

FOR LEASE

Class A Office Suites +/- 10,000 SF to +/-28,000 SF

**3775 N Freeway Blvd.
Suite 200
Sacramento, CA**



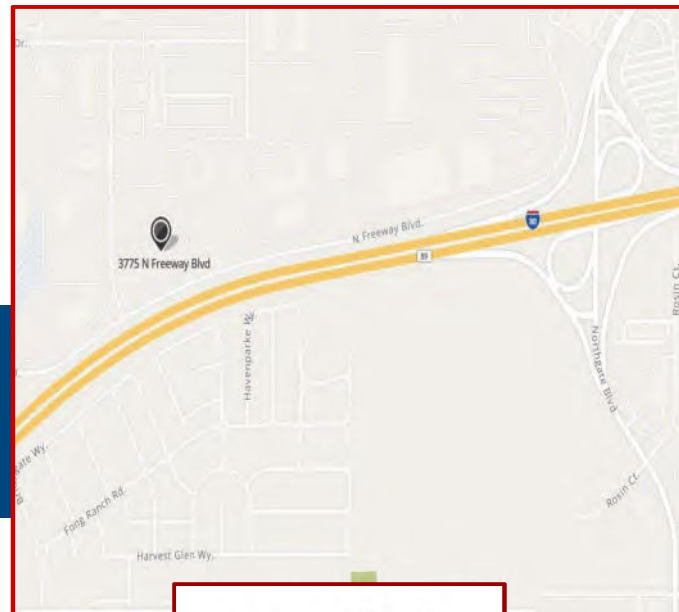
**Class A Office I-80 Visibility
Minutes from Downtown Sacramento**

- Suite 200: +/- 28,000 RSF
- Can be demised to +/- 10,000 RSF

**LEASE RATE: \$1.60/FSG
Full Service Gross**

Exclusively listed by:

TONY WOOD
Director of Leasing and Sales
eXp Commercial Real Estate Services
Cell: 916.390.1274
tony@tonywoodcommercial.com
DRE License # 0000549071



www.TonyWoodCommercial.com

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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

PROPERTY HIGHLIGHTS

- Suite 200: +/-28,000 RSF
- Suite 200 can be easily demised to +/-10,000 RSF
- Ample, free parking
- Freeway visibility and Signage
- Minutes from major retail amenities, restaurants & financial services
- Close proximity to Sacramento International Airport and hotels
- Easy ingress/egress from highway on both Truxel Road and Northgate Blvd.
- At Intersection of I-80 & I-5, Near Downtown Sacramento



Contact us today for more information or to arrange a tour!

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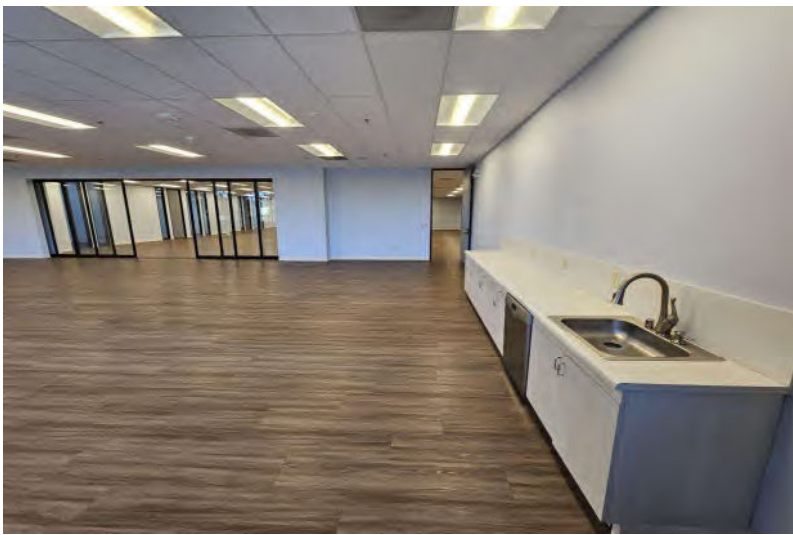
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PROPERTY PHOTOS

3375 N. Freeway Blvd., Suite 200
Sacramento, CA 95834



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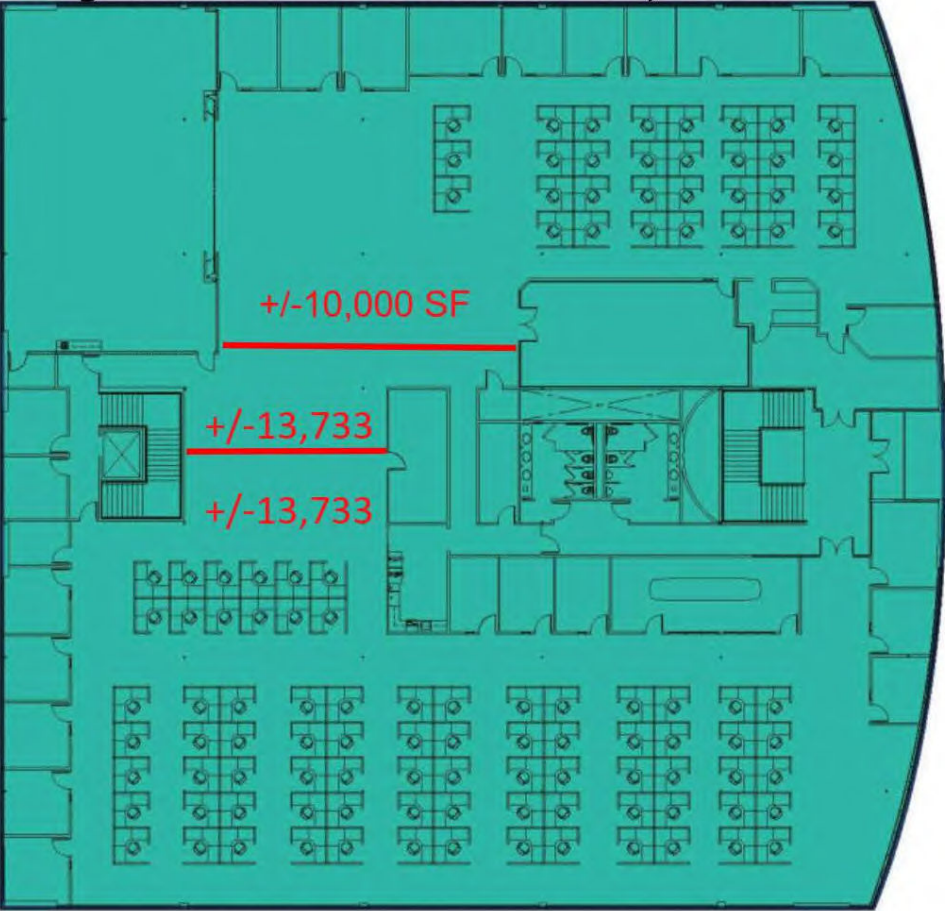
SECOND FLOOR

AVAILABLE SPACE

Suite 200 +/-27,467 RSF

May be demised to +/-10,000 RSF

- 24 Private Offices**
- 4 Large Conference Rooms**
- Two Main Lobbies**
- Open Space for Workstations**

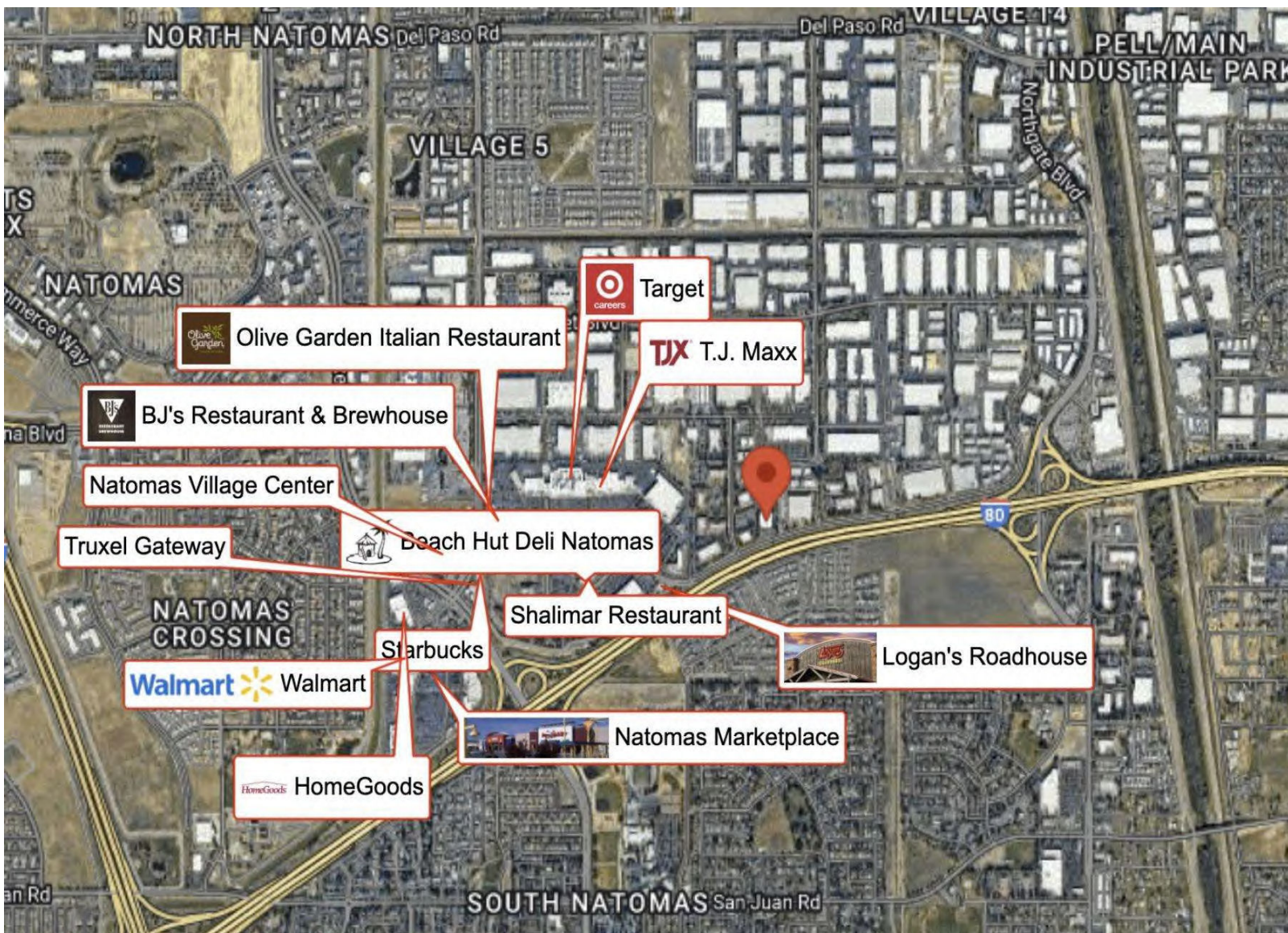


+/-27,467 SF

+/-10,000 SF

+/-13,733

+/-13,733



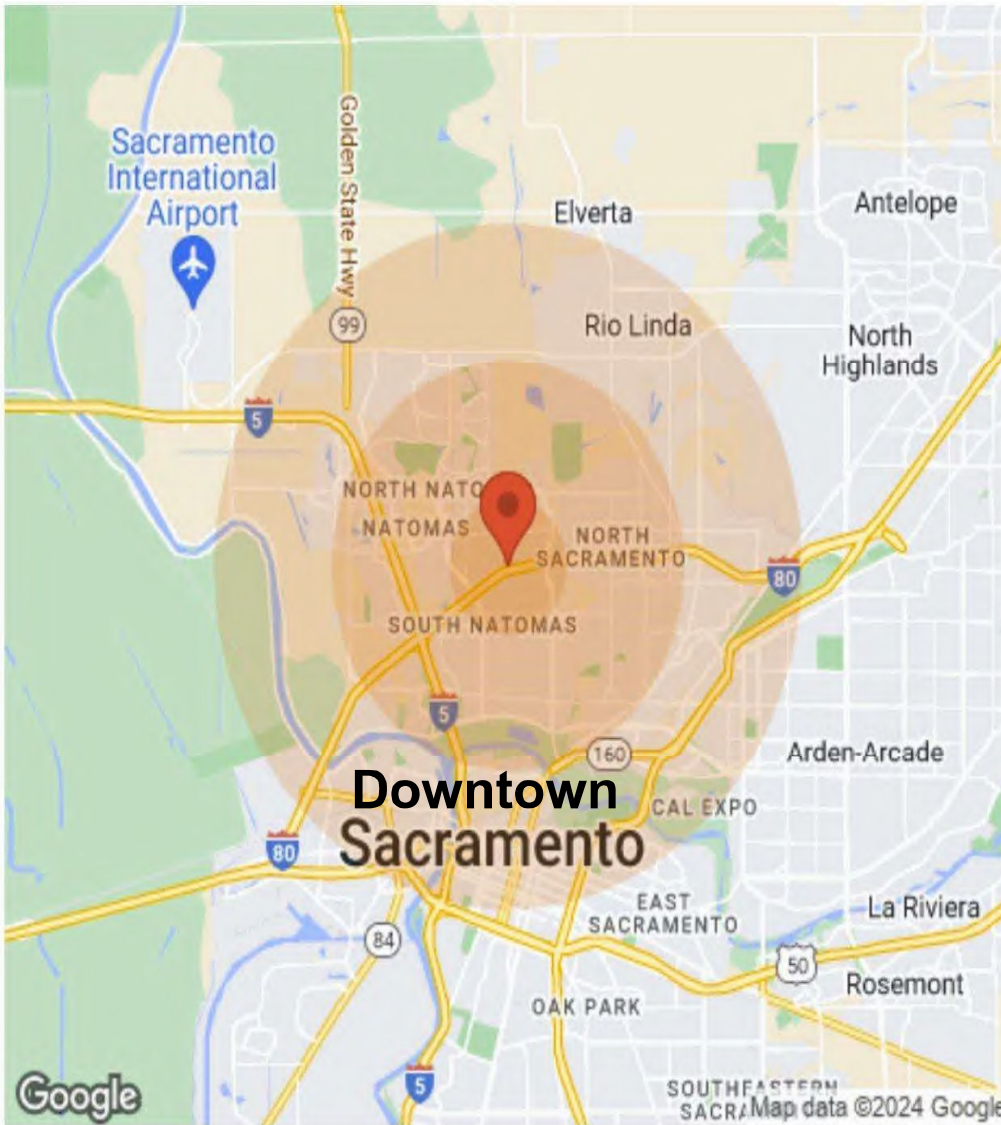
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Population	1 Mile	3 Miles	5 Miles
Male	3,917	64,580	122,323
Female	3,850	66,114	124,126
Total Population	7,767	130,694	246,449

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,084	32,566	54,630
Ages 15-24	1,245	19,258	32,631
Ages 25-54	2,942	52,270	102,597
Ages 55-64	763	12,803	26,478
Ages 65+	733	13,797	30,113

Race	1 Mile	3 Miles	5 Miles
White	2,926	53,937	126,151
Black	1,268	18,601	27,806
Am In/AK Nat	31	437	1,165
Hawaiian	45	907	1,246
Hispanic	3,890	45,592	77,361
Multi-Racial	5,434	68,620	113,660

Income	1 Mile	3 Miles	5 Miles
Median	\$34,350	\$50,118	\$43,973
< \$15,000	555	4,999	12,837
\$15,000-\$24,999	311	4,192	10,659
\$25,000-\$34,999	242	4,350	9,982
\$35,000-\$49,999	541	6,172	13,217
\$50,000-\$74,999	453	9,690	18,143
\$75,000-\$99,999	189	5,617	10,102
\$100,000-\$149,999	91	5,989	11,125
\$150,000-\$199,999	47	2,044	3,913
> \$200,000	36	1,025	2,156

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,538	45,561	99,782
Occupied	2,354	41,967	90,614
Owner Occupied	1,141	19,989	39,353
Renter Occupied	1,213	21,978	51,261
Vacant	184	3,594	9,168

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