

4151
AND

E COMMERCE WAY

THE Workplace Reimagined

SACRAMENTO, CA

SUBLEASE

MOVE-IN READY CAMPUS
OVER 500,000 SF AVAILABLE

 CUSHMAN &
WAKEFIELD

Unrivaled Quality.

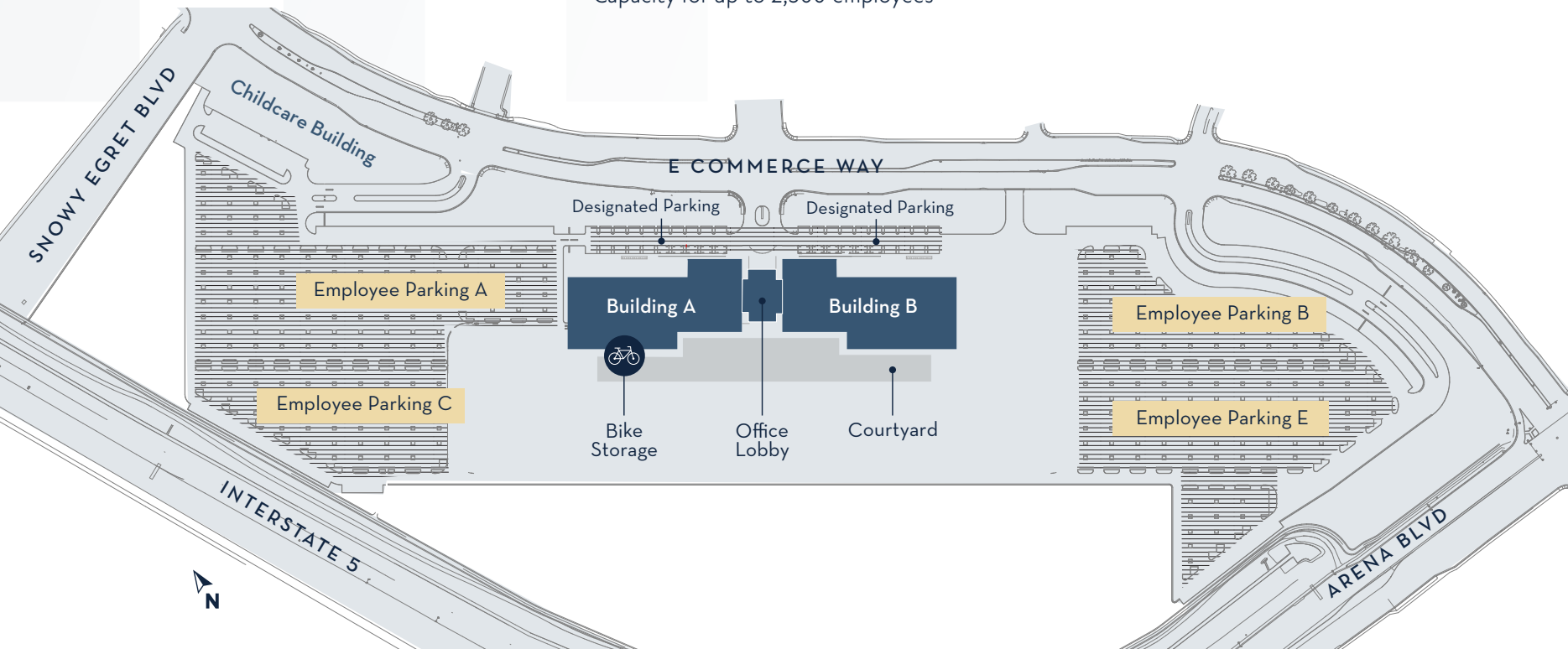
Unique Opportunity.

4151 & 4191 E Commerce Way is an exceptional workplace campus defined by unmatched quality and market-leading amenities. Purpose-built as a hub for a collaborative workforce, this full-campus sublease opportunity offers large users a highly amenitized, high-quality office in a strategically connected location.

HIGHLIGHTS



- 2 buildings, 4 stories each
- ±517,000+ RSF office space for lease
- Separate dedicated childcare facility (18,000+ SF)
- Capacity for up to 2,500 employees
- 2,600+ parking spaces
- Fully furnished with brand new, modern furnishings
- Term: through November 2035



An Amenities Package...

By offering the workday experience employees want, 4151 & 4191 E Commerce Way gives businesses a competitive advantage. Lifestyle, wellness, and convenience converge here with best-in-class amenities and features.



EV Chargers



Fitness Center



Locker Rooms & Showers



Conference Center



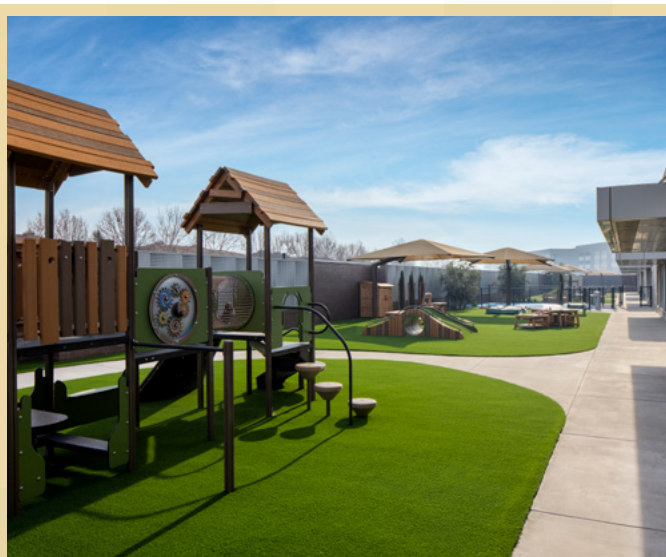
Cafeteria



Cycling Studio



Secured Bicycle Storage



Childcare Center

- **Over 80%** of working parents say childcare benefits are a “very important or somewhat important” factor in staying with a company
- One California company experienced **25% lower turnover** in employees who use the on-site childcare



Medical Clinic & Pharmacy



Outdoor Spaces



Coffee Bar

...That's Second to None.

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

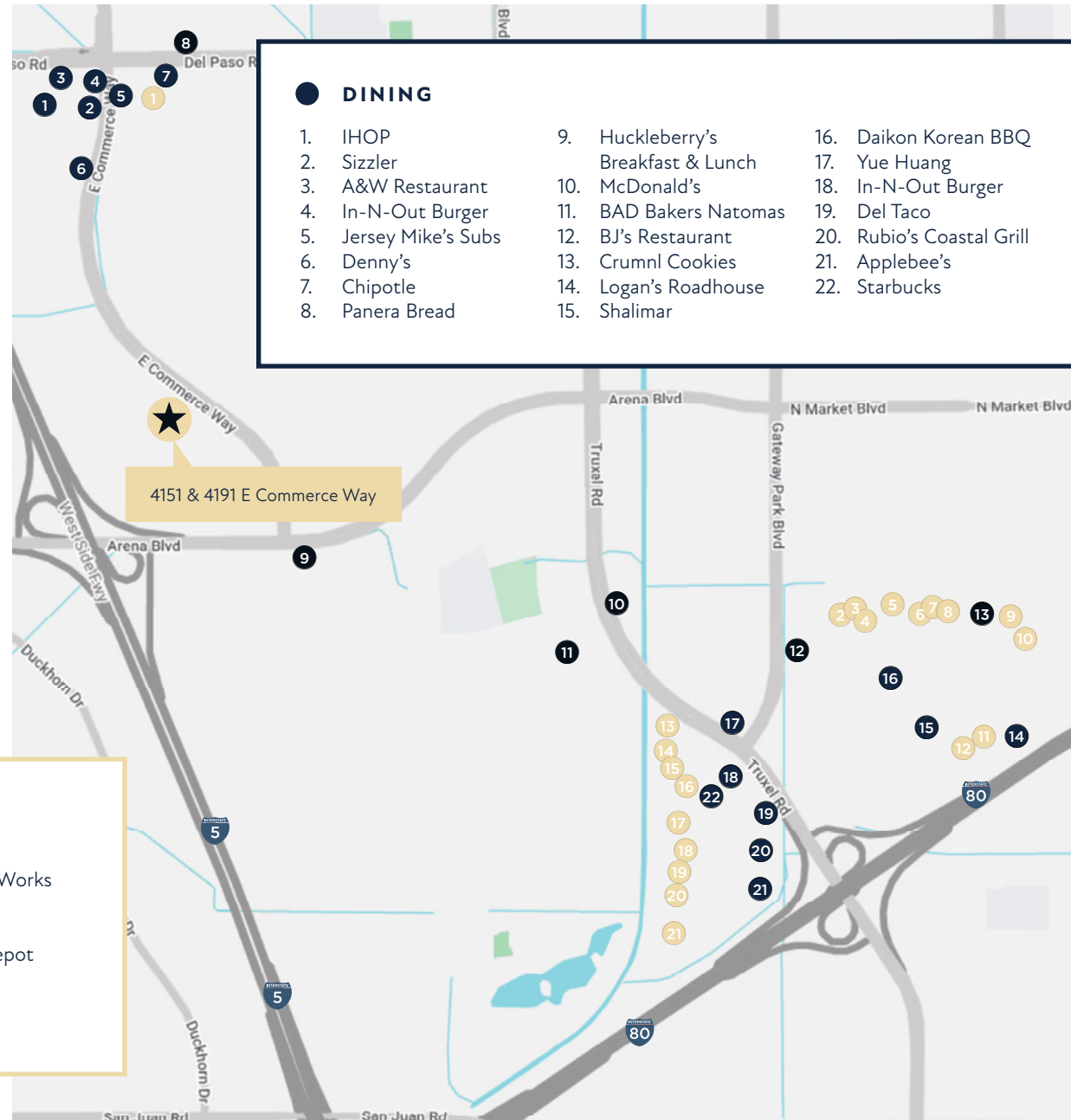
[Learn More About Sacramento Demographics](#)

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 | |
| 7. T.J. Maxx | 15. HomeGoods | |
| 8. Big 5 Sporting Goods | 16. Famous Footwear | |

DINING

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





Floor Plans

West Building | Floor 1

1 Conference Room
4 Huddle Rooms

20 Private Offices
75 Workstations

Headcount: 95



RSF: To Be Determined

Key:

- Bike Storage
- Break / Community Room
- Conference Center
- Conference Room
- Copy Room
- Elevator Lobby
- Fitness
- Interview Suite
- Mothers Room
- Multi-Purpose Room
- Restrooms
- Stairs
- Tech Center
- Training Room

Floor Plans

West Building | Floor 2

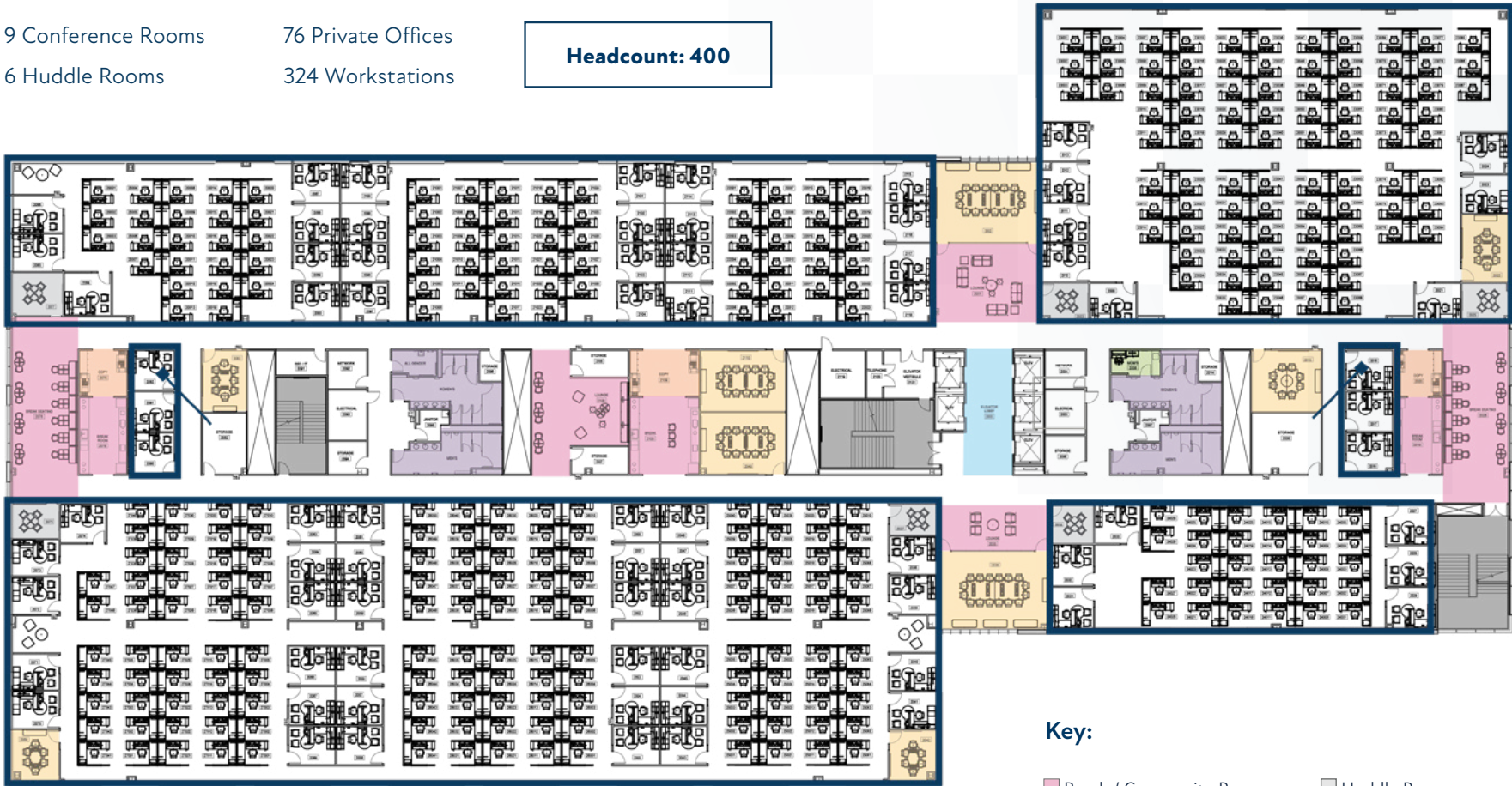
9 Conference Rooms

76 Private Offices

6 Huddle Rooms

324 Workstations

Headcount: 400



Key:

- Break / Community Room
- Conference Room
- Copy Room
- Elevator Lobby
- Huddle Room
- Mothers Room
- Restrooms
- Stairs

USF: ±59,120 | RSF: ±69,762

Floor Plans

West Building | Floor 3

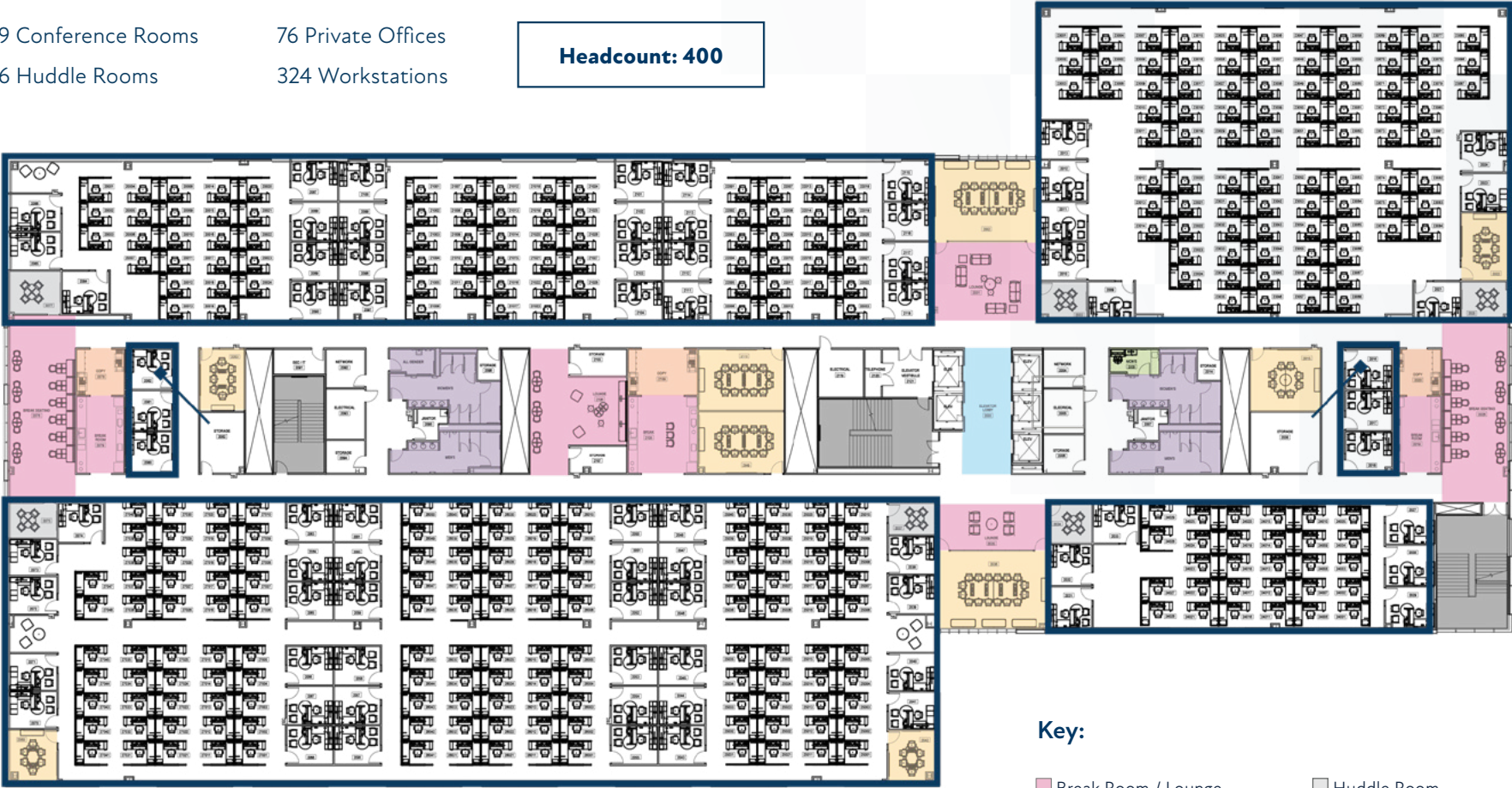
9 Conference Rooms

76 Private Offices

6 Huddle Rooms

324 Workstations

Headcount: 400



Key:

- Break Room / Lounge
- Conference Room
- Copy Room
- Elevator Lobby
- Huddle Room
- Mothers Room
- Restrooms
- Stairs

USF: ±59,120 | RSF: ±69,762

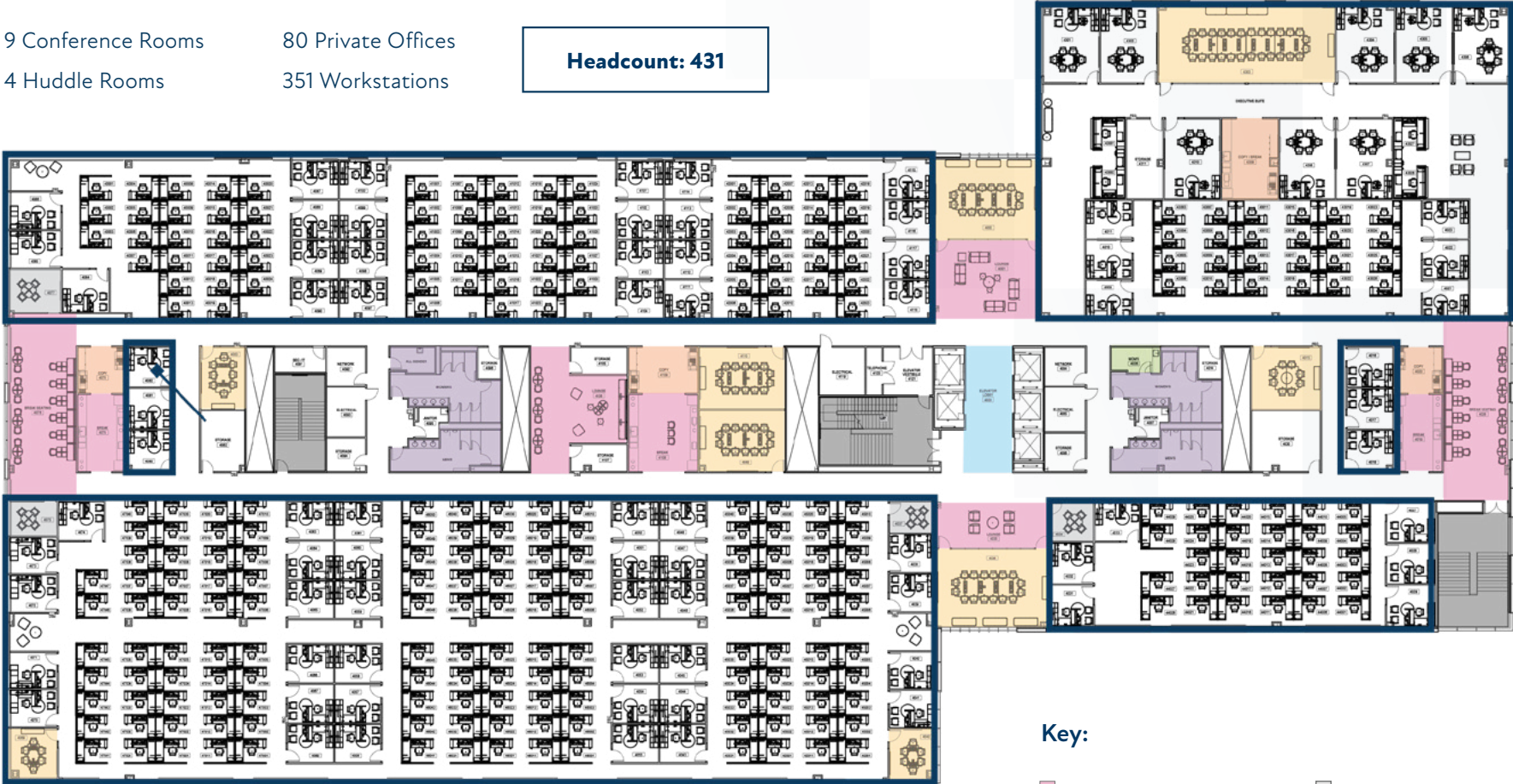
Floor Plans

West Building | Floor 4

9 Conference Rooms
4 Huddle Rooms

80 Private Offices
351 Workstations

Headcount: 431



Key:

- Break Room / Lounge
- Conference Room
- Copy Room
- Elevator Lobby
- Huddle Room
- Mothers Room
- Restrooms
- Stairs

USF: ±59,120 | RSF: ±69,762

Floor Plans

East Building | Floor 1

8 Private Offices

36 Workstations

Headcount: 44



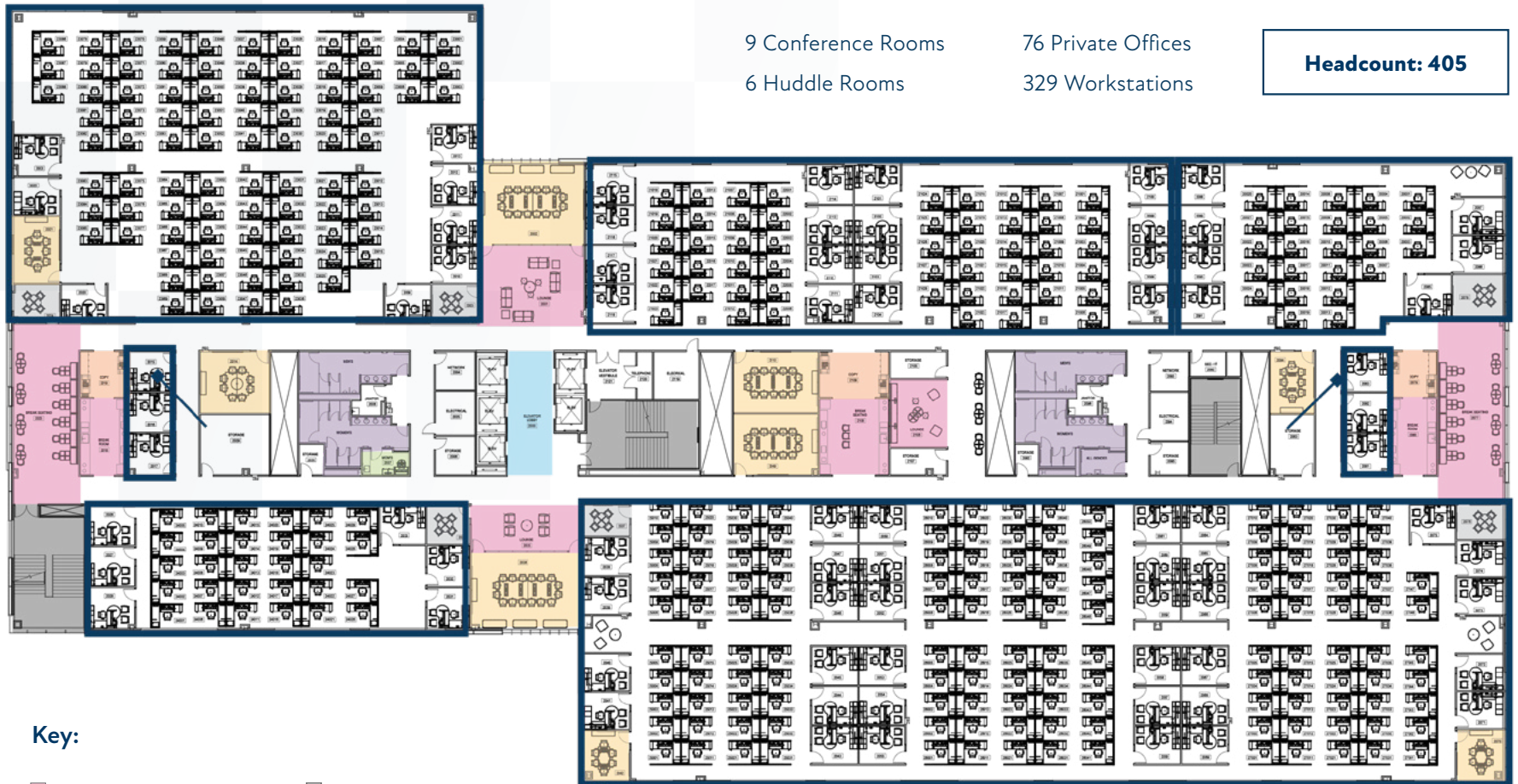
Key:

- | | |
|---|--|
| ■ Clinic | ■ Mothers Room |
| ■ Copy Center | ■ Pharmacy |
| ■ Elevator Lobby | ■ Restrooms |
| ■ Mail Room | ■ Stairs |
| ■ Multi-purpose Room | ■ Summit Bistro & Summit Perk |

RSF: To Be Determined

Floor Plans

East Building | Floor 2



Key:

- Break Room / Lounge
- Conference Room
- Copy Room
- Elevator Lobby
- Huddle Room
- Mothers Room
- Restrooms
- Stairs

USF: ±59,110 | RSF: ±69,750

Floor Plans

East Building | Floor 3

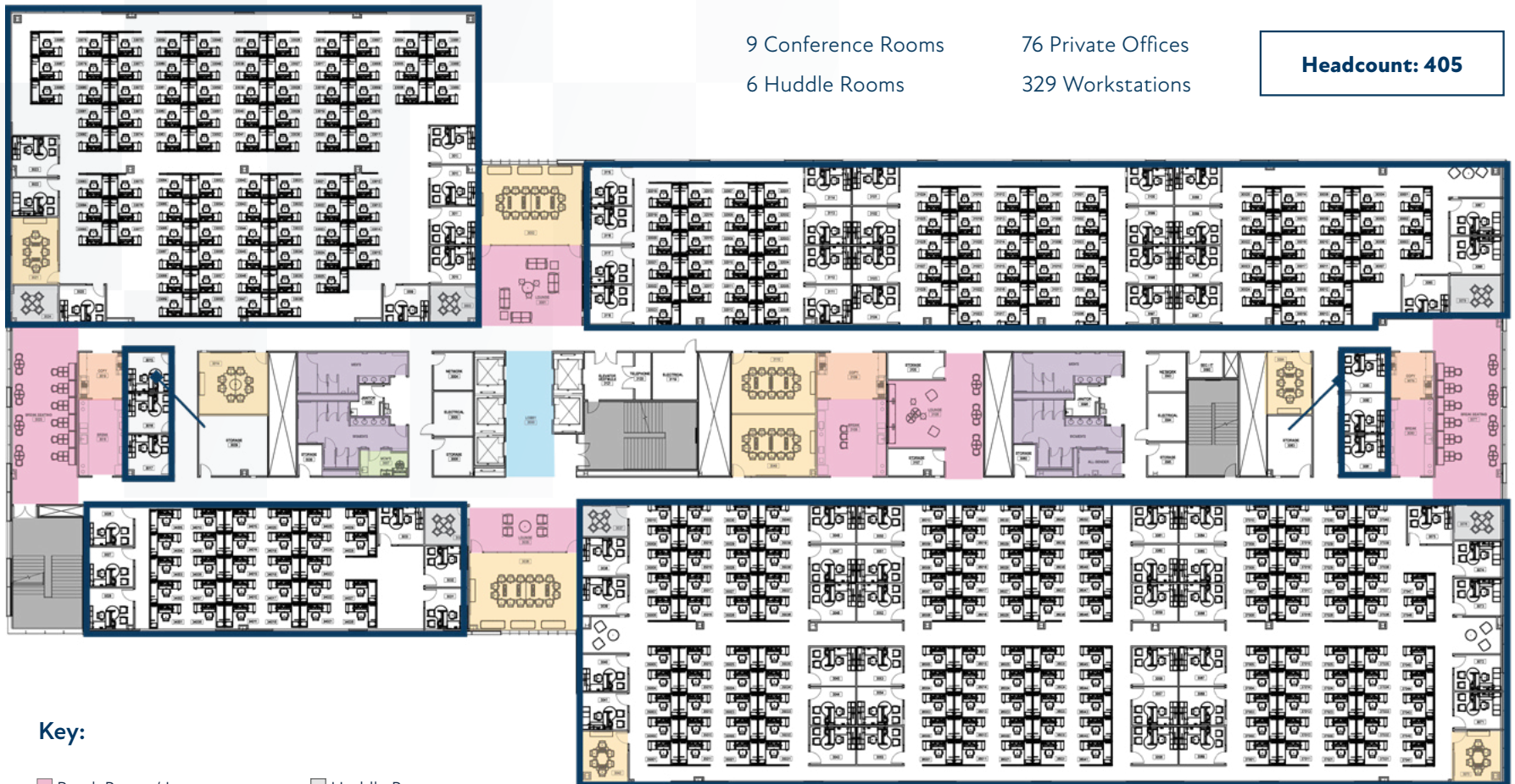
9 Conference Rooms

76 Private Offices

6 Huddle Rooms

329 Workstations

Headcount: 405



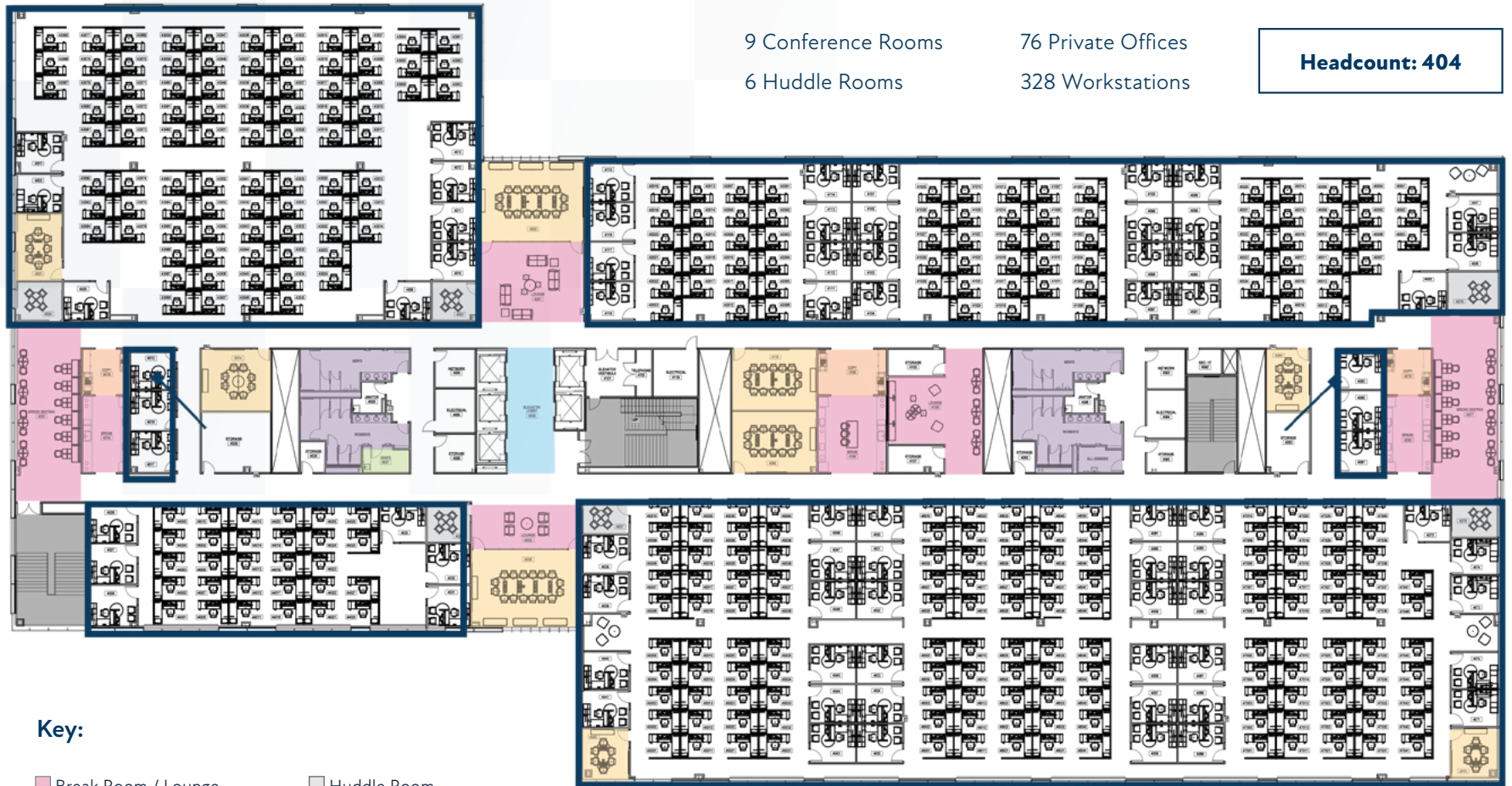
Key:

- Break Room / Lounge
- Conference Room
- Copy Room
- Elevator Lobby
- Huddle Room
- Mothers Room
- Restrooms
- Stairs

USF: ±59,110 | RSF: ±69,750

Floor Plans

East Building | Floor 4



9 Conference Rooms
6 Huddle Rooms

76 Private Offices
328 Workstations

Headcount: 404

Key:

- Break Room / Lounge
- Conference Room
- Copy Room
- Elevator Lobby
- Huddle Room
- Mothers Room
- Restrooms
- Stairs

USF: ±59,110 | RSF: ±69,750

4151

AND

E COMMERCE WAY

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



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-02/21/23