

FOR LEASE

4608 Duckhorn Drive

SACRAMENTO, CA 95834



OFFERING MEMORANDUM

KW COMMERCIAL
4080 Truxel Road, Suite
100 Sacramento, CA 95834

KW COMMERCIALSM

PRESENTED BY:

ANDY SAMUDIO
Director
O: (916) 283-7500
C: (916) 919-5589
acsp@kwcommercial.com
02103643, California

TABLE OF CONTENTS

ANDY SAMUDIO
Director
(916) 283-7500
ACSproperties@kw.com
02103643, California

Property Summary	3
Floorplan	4
Location Maps	5
Aerial	6
Business Map	7
Property Photos	8

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.





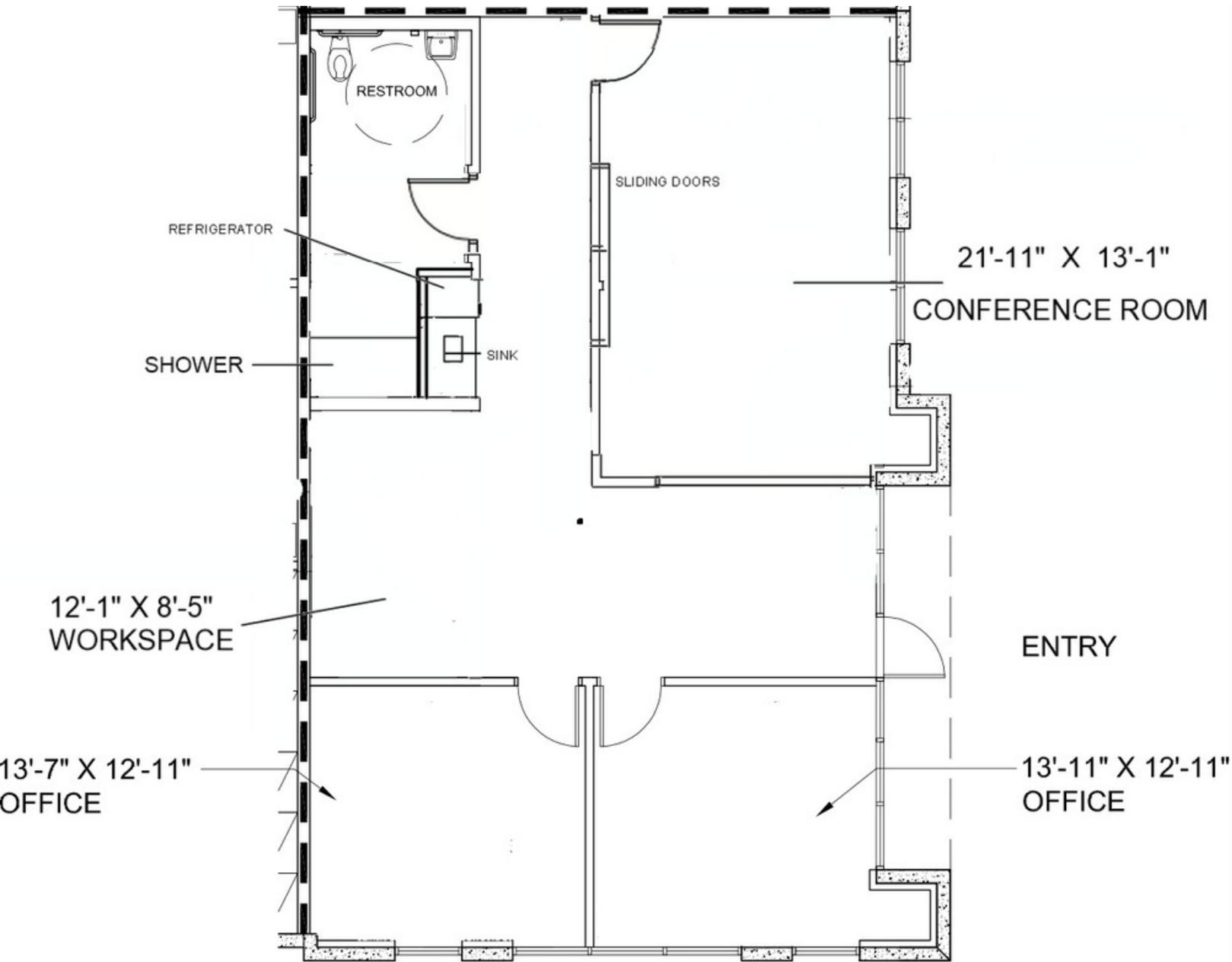
Highlights

Available SF:	±1,441 SF
Building SF:	±16,642 SF
Parking Ratio	2.7/1,000 SF
Lease Rate:	\$1.45/NNN
Submarket	Natomas/Northgate
Type:	Office

Property Overview

Duckhorn is conveniently located near Interstate 80 & Interstate 5, and is ±5 miles from Sacramento Airport. Duckhorn being built in 2006, has been maintained at a class A level with floor to ceiling windows, and is a corner suite providing for maximum exposure.

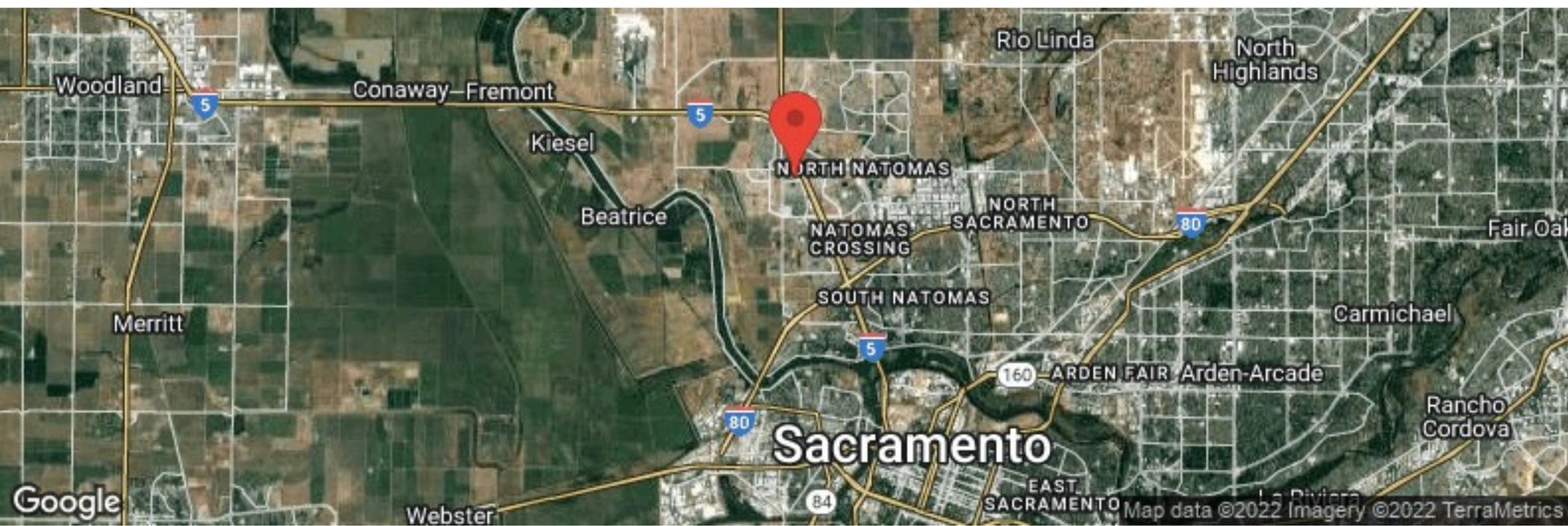
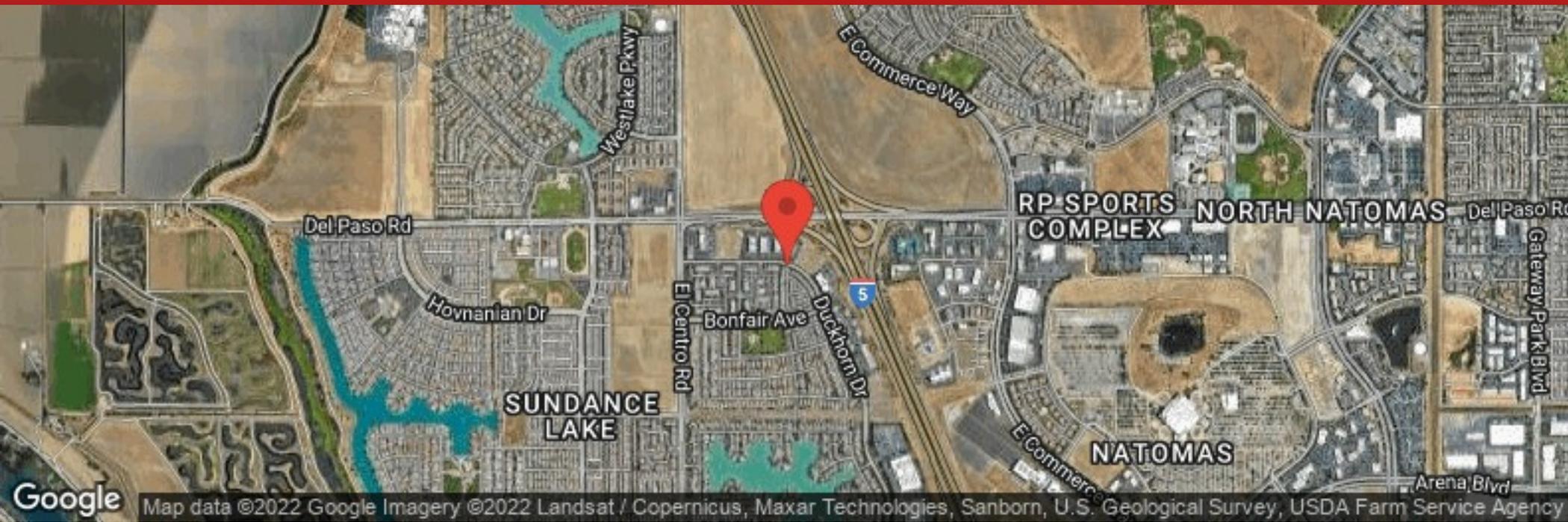
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



FIRST FLOOR ①
SCALE: 1/8"=1'-0"

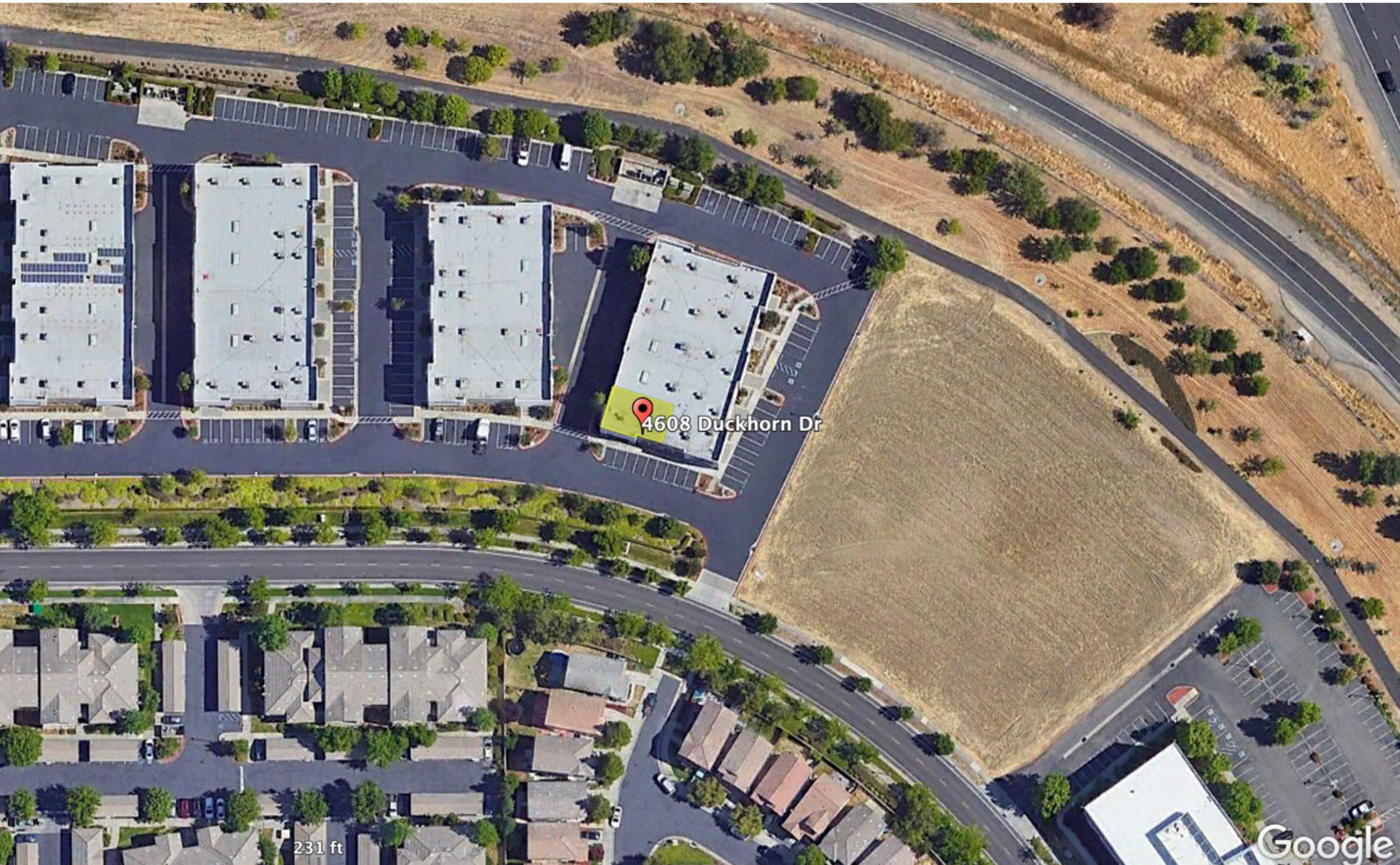
4608 DUCKHORN DRIVE
SACRAMENTO, CA 95834
1,441 SQ/FT

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

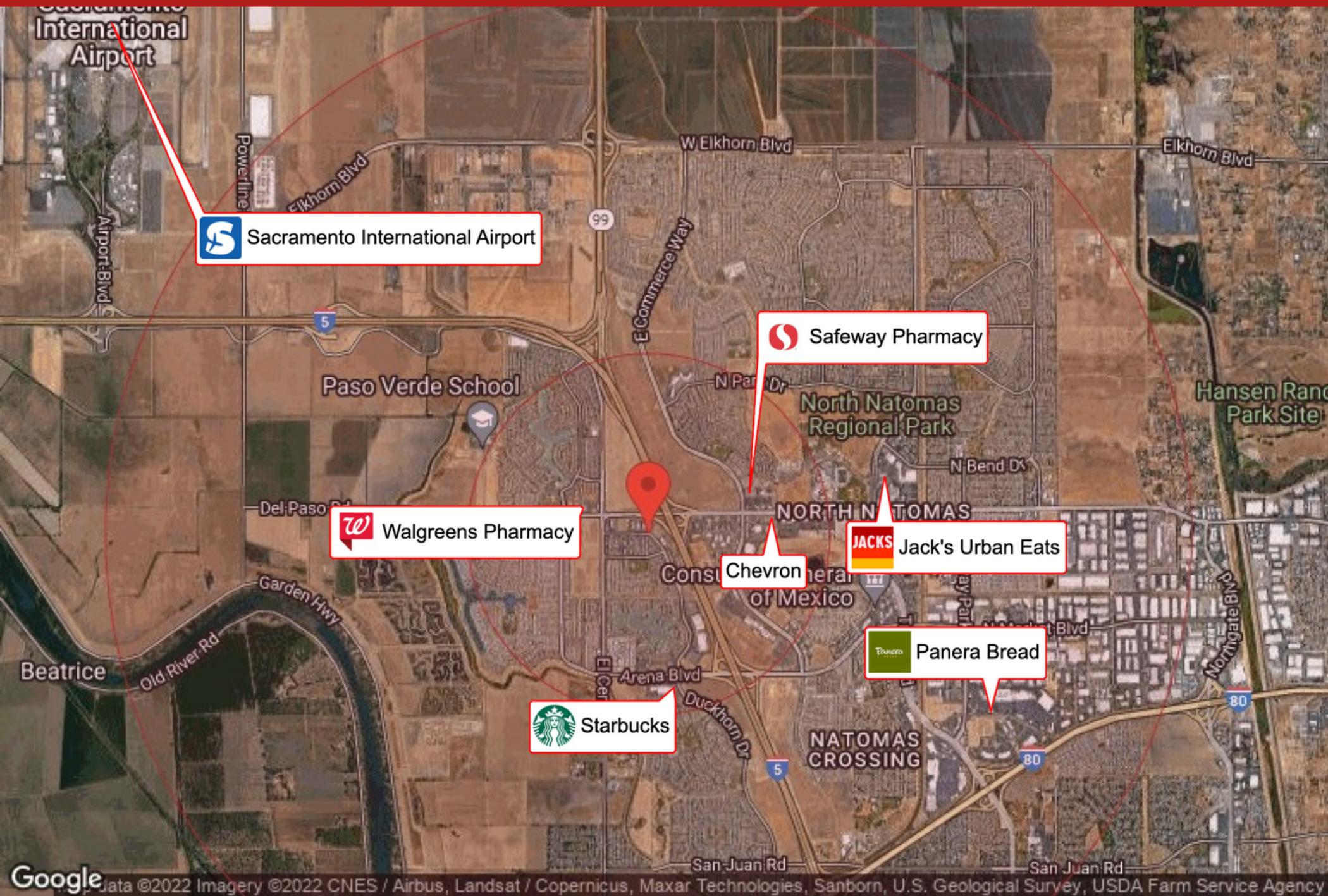


The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.





The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.