

MATHER, CA

FOR LEASE

10545

ARMSTRONG

EXCLUSIVE LISTING AGENTS:

TONY WHITTAKER

+1 916 492 6914

TONY.WHITTAKER@CBRE.COM

LIC. 01780828

NELLIE CRUZ

+1 916 492 6915

NELLIE.CRUZ@CBRE.COM










LIC. 02086140

10,000-42,395 RSF AVAILABLE

CBRE

Property Highlights

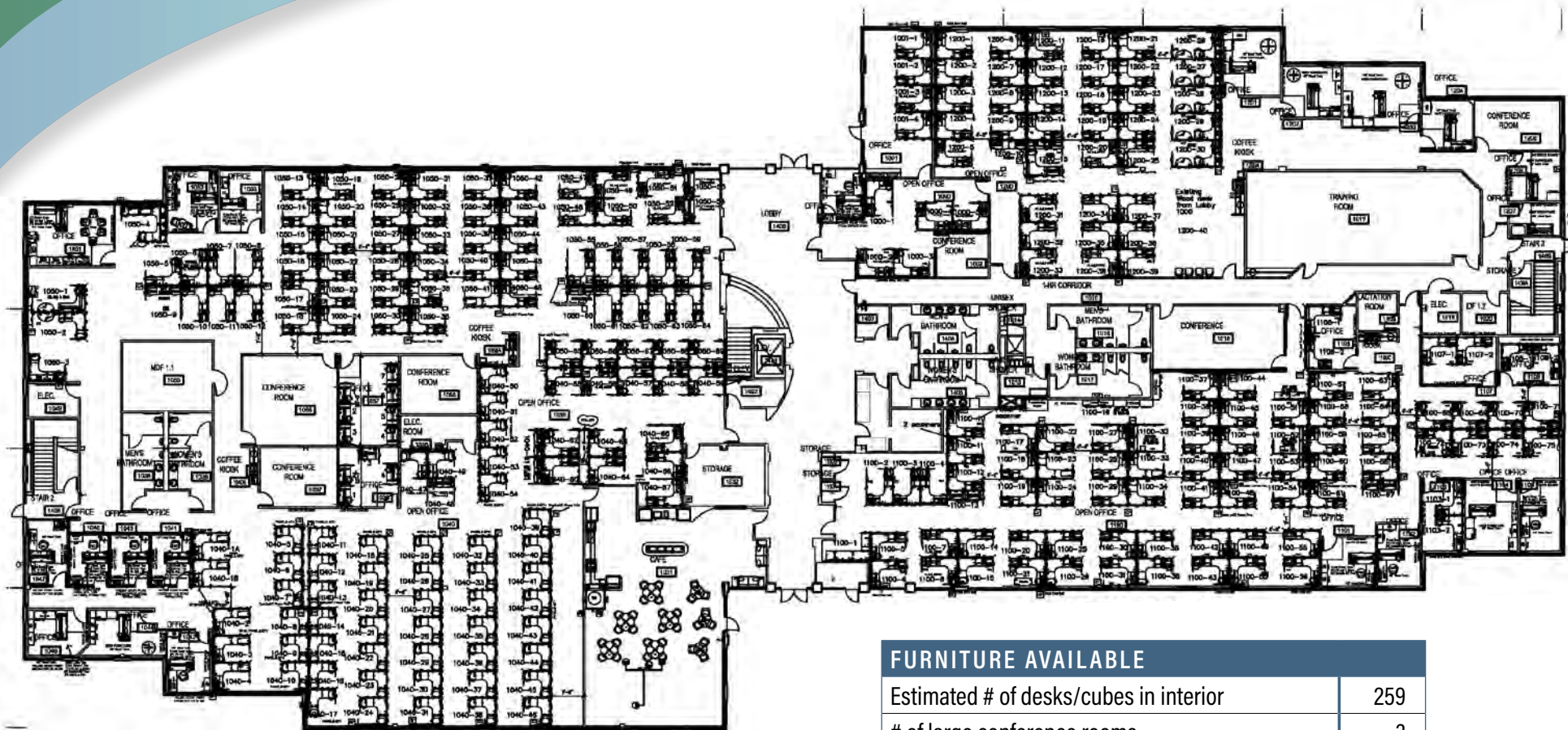
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-  Lease Rate: \$1.65/SF, FSG
 -  Parking Ratio: 6.0/1,000 SF
 -  Located within Mather Commerce Center
 -  Mather Airport Nearby: Offers a Full-Service Fixed Base Operator
 -  Outside the 500-Year Flood Plan
 -  Redundant Power and Communication Infrastructure including Back Up Generator
 -  Immediate Access to HWY 50 at Mather Field Road
 -  Restaurants, Hotels and Retail Support Services in Close Proximity

Exterior



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FURNITURE AVAILABLE

Estimated # of desks/cubes in interior	259
# of large conference rooms	3
# of private offices	27
# of small/medium breakout rooms	5
Kitchen/break area	1

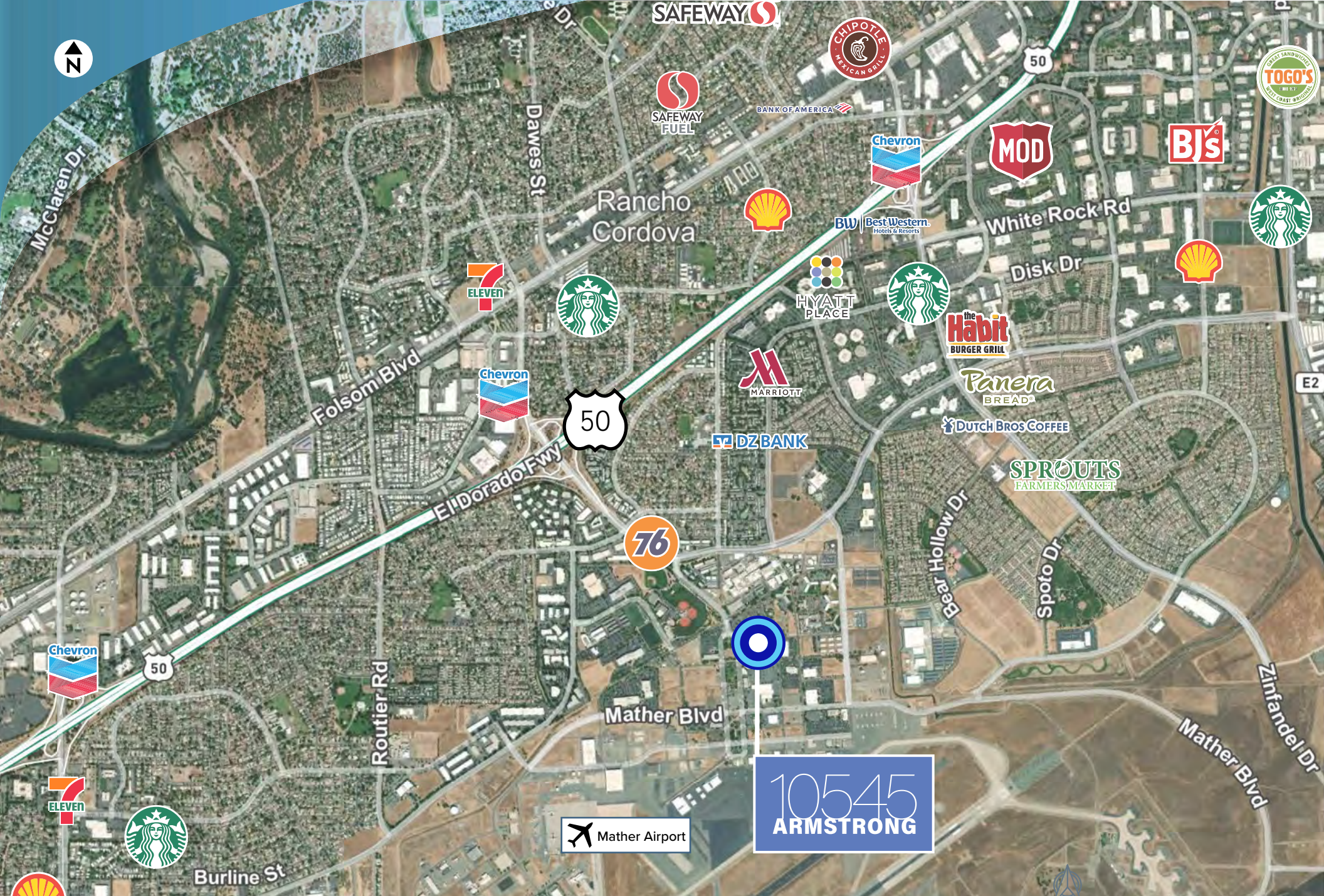
Floor Plan

1st Floor: 10,000-42,395 RSF AVAILABLE

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Interior





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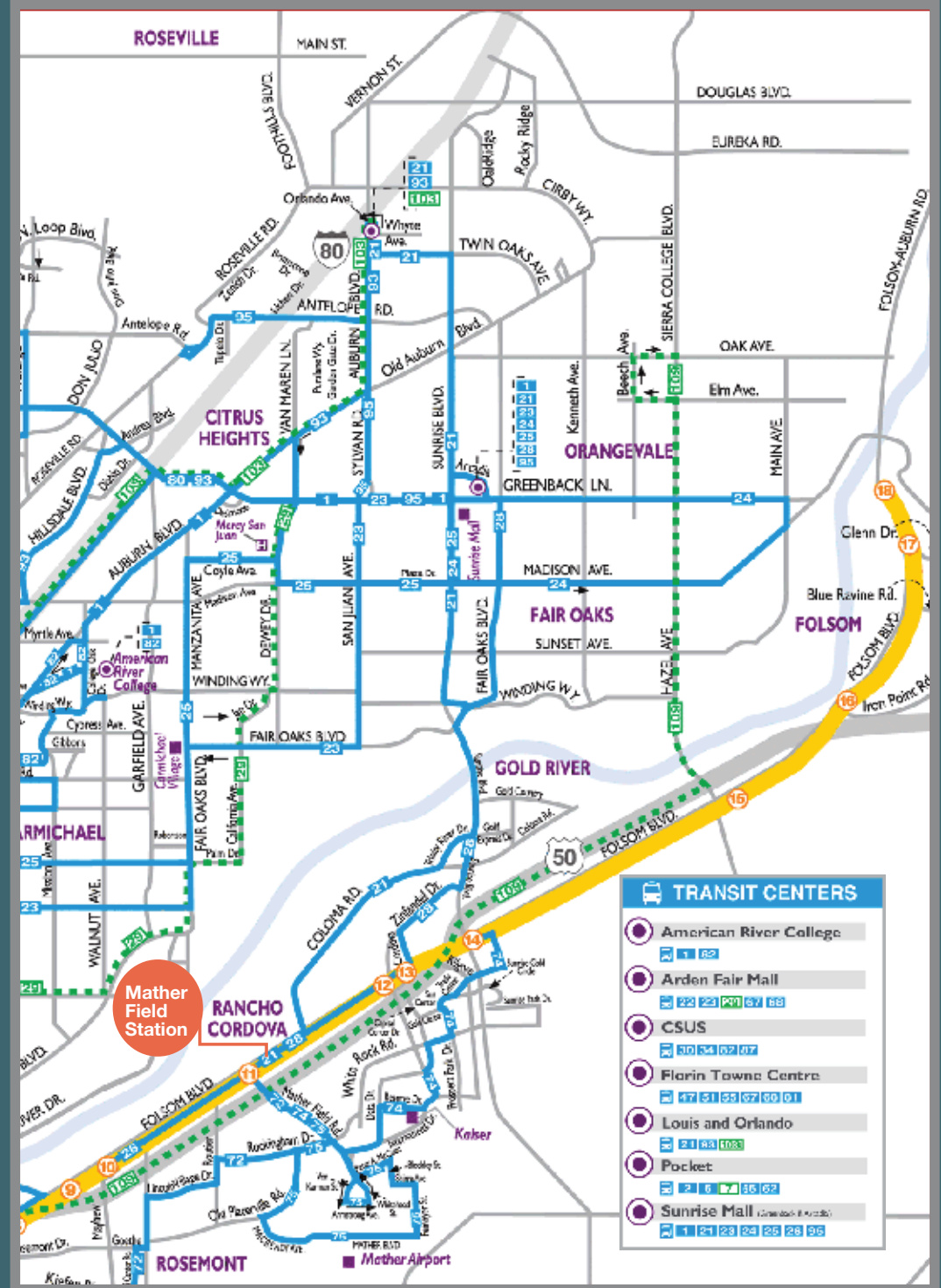
Mather Airport

Major Retail Map

Regional Transit

1 MILE TO THE NEAREST LIGHT RAIL STATION
(MATHER FIELD / MILLS STATION [EB])

LIGHT RAIL STATIONS			
BLUE LINE (Watt/I-80 to Meadowview)			
A Watt/I-80 P 243 spaces Watt Ave Street Level: 1 11 16 19 Lower Level: 103	B Watt/I-80 West P 248 spaces	C Roseville Road P 1,067 spaces 1 2 35	
D Marconi/Arcade P 416 spaces 1 2 33 35 37	E Swanston P 311 spaces 1 2 23 25	F Royal Oaks P 423 spaces 1 2 23 25	
G Arden/Del Paso P 45 spaces 1 2 13 15 19 22 23 25	H Globe P 15	I 4th Ave./Wayne Hultgren P 82	
J City College P 45 spaces 1 2 23 25	K Fruitridge P 53	L 47th Avenue P 423 spaces	
M Florin P 1,076 spaces 1 2 103 105 107	N Meadowview P 450 spaces 1 2 3 47 53		
GOLD LINE (Downtown to Sunrise/Folsom)			
1 39th Street P 498 spaces 1 2 72 80 84	2 48th Street P 299 spaces 1 2 51 53 55 57 60	3 59th Street P 81	
4 University/65th Street P 406 spaces 1 2 20 24 28 32 36	5 Power Inn P 215 spaces 1 2 24 28 32 36 38 40	6 College Greens P 81	
7 Watt/Manlove P 498 spaces 1 2 72 80 84	8 Starline P 165 spaces	9 Tiber P 132 spaces	
10 Butterfield P 406 spaces 1 2 20 24 28 32 36	11 Mather Field/Mills P 215 spaces 1 2 24 28 32 36 38 40	12 Zinfandel P 20 24 28 32 36	
13 Cordova Town Center P 23 spaces 1 2	14 Sunrise P 487 spaces 1 2 74	15 Hazel P 432 spaces 1 2 74	
16 Iron Point P 216 spaces 1 2	17 Glenn P 165 spaces	18 Historic Folsom P 132 spaces	
GREEN LINE (13th St. to 7th & Richards/Township 9)			
1 13th Street P 11 13 15	2 8th & K P 11 13 15	3 7th & Richards/Township 9 P 11 13 15	
See Central City map on other side for Green Line route and stations.			
Central City Stations			
Alkali Flat/La Valentina 33	8th & Capitol	Archives Plaza	16th Street 4 B
7th & Capitol	29th Street 33 37 35	8th & K	7th & I/County Center
13th Street B	8th & H/County Center	23rd Street	8th & H/County Center
Broadway 51 53	Sacramento Valley Station	12th & I	7th & Richards/Township 9 11 13
St. Rose of Lima Park			
See other side for map of downtown area			



TRANSIT CENTERS	
American River College	1 183
Arden Fair Mall	2 23 25 27 29 31 33
CSUS	3 10 14 17 19
Florin Towne Centre	4 7 11 13 15 17 19 21
Louis and Orlando	5 21 23 103
Pocket	6 7 8 11 13 15 17
Sunrise Mall (Closed for service)	7 11 21 23 25 27 29 31

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WWW.CBRE.COM/SACRAMENTO

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