

# FOR LEASE

## NORTHGATE BUSINESS CENTER

Owned by:



GPR VENTURES

**4600-4650 NORTHGATE BLVD.**  
SACRAMENTO, CALIFORNIA



### Property Highlights

- ±13,209 SF available
- Shared Conference Room
- Minimum clearance 15'6"
- Office / Flex / R&D spaces
- 3/1000 SF parking ratio
- Easy access to I-80 & I-5, Sacramento International Airport and Central Business District

For more information, please contact:

CONNOR BELL  
Senior Associate  
+1 916 890 3615  
connor.bell@cushwake.com  
CA-Lic. #012155224

LENNY GOLD  
Director  
+1 916 288 4443  
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MATT COLOGNA, SIOR  
Executive Director  
+1 916 288 4805  
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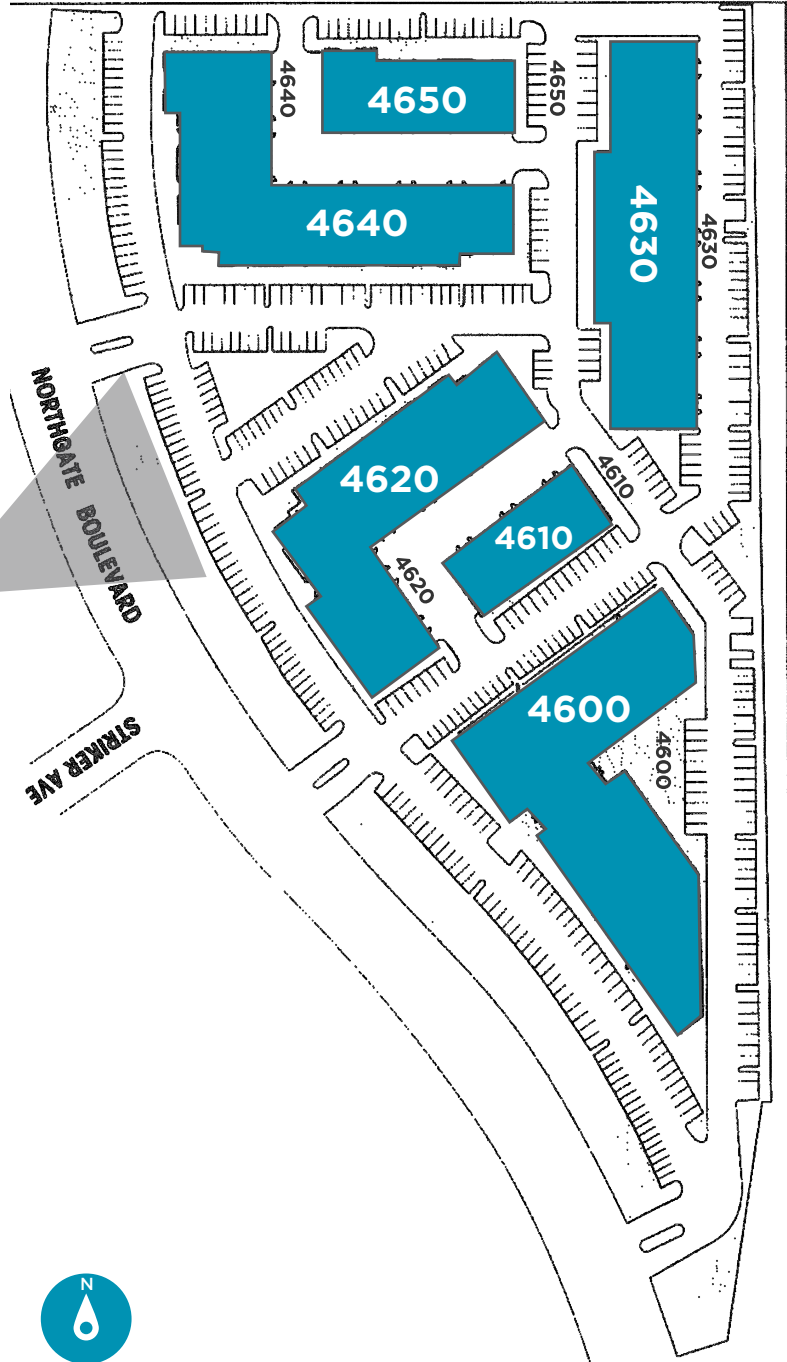
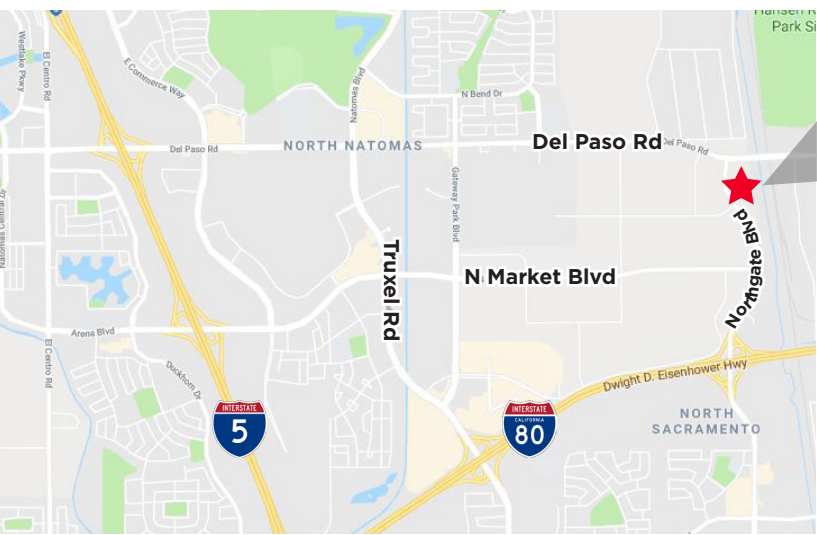
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### OFFICE

TOTAL AVAILABLE:  
**±0 SF**

### FLEX

TOTAL AVAILABLE:  
**±13,209 SF**

#### 4620 NORTHGATE BLVD, SACRAMENTO, CA

Suite 170	±1,944 - 1 Grade Level Door, Warehouse, Restroom, Conference Room, Copy Room, 2 Private Offices
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#### 4630 NORTHGATE BLVD, SACRAMENTO, CA

Suite 135	±5,859 - 2 Grade Level Doors, Warehouse, Restrooms, Open Office, Conference Room, Private Offices <i>*Available 4/1/2025 with possibility of 60-days</i>
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#### 4640 NORTHGATE BLVD, SACRAMENTO, CA

Suite 100	±5,406 - 1 Grade Level Door, Warehouse, Restrooms, Open Office, Break Room, Private Offices <i>*Available in 30-Days</i>
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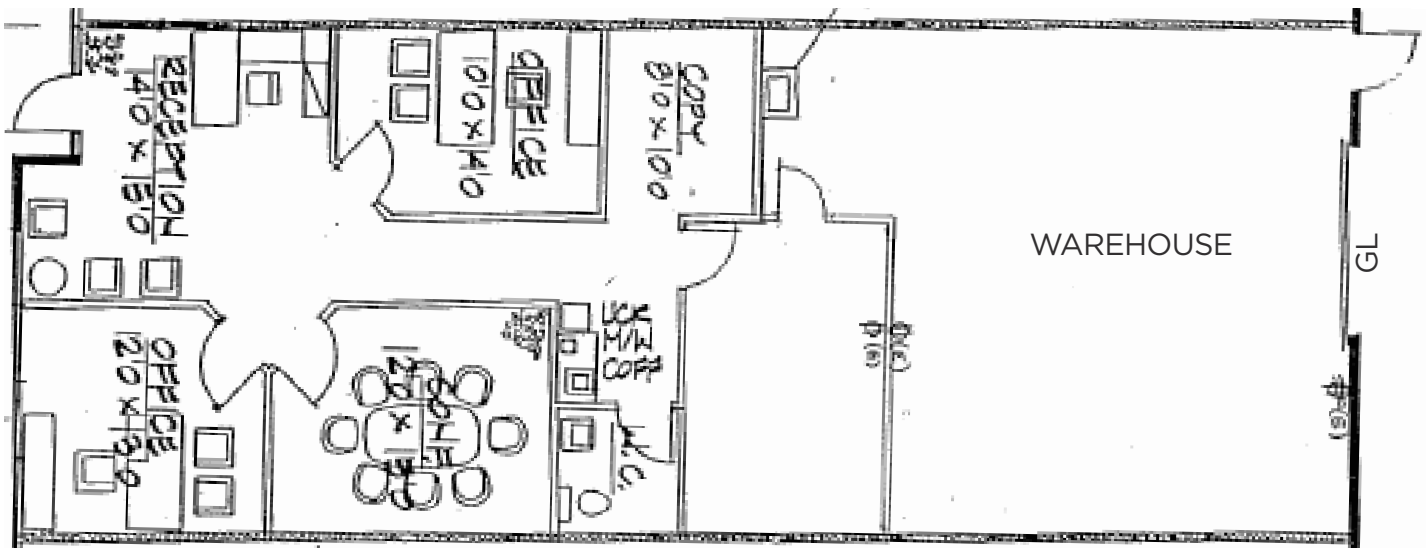


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# FLEX

FLOOR PLAN (NOT TO SCALE)



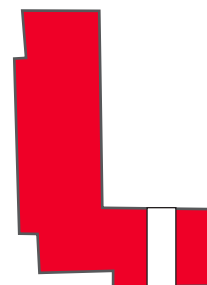
## 4620 Northgate Blvd

Sacramento, CA

Available 10/1/2024

## Suite 170

TOTAL AVAILABLE:  
±1,944 SF



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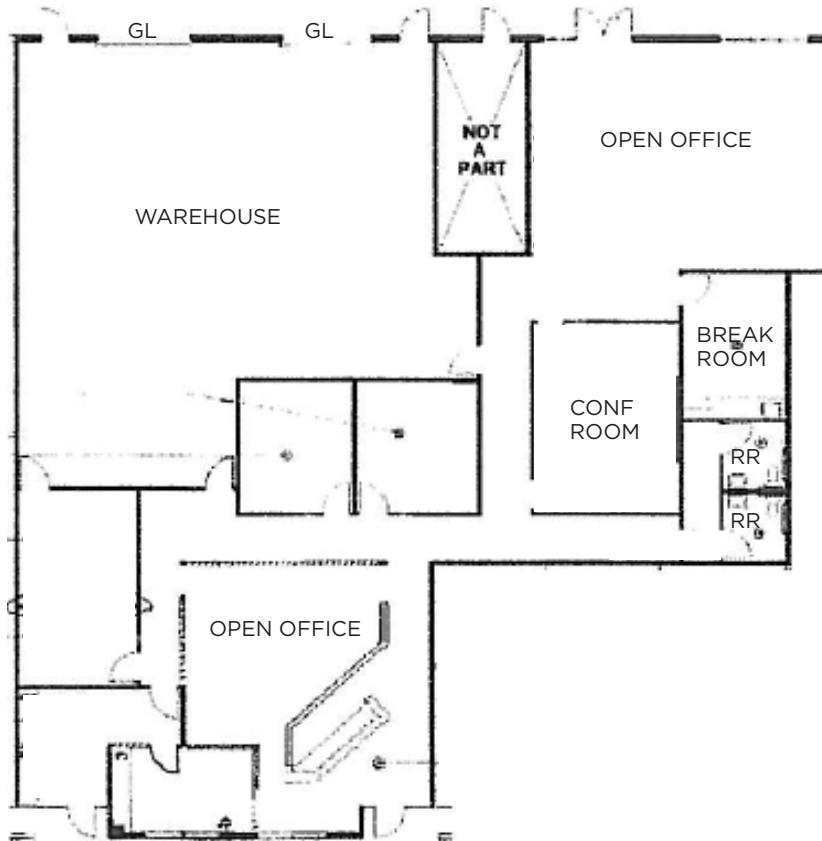


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**4600-4650 NORTHGATE BLVD.**  
SACRAMENTO, CALIFORNIA

# FLEX

FLOOR PLAN (NOT TO SCALE)



## 4630 Northgate Blvd

Sacramento, CA

Available 4/1/2025 with possibility of 60-days

## Suite 135

TOTAL AVAILABLE:

±5,859 SF

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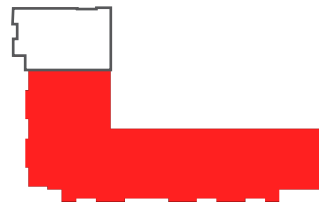
Sacramento, CA

Available in 30-Days

## Suite 100

TOTAL AVAILABLE:

±5,406 SF



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