



For Lease

Premier Full Floor Office Opportunity

3775 North Freeway Boulevard Sacramento, CA



LEASE RATE

\$1.60 SF/MONTH

PROPERTY HIGHLIGHTS

- ±27,467 RSF move-in-ready full-floor office opportunity (divisible for smaller users)
- Flexible floor plan with abundant window line and natural light
- Elevator-served building with abundant on-site parking
- Excellent freeway identity with prominent building signage available
- On-site property management and professionally maintained common areas
- Convenient access to I-80, I-5, Sacramento International Airport, and Downtown Sacramento
- Surrounded by premier retail destinations, restaurants, and everyday amenities in the Natomas business district

OFFERING SUMMARY

BUILDING SIZE:	±53,200 SF
AVAILABLE SF:	±27,467 SF
LOT SIZE:	3.35 Acres
YEAR BUILT:	1988
LEASE TYPE:	Full Service



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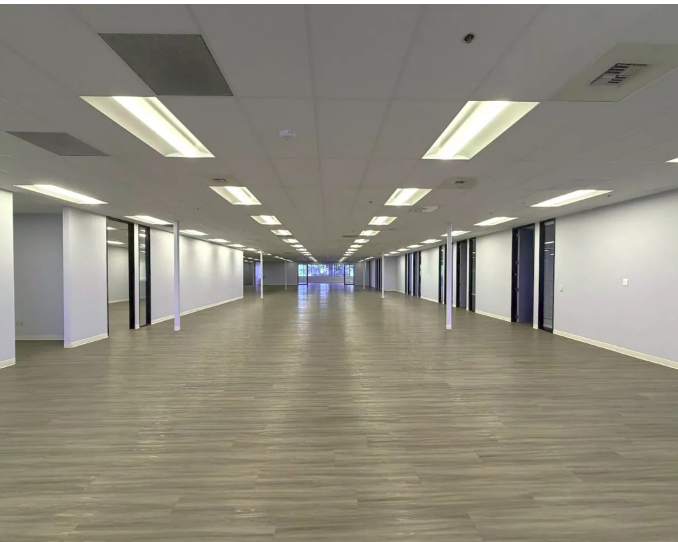
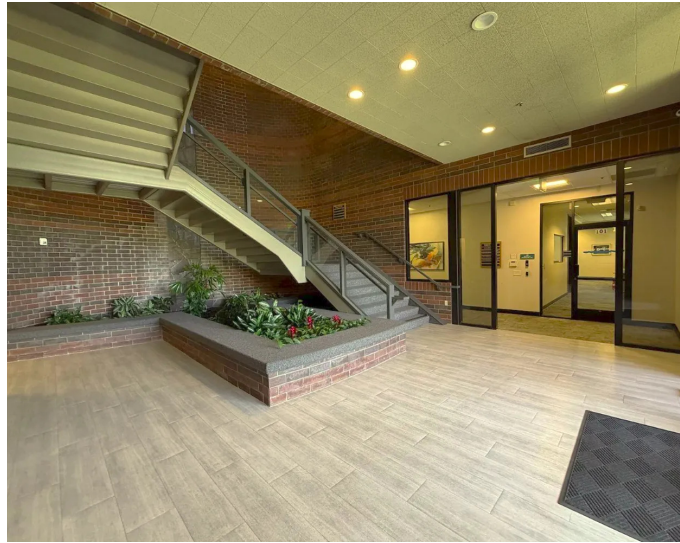




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**NATOMAS
MARKETPLACE**

THE PROMENADE | THE VILLAGE
@ Sacramento Gateway

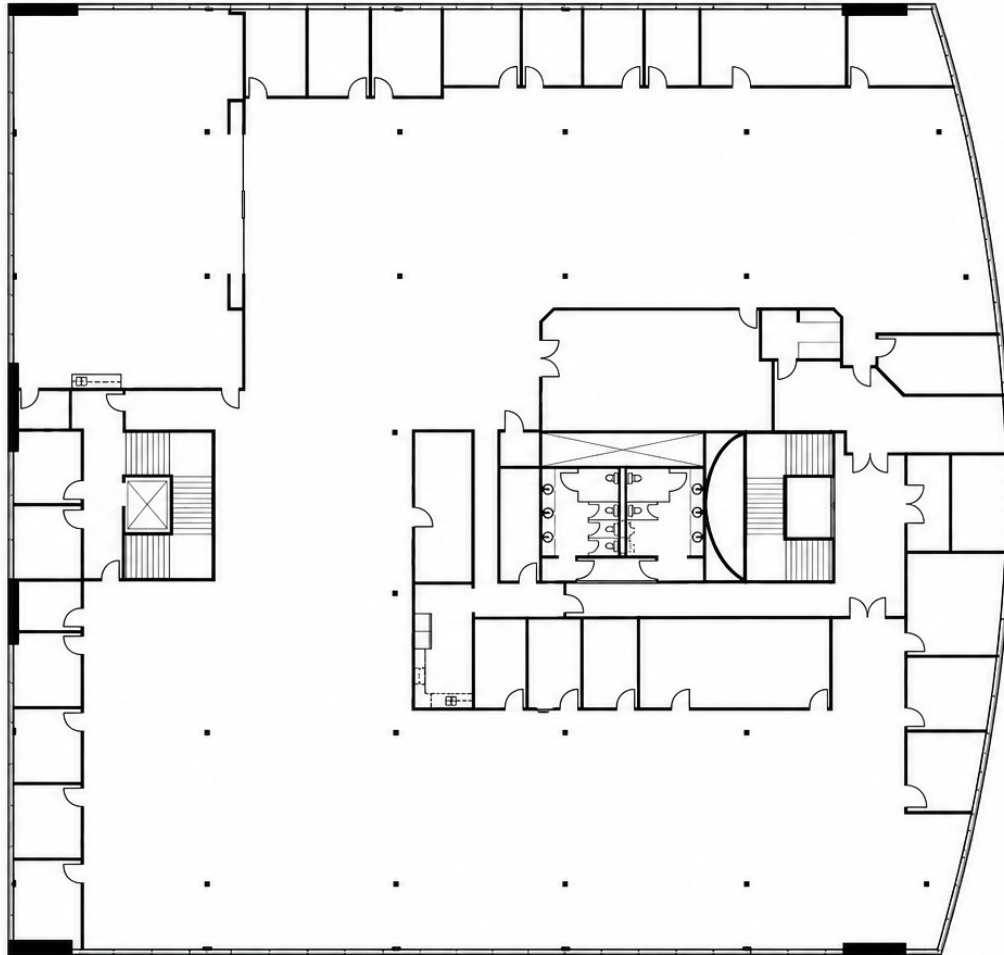


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- ✓ Move-In Ready Full Floor Opportunity (potential to demise)
- ✓ 22 Private Offices, Multiple Conference Rooms, Large Open Areas
- ✓ Abundant Natural Light & Flexible Floor Plan
- ✓ Elevator Served Building
- ✓ Excellent Freeway Visibility & Signage Opportunity
- ✓ Ample On-Site Parking
- ✓ Minutes to Downtown Sacramento & SMF Airport



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Natomas Marketplace



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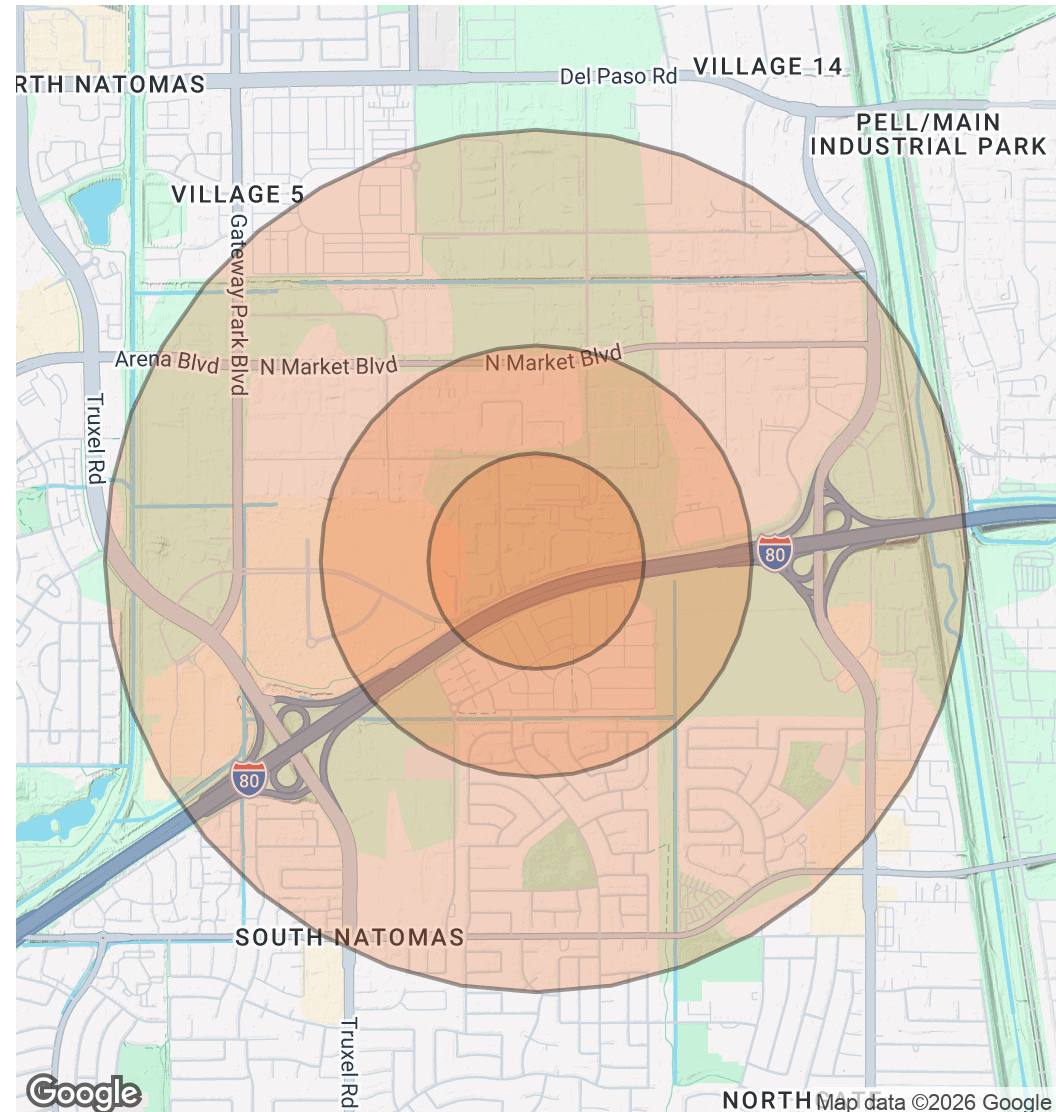
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	502	2,315	11,365
AVERAGE AGE	36.7	35.8	34.4
AVERAGE AGE (MALE)	37.9	36.3	34.4
AVERAGE AGE (FEMALE)	33.8	33.3	32.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	152	723	3,646
# OF PERSONS PER HH	3.3	3.2	3.1
AVERAGE HH INCOME	\$120,392	\$110,541	\$103,863
AVERAGE HOUSE VALUE	\$504,321	\$492,506	\$467,235

2023 American Community Survey (ACS)



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