

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**





±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

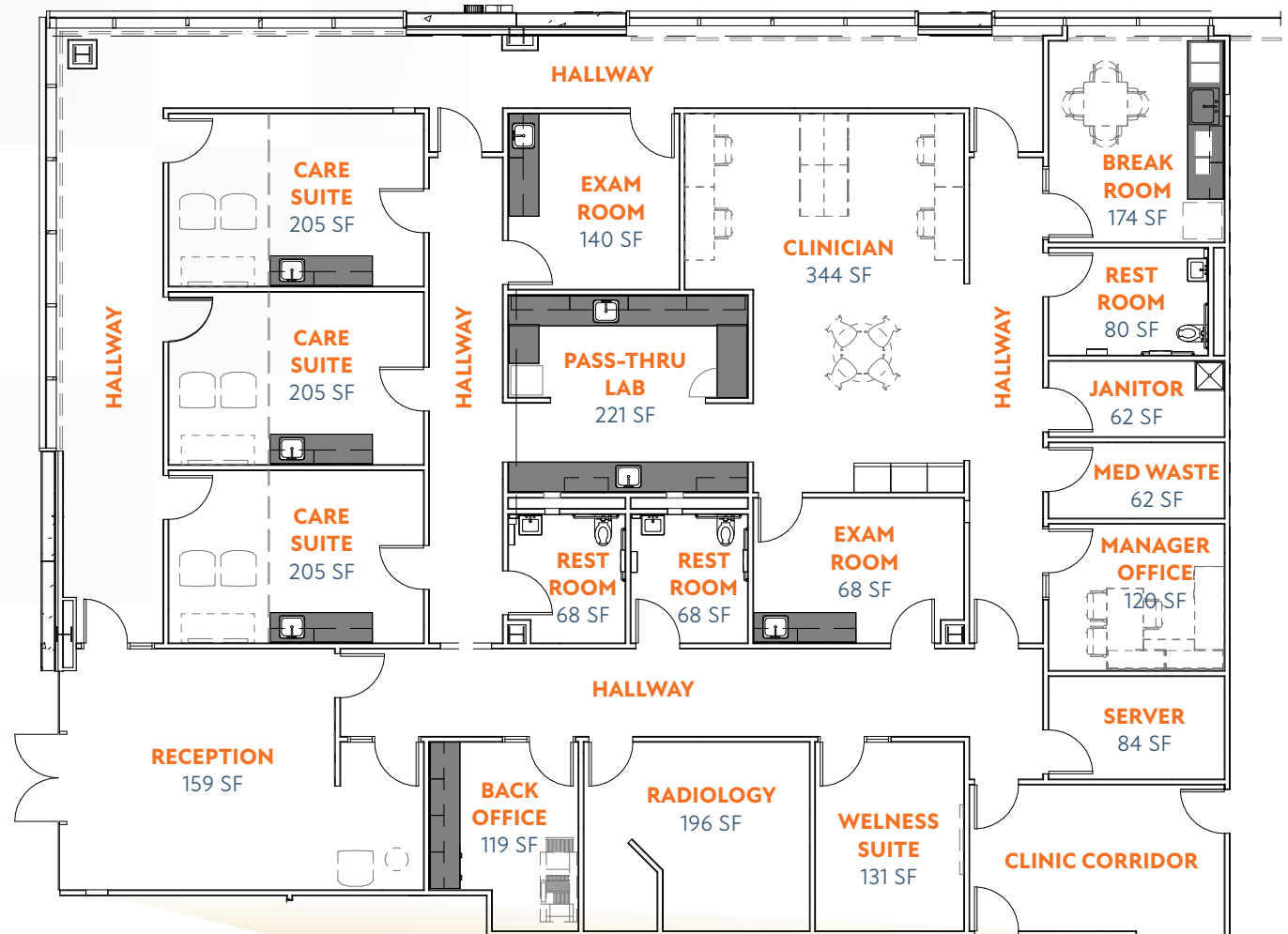
- + Privacy curtains (1 per exam room)
- + Clear glass dividers (3 total)
- + Mini 2-drawer cabinets (4 total)
- + 3-drawer lateral cabinets (3 total)

Equipment & Fixtures

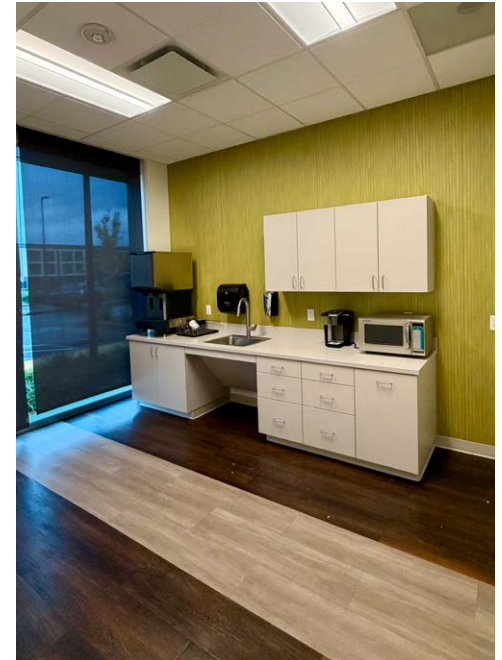
- + Medical-grade refrigerators (3)
- + Adjustable-height table (1)
- + Standard table (1)

Break Room / Support Area

- + Ice maker
- + Coffee maker
- + Microwave



KEY PLAN



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

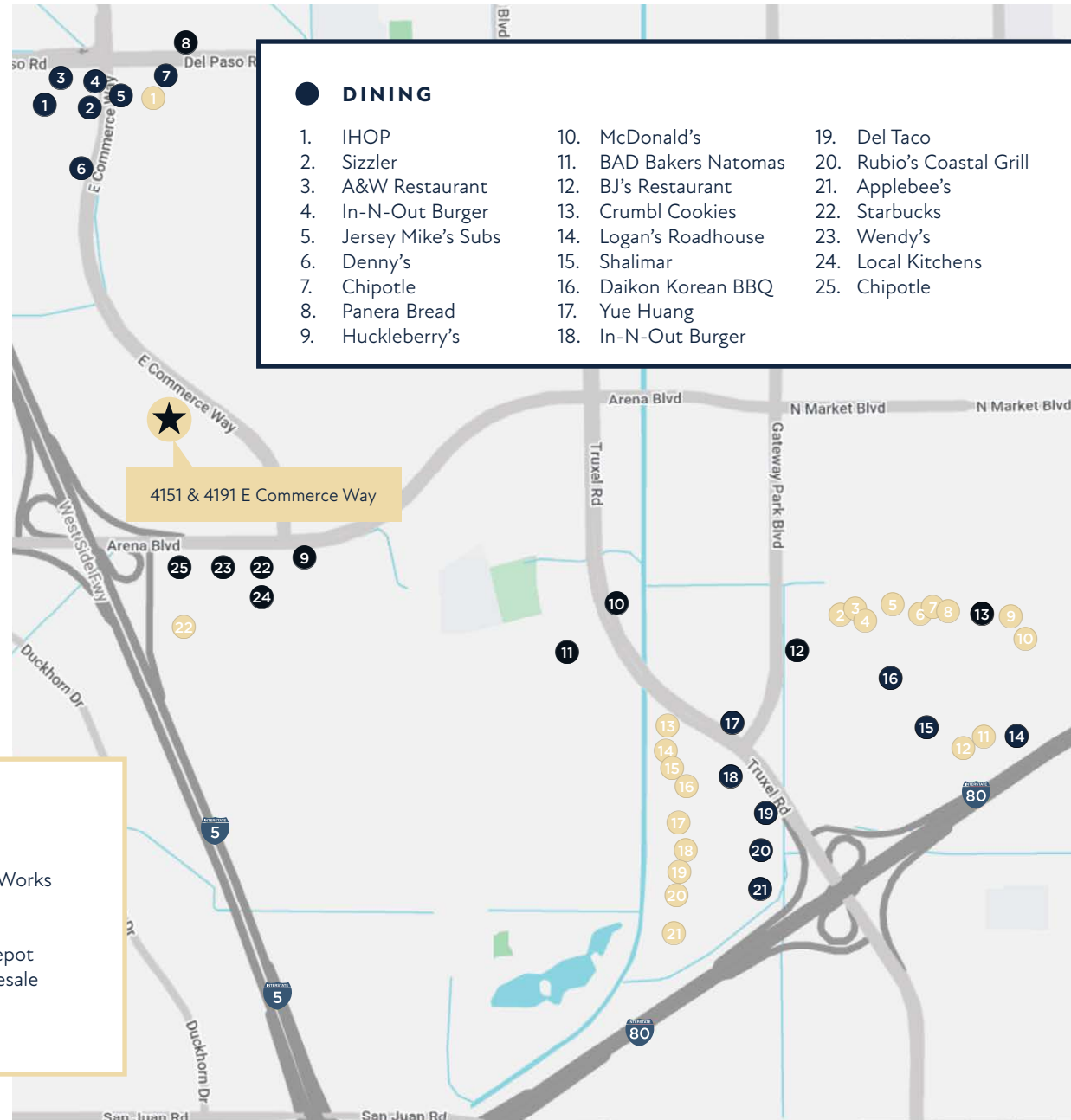
[Learn More About Sacramento Demographics](#)

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 | |

DINING

- | | | |
|-----------------------|------------------------|---------------------------|
| 1. IHOP | 10. McDonald's | 19. Del Taco |
| 2. Sizzler | 11. BAD Bakers Natomas | 20. Rubio's Coastal Grill |
| 3. A&W Restaurant | 12. BJ's Restaurant | 21. Applebee's |
| 4. In-N-Out Burger | 13. Crumbl Cookies | 22. Starbucks |
| 5. Jersey Mike's Subs | 14. Logan's Roadhouse | 23. Wendy's |
| 6. Denny's | 15. Shalimar | 24. Local Kitchens |
| 7. Chipotle | 16. Daikon Korean BBQ | 25. Chipotle |
| 8. Panera Bread | 17. Yue Huang | |
| 9. Huckleberry's | 18. In-N-Out Burger | |



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