

4600

ROSEVILLE ROAD

NORTH HIGHLANDS CALIFORNIA



CHAD COOK, SIOR, CCIM
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CUSHMAN & WAKEFIELD
400 Capitol Mall, Suite 1800
Sacramento, California 95814
+1 916 288 4800
cushmanwakefield.com

FOR LEASE

4600

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**CUSHMAN &
WAKEFIELD**

ASKING LEASE RATE

\$1.20 per SF, Full Service Gross

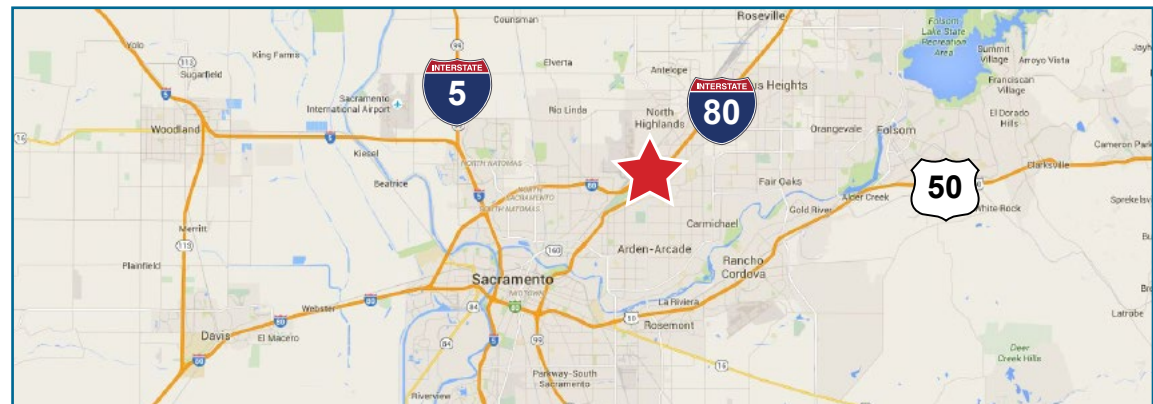
AVAILABILITIES

Suite 100: ±1,932 SF

Suite 130: ±1,743 SF

PROPERTY HIGHLIGHTS

- Building-top Signage Available
- Attractive Steel/Concrete Construction with Floor-To-Ceiling Glass Lines
- Lush, Well-Maintained Landscaping
- On-Site Property Management
- Close Proximity to Food, Lodging, and Entertainment
- Abundant Free Parking
- Within Property and Business Improvement District (PBID)
- Photovoltaic Solar Array installed in 2017



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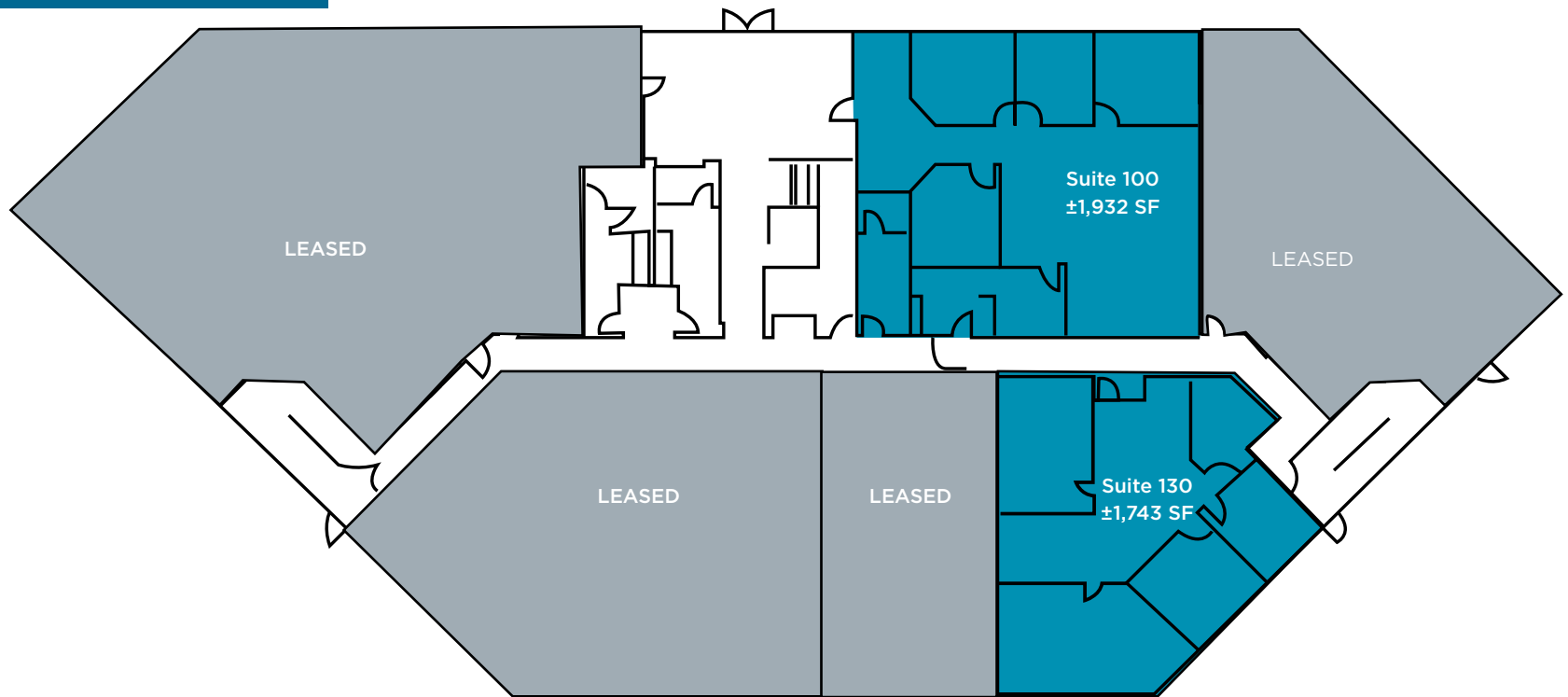
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FIRST FLOOR



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PHOTOS



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NORTH HIGHLANDS

CALIFORNIA



McCLELLAN AIRFORCE BASE

Roseville Road
18,706 Cars Daily

OAKDALE ELEMENTARY
OAKDALE PARK

Watt Ave



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