

# For Sale/Lease

N. Natomas Move-in Ready Office

4794 Duckhorn Drive  
Sacramento, CA 95834

Sale Price \$475,000

Lease Price \$2.25/s.f. mod. gross



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#### Property Highlights:

- 1,437 s.f. first floor office
- Located in a professionally managed business park
- Corner unit with extensive window lines
- Direct access from the parking lot
- Reception, Open office, Four offices, Break Room & Restroom
- North Natomas Location close to Sacramento Int'l Airport
- Move-in ready, abundant parking
- Immediately off Highway 5

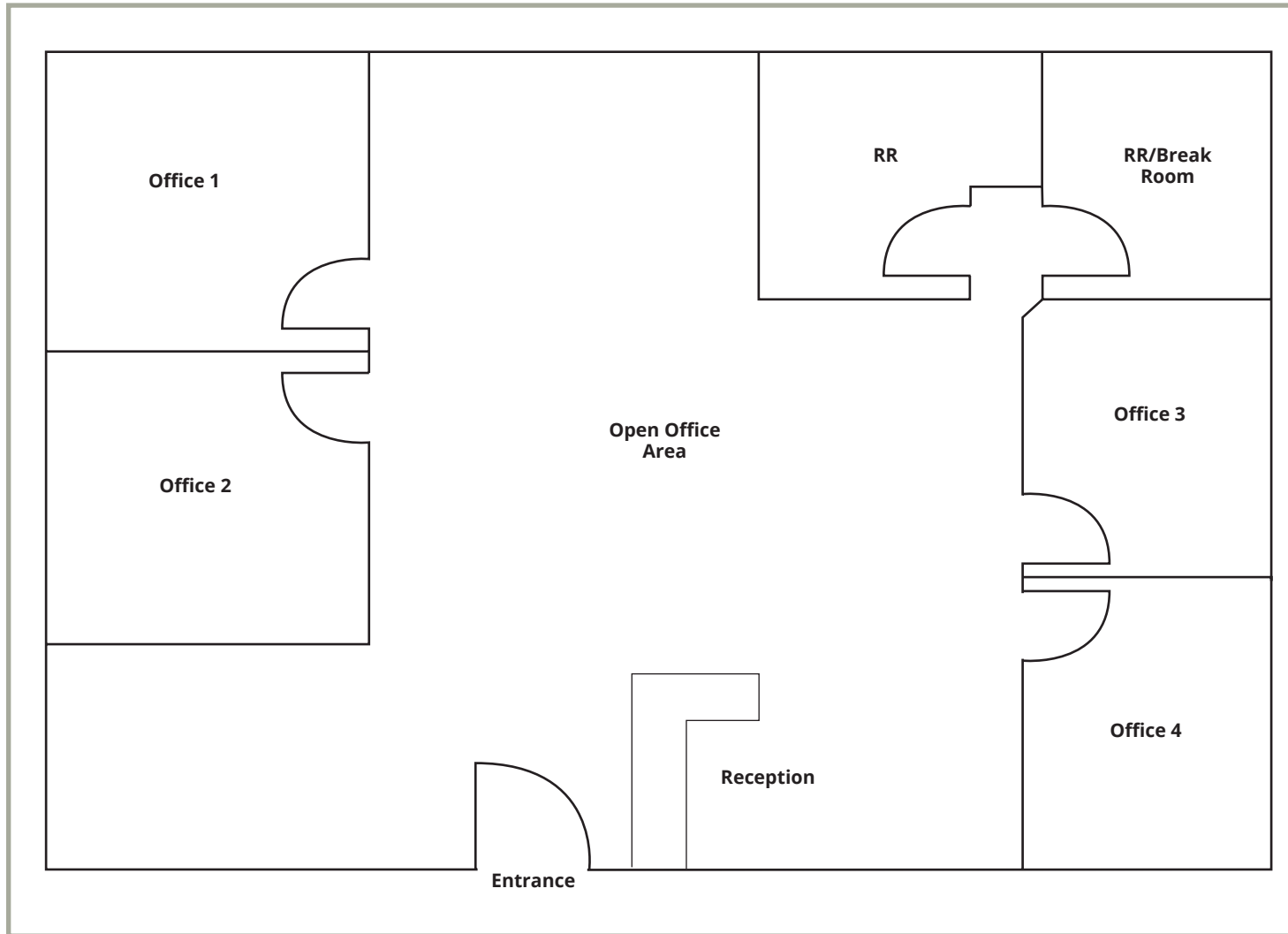
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# For Lease

## N. Natomas Move-in Ready Office

4794 Duckhorn Drive  
Sacramento, CA 95834



### Space Details:

The property is a corner condominium unit with extensive window lines on two sides. It features a Reception/waiting area, open office area, four offices, break room and restroom. Ideally suited for a variety of office uses. Abundant parking and proximity to highway 5, Sacramento Airport and Metro Air Park. Adjacent to a new Hyatt House.

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COMMERCIAL



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### Location Details:

The property is located in North Natomas, in close proximity to the Sacramento International Airport and Metro Air Park, the region's next frontier and focal point of industrial development for the foreseeable future. It is 'The Destination' for industrial and logistics facilities within the Sacramento region and Northern California. The property is well connected to all parts of the Sacramento metropolitan area, with Downtown Sacramento being less than 10 miles from the property. It is immediately accessible from highways 5 and 80.



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### Space Details:

The property is a corner condominium unit with extensive window lines on two sides. It features a Reception/waiting area, open office area, conference room, break room and restroom on the first floor and three private offices and open work area on the second floor. Ideally suited for a variety of office uses. Abundant parking and proximity to highway 5, Sacramento Airport and Metro Air Park. Adjacent to a new Hyatt House.