

4151

E COMMERCE WAY

±5,400 RSF Medical Clinic
for Sublease



SUBLEASE

4151 E. COMMERCE WAY, SACRAMENTO, CA 95834
EAST BUILDING | 1ST FLOOR

 CUSHMAN &
WAKEFIELD

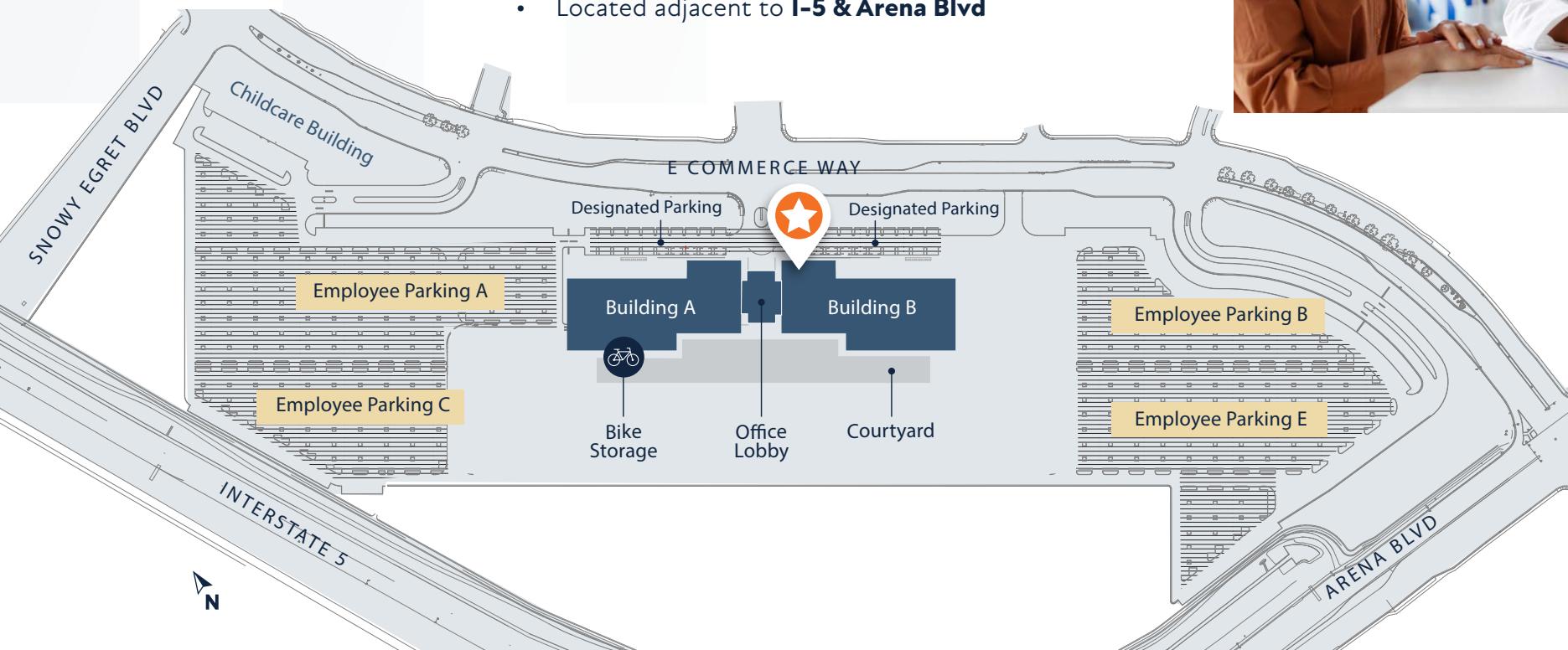
Refined Environment.

Rare Offering.

Located within a 500,000 SF Class A office campus, this first-floor medical clinic suite sits in the East Building (Building B) and offers seamless access, strong visibility, and a highly professional setting. The campus layout provides convenient circulation, abundant parking, and easy wayfinding for patients and staff.

HIGHLIGHTS

- East Building location with **direct first-floor access**
- **Convenient patient access** and wayfinding
- **2,600+ parking spaces** across the campus
- Contemporary, landscaped **campus setting**
- Located adjacent to **I-5 & Arena Blvd**



415

E COMMERCE WAY

±5,400 RSF Medical Clinic

East Building | 1st Floor

HIGHLIGHTS

Reception & Lobby

- + Built-in reception desk
- + Lobby seating (6 chairs)
- + Wall-mounted TV monitor

Exam Rooms

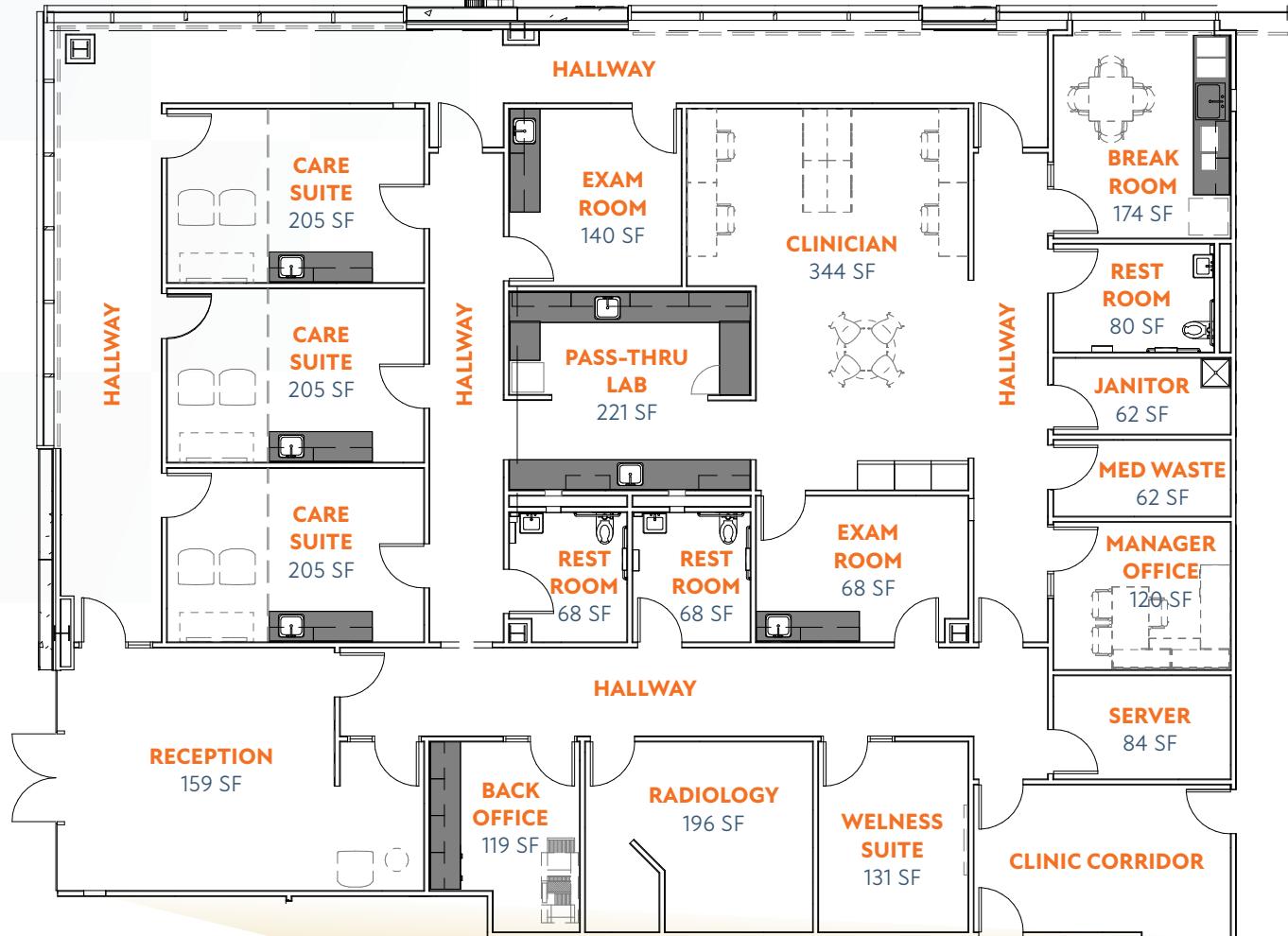
- + Privacy curtains (1 per exam room)
- + Clear glass dividers (3 total)
- + Mini 2-drawer cabinets (4 total)
- + 3-drawer lateral cabinets (3 total)

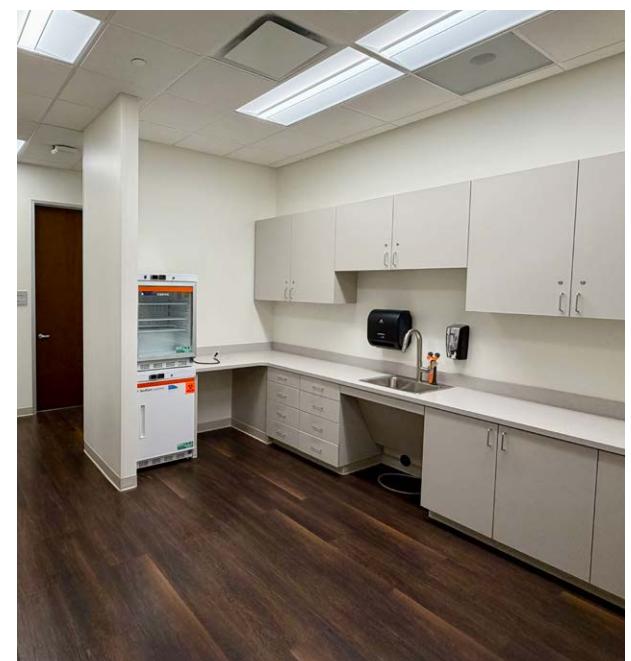
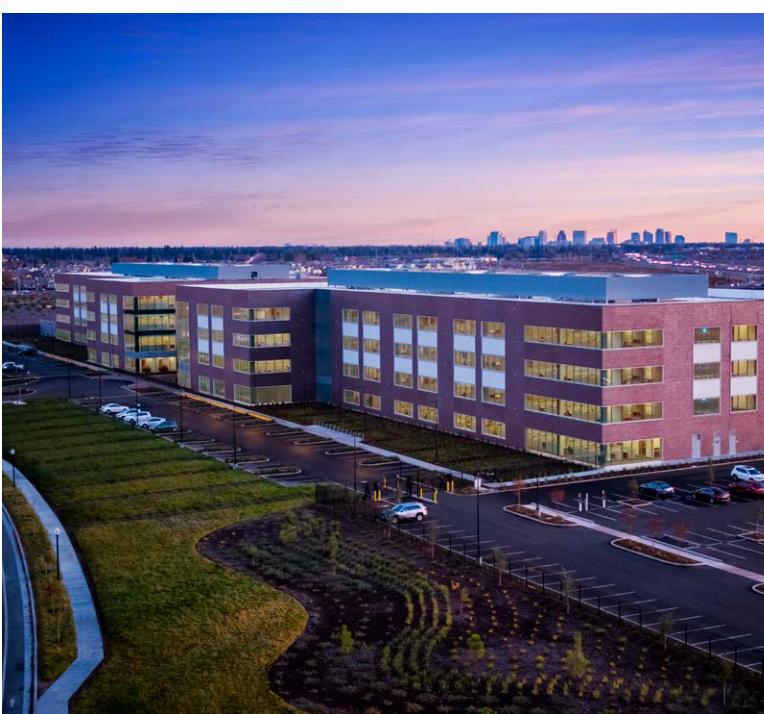
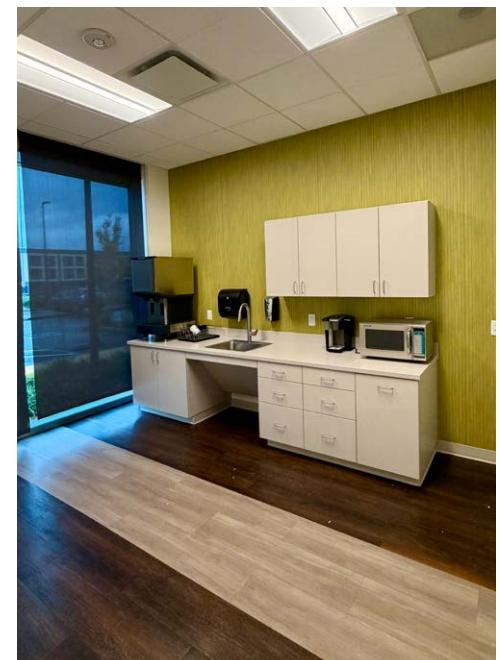
Equipment & Fixtures

- + Medical-grade refrigerators (3)
- + Adjustable-height table (1)
- + Standard table (1)

Break Room / Support Area

- + Ice maker
- + Coffee maker
- + Microwave





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

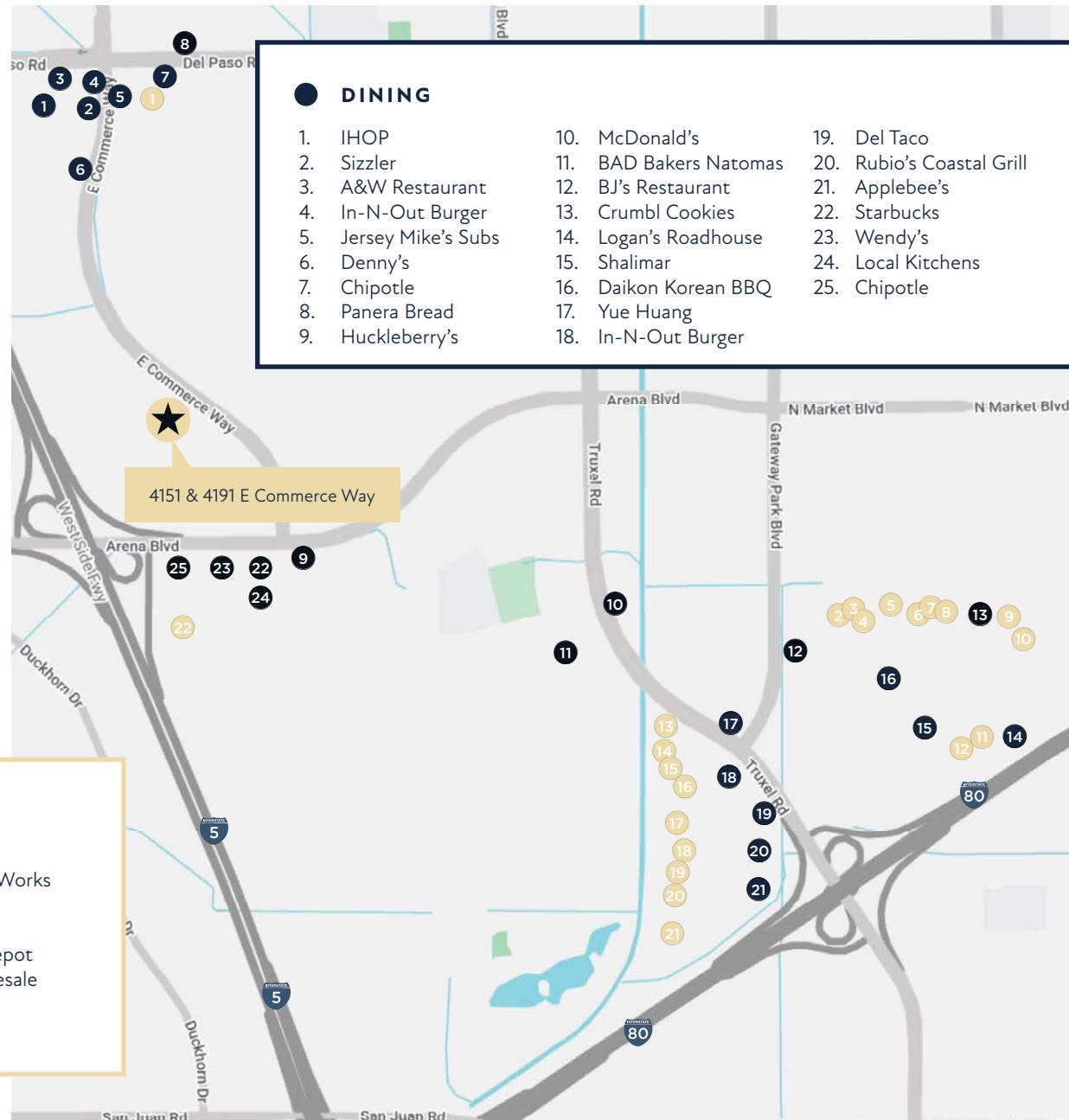


- Immediately adjacent to I-5
- Signage & branding opportunities
- 5 minutes from Sacramento International Airport
- 5 minutes from downtown Sacramento
- Excellent retail & dining within a 10-minute drive
- Fully gated & secured

[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	





For more information, please contact:

Ron Thomas

Executive Managing Director
Direct: +1 916 288 4801
ron.thomas@cushwake.com
CA License 01193241

Chad Cook

Senior Director
Direct: +1 916 764 1181
chad.cook@cushwake.com
CA License 01711687



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