerce Way gives businesses a competitive advantage. Lifestyle, wellness, and convenience converge here with best-in-class amenities and features.



EV Chargers



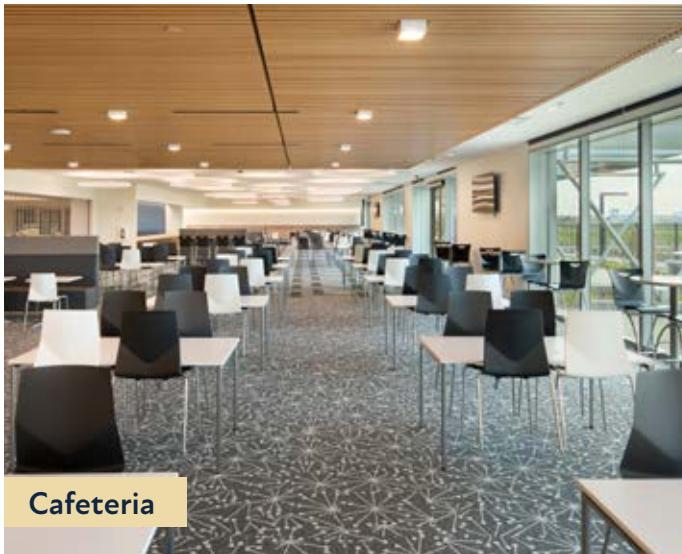
Fitness Center



Locker Rooms & Showers



Conference Center



Cafeteria



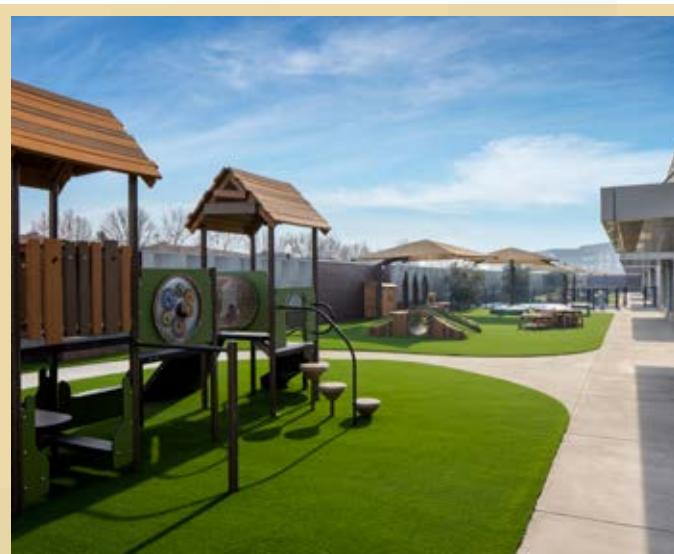
Cycling Studio



Secured Bicycle Storage



Outdoor Spaces



Childcare Center

- Over 80% of working parents say childcare benefits are a “very important or somewhat important” factor in staying with a company
- One California company experienced **25% lower turnover** in employees who use the on-site childcare



Medical Clinic



Coffee Bar

**...That's Second to None.**

# Enjoy the Best of Sacramento

This location offers outstanding access, visibility, and expansion potential – and is just 5 minutes from dynamic, bustling downtown Sacramento and its exciting array of entertainment, retail, dining, and cultural amenities.

## LOCATION BENEFITS

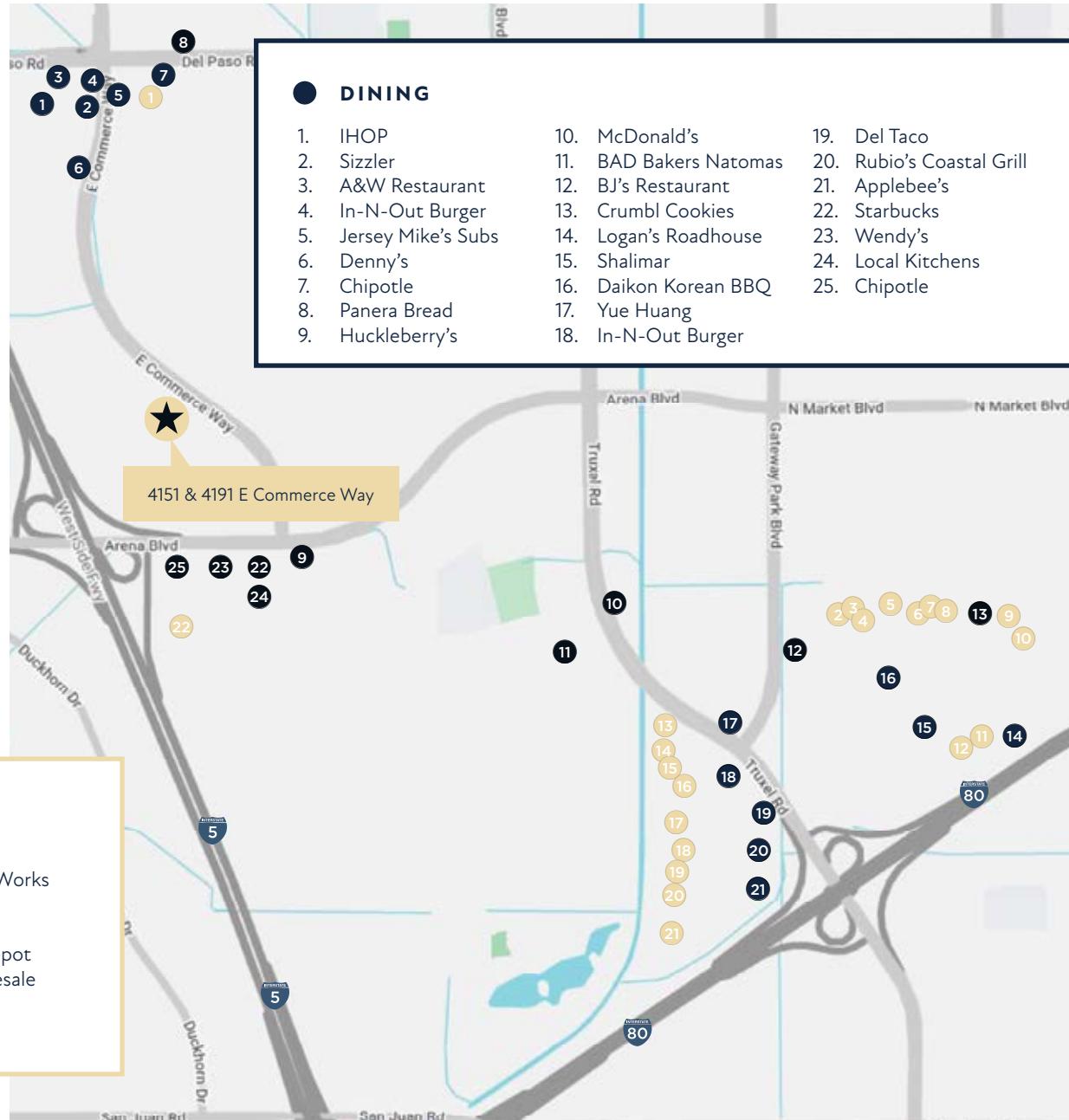


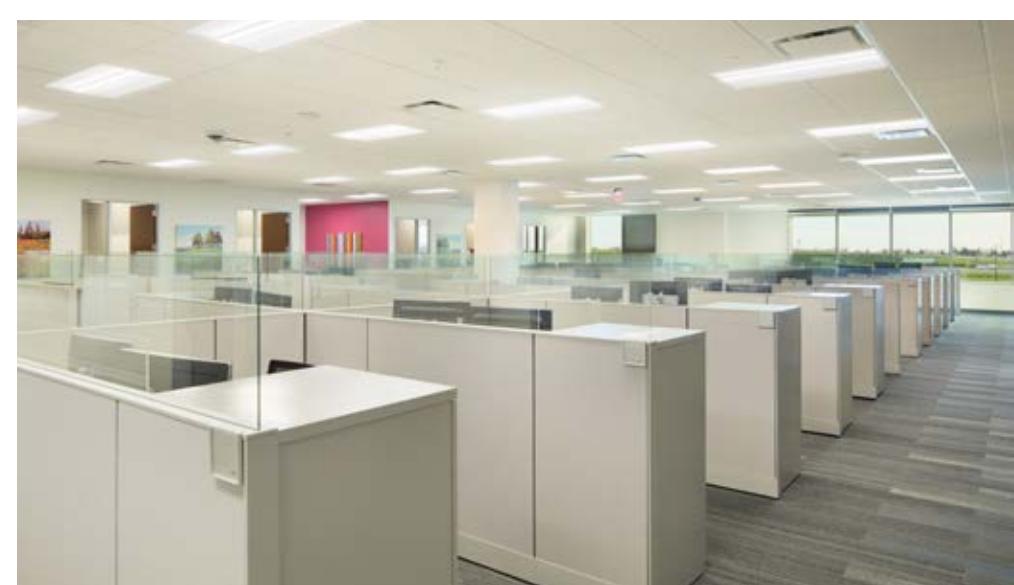
- Immediately adjacent to I-5
- Signage & branding opportunities
- 5 minutes from Sacramento International Airport
- 5 minutes from downtown Sacramento
- Excellent retail & dining within a 10-minute drive
- Fully gated & secured

[Learn More About Sacramento Demographics](#)

## SHOPPING

1. Sprouts Market	9. Ashley	17. Walmart
2. Barnes & Noble	10. Burlington	18. Bath & Body Works
3. Old Navy	11. Best Buy	19. PetSmart
4. Ulta Beauty	12. Boot Barn	20. Staples
5. Target	13. GameStop	21. The Home Depot
6. Bed Bath & Beyond	14. ROSS Dress for Less	22. Costco Wholesale
7. T.J. Maxx	15. HomeGoods	
8. Big 5 Sporting Goods	16. Famous Footwear	





# Floor Plans

## West Building | Floor 1

1 Conference Room  
4 Huddle Rooms

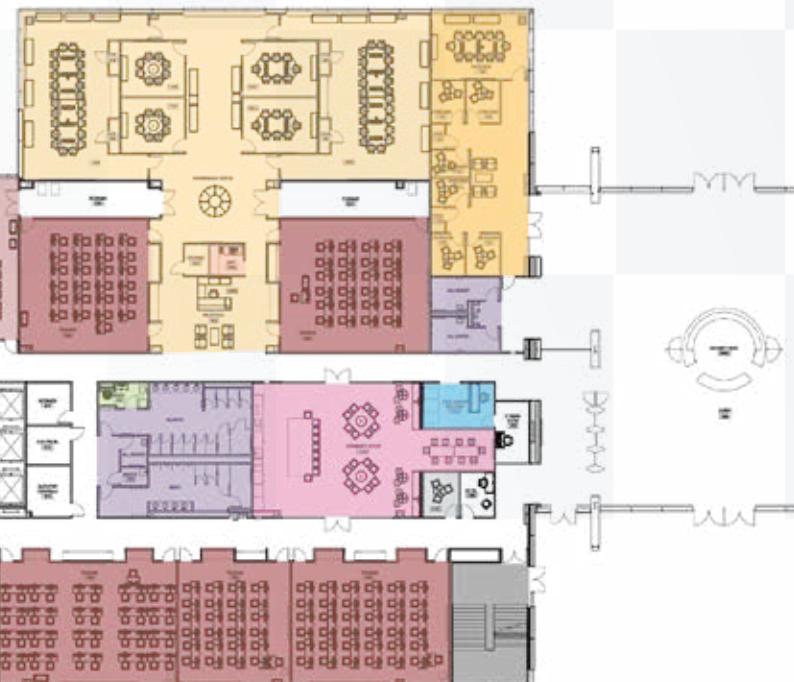
20 Private Offices  
75 Workstations

**Headcount: 95**

**10,305 RSF  
AVAILABLE**



**±14,304 SF**



### Key:

Bike Storage	Elevator Lobby	Restrooms
Break / Community Room	Fitness	Stairs
Conference Center	Interview Suite	Tech Center
Conference Room	Mothers Room	Training Room
Copy Room	Multi-Purpose Room	

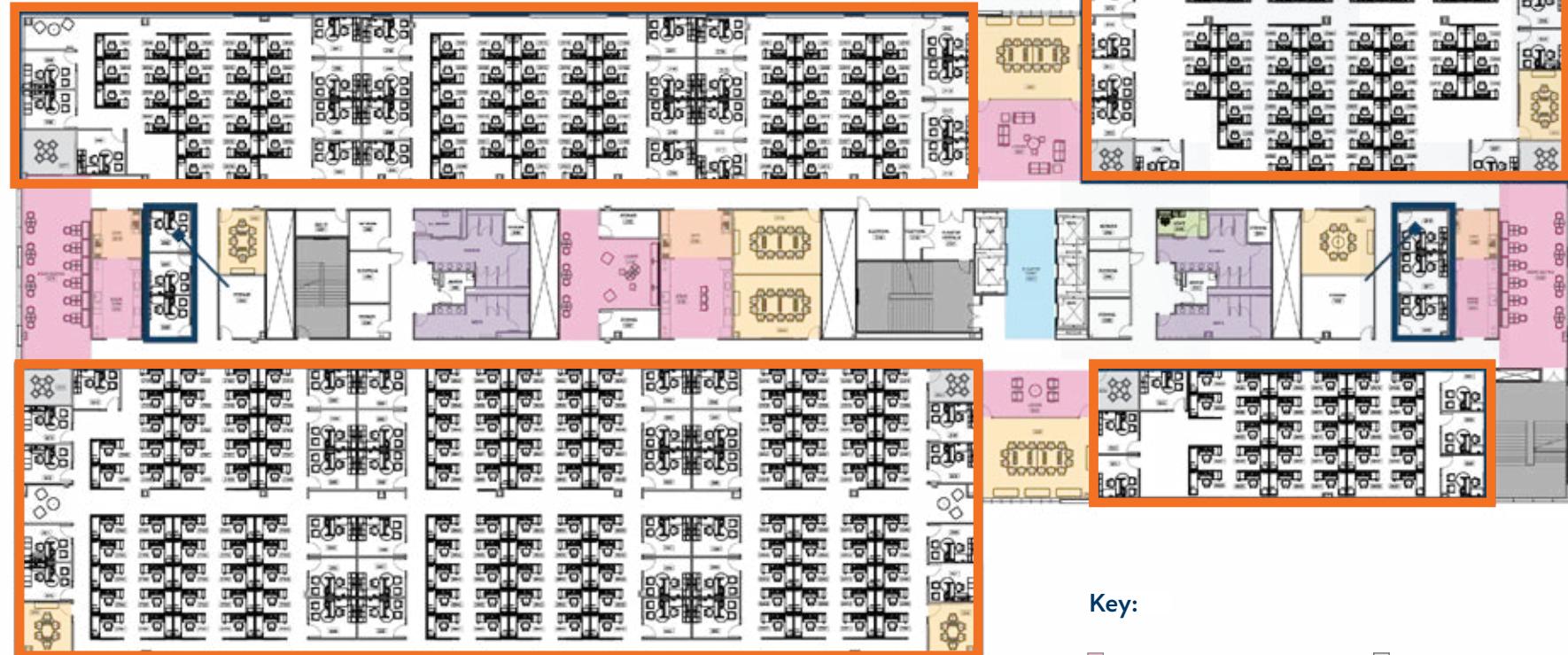
# Floor Plans

## West Building | Floor 2

9 Conference Rooms  
6 Huddle Rooms

76 Private Offices  
324 Workstations

**Headcount: 400**



±69,762 SF

**ENTIRE FLOOR AVAILABLE**

### Key:

■ Break / Community Room  
■ Conference Room  
■ Copy Room  
■ Elevator Lobby

■ Huddle Room  
■ Mothers Room  
■ Restrooms  
■ Stairs

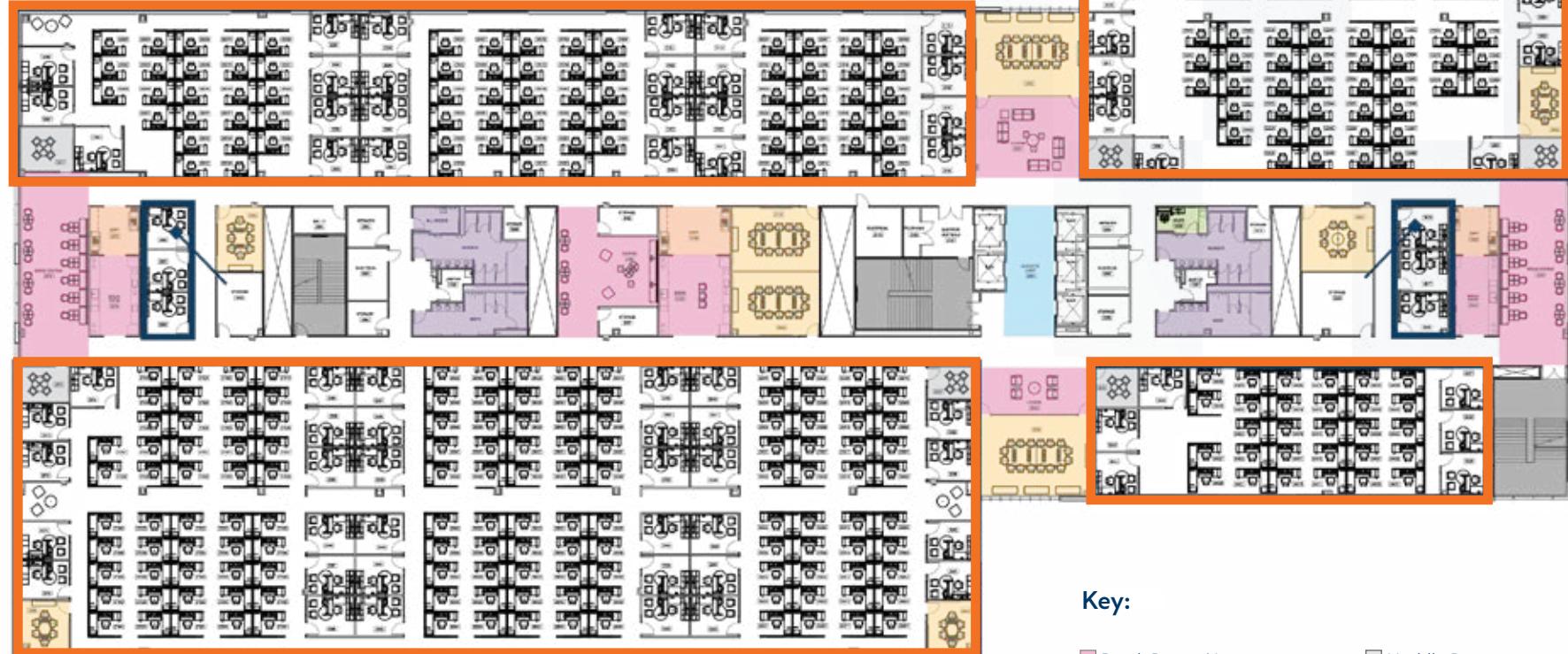
# Floor Plans

## West Building | Floor 3

9 Conference Rooms  
6 Huddle Rooms

76 Private Offices  
324 Workstations

**Headcount: 400**



±69,762 SF

**ENTIRE FLOOR AVAILABLE**

### Key:

■ Break Room / Lounge  
■ Conference Room  
■ Copy Room  
■ Elevator Lobby

■ Huddle Room  
■ Mothers Room  
■ Restrooms  
■ Stairs

# Floor Plans

## West Building | Floor 4

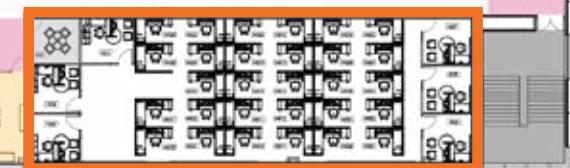
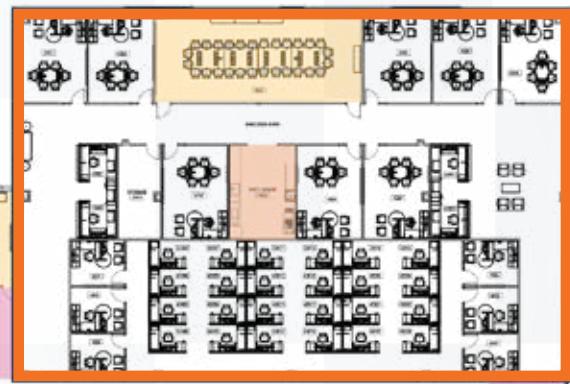
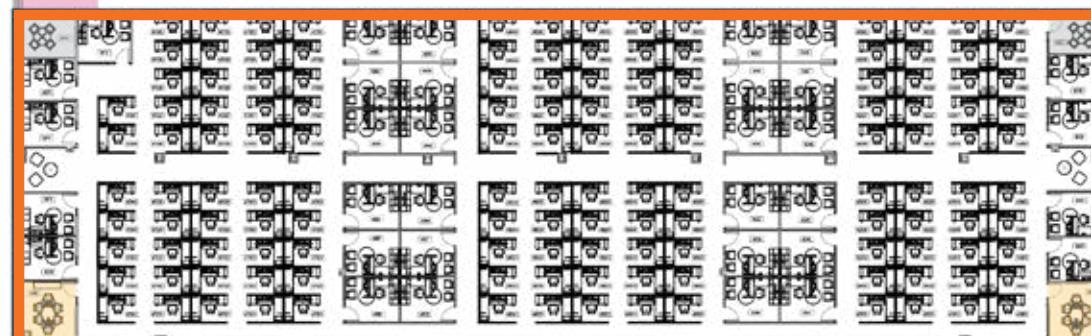
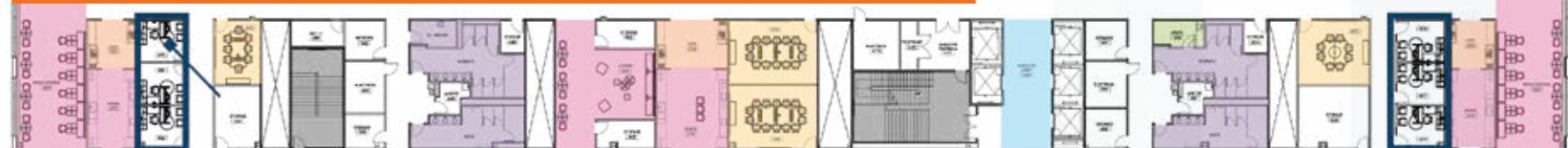
9 Conference Rooms

4 Huddle Rooms

80 Private Offices

351 Workstations

**Headcount: 431**



### Key:

■ Break Room / Lounge

■ Conference Room

■ Copy Room

■ Elevator Lobby

■ Huddle Room

■ Mothers Room

■ Restrooms

■ Stairs

±69,762 SF

ENTIRE FLOOR AVAILABLE

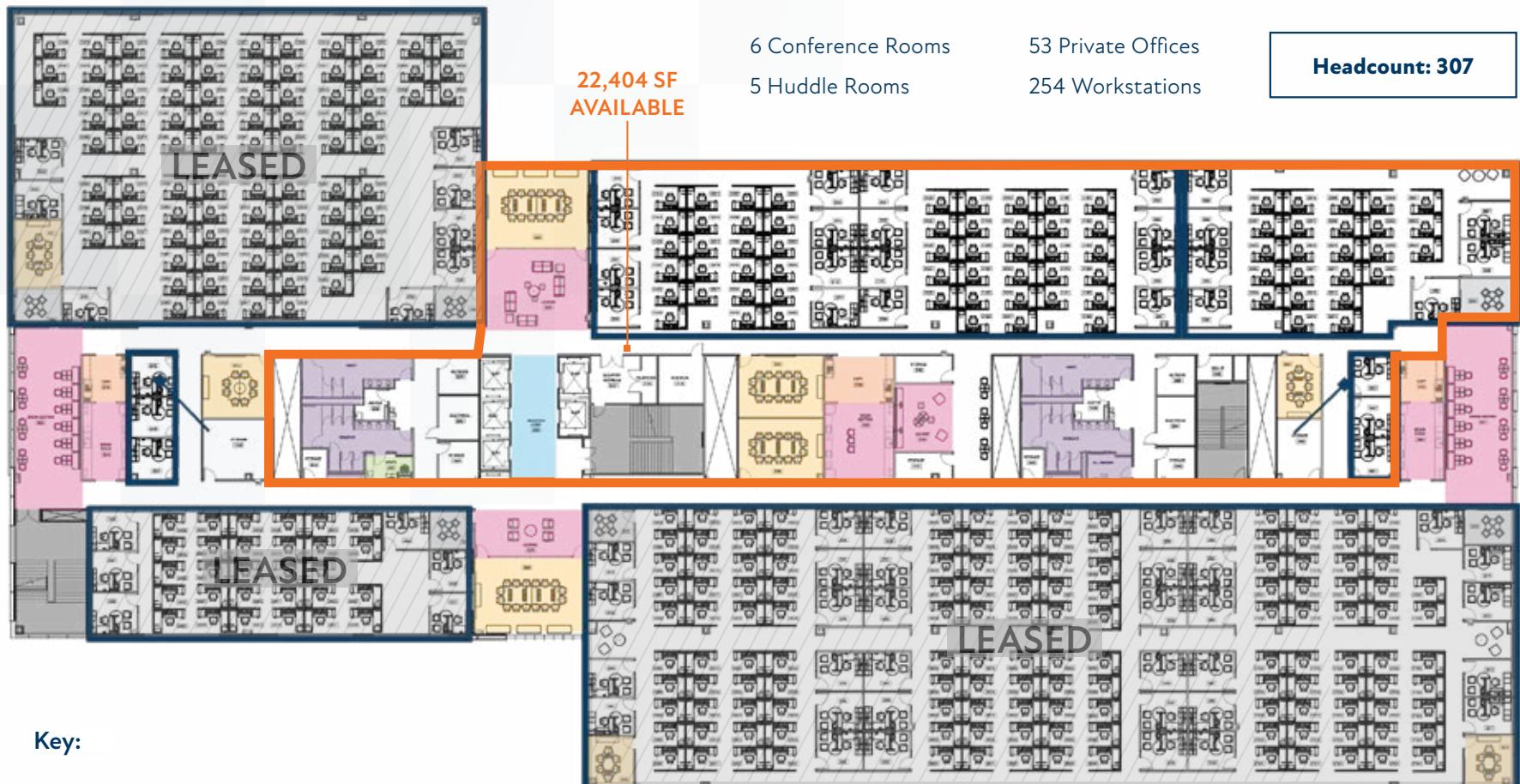
# Floor Plans

## East Building | Floor 1



# Floor Plans

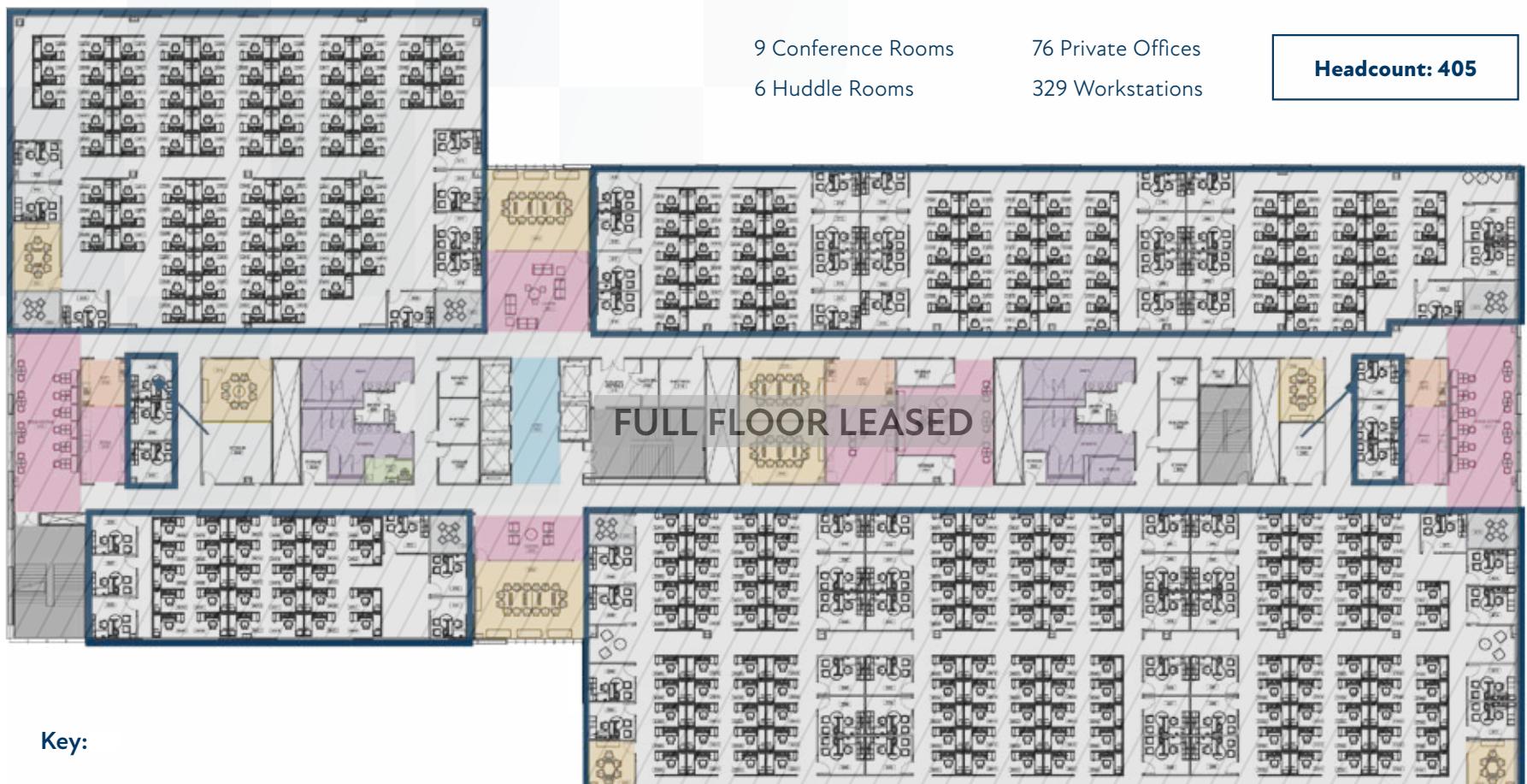
East Building | Floor 2



**±22,404 SF**

# Floor Plans

East Building | Floor 3

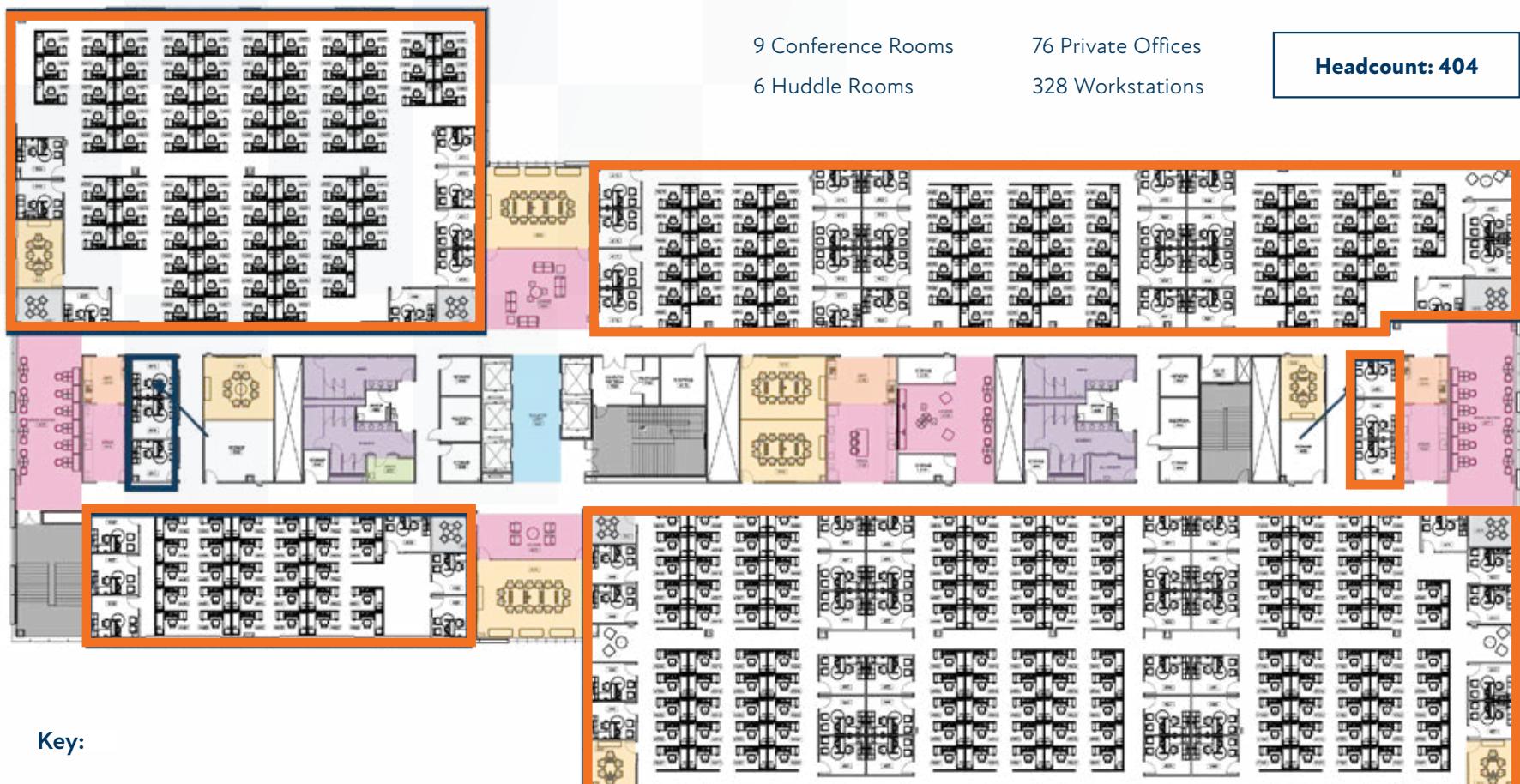


## Key:

■ Break Room / Lounge	■ Huddle Room
■ Conference Room	■ Mothers Room
■ Copy Room	■ Restrooms
■ Elevator Lobby	■ Stairs

# Floor Plans

East Building | Floor 4



±69,750 SF

**ENTIRE FLOOR AVAILABLE**



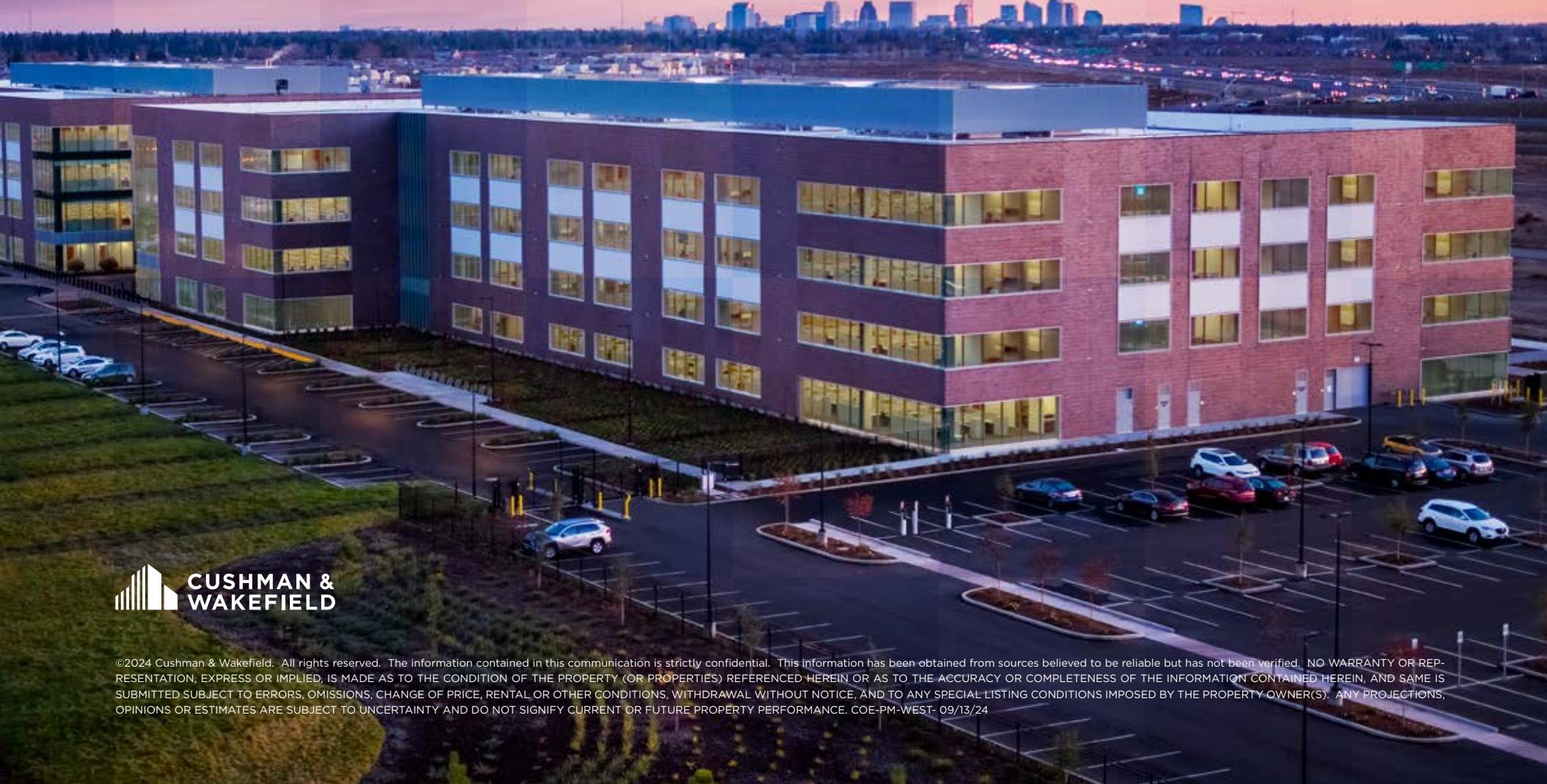
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