

**FOR LEASE**

# Northgate Business Center

4600-4650 Northgate Blvd. Sacramento, CA

**CONTACT:**

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**CONNOR BELL**

Senior Associate  
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±1,944 to ±5,859 SF AVAILABLE



# PROPERTY FEATURES

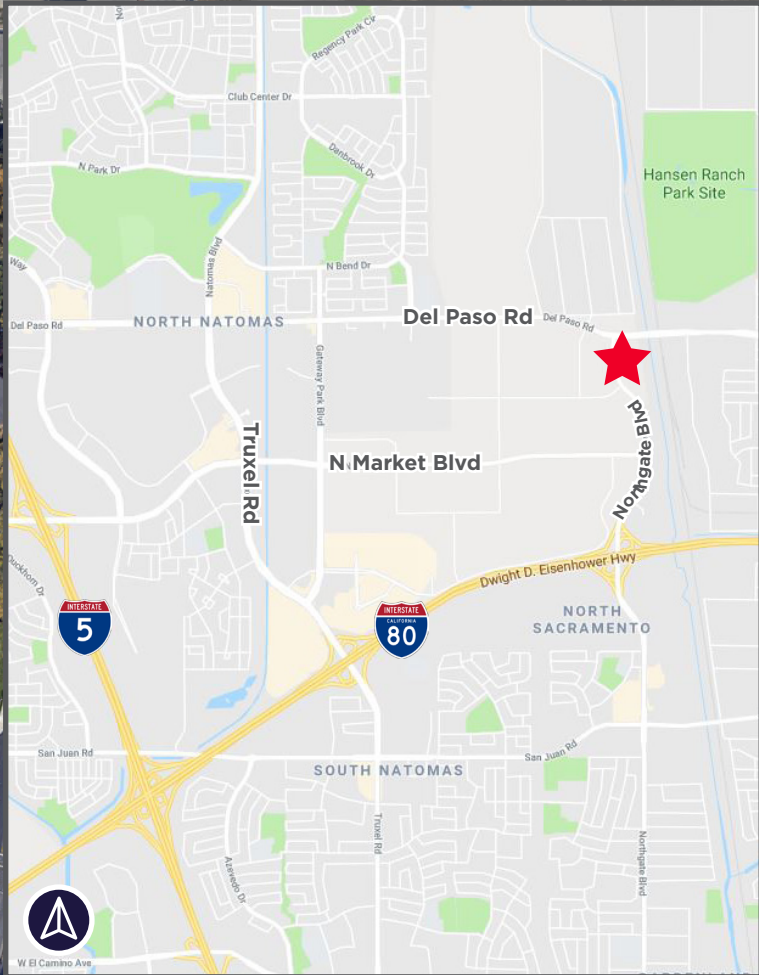
Northgate Business Center provides versatile leasing options, including office, flex, R&D, and warehouse spaces. Conveniently located with easy access to I-80 and I-5, it offers excellent connectivity to the Sacramento International Airport and the Central Business District, making it an ideal choice for businesses seeking a strategic and accessible location.



<b>Business Park Size:</b>	±139,697 SF
<b># of Buildings:</b>	6
<b>Space Available:</b>	±10,004 SF
<b># of Units Available:</b>	3
<b>Site Area:</b>	±10.98 AC
<b>Clear Height:</b>	Min. 15'6" in Flex Bldgs
<b>Loading:</b>	Grade Level
<b>Parking:</b>	3/1,000 SF
<b>Year Built/Renovated:</b>	1989/2011
<b>Sprinkler:</b>	Yes
<b>Lease Rate:</b>	Contact Broker

- \* Office / Flex / R&D spaces
- \* 3/1000 SF parking ratio
- \* Shared Conference Rooms
- \* On-site Cafe
- \* Easy access to I-80 & I-5, Sacramento International Airport and Central Business District
- \* Direct access from parking lot to suite entrance

# SITE PLAN



# AVAILABILITIES



## OFFICE

TOTAL AVAILABLE:  
**±2,201 SF**

### 4600 NORTHGATE BLVD, SACRAMENTO, CA

Suite 220	±2,201 - 6-8 Private Offices, Open Office, Break Room, Conference Room
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## FLEX

TOTAL AVAILABLE:  
**±7,803 SF**

### 4610 NORTHGATE BLVD, SACRAMENTO, CA

Fully Leased
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### 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 30-days</i>
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### 4640 NORTHGATE BLVD, SACRAMENTO, CA

Fully Leased
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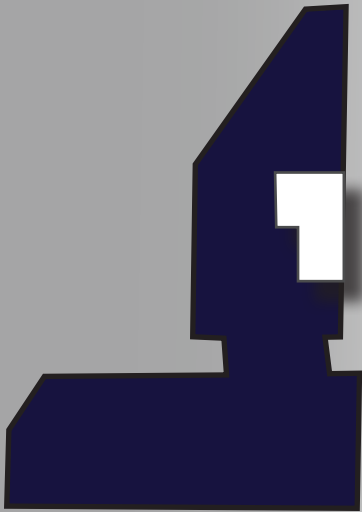
### 4650 NORTHGATE BLVD, SACRAMENTO, CA

Fully Leased
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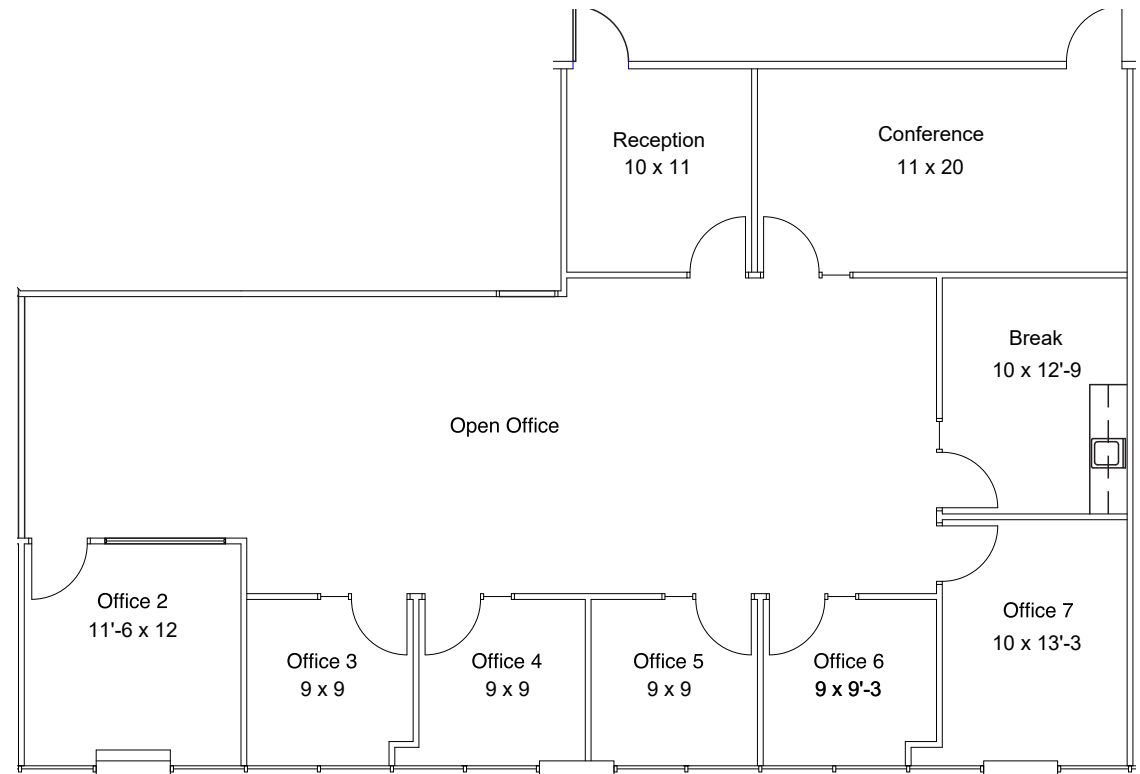
**4600 NORTHGATE BLVD**  
Sacramento, CA

# Suite 220

TOTAL AVAILABLE:  
**±2,201 SF**



# OFFICE



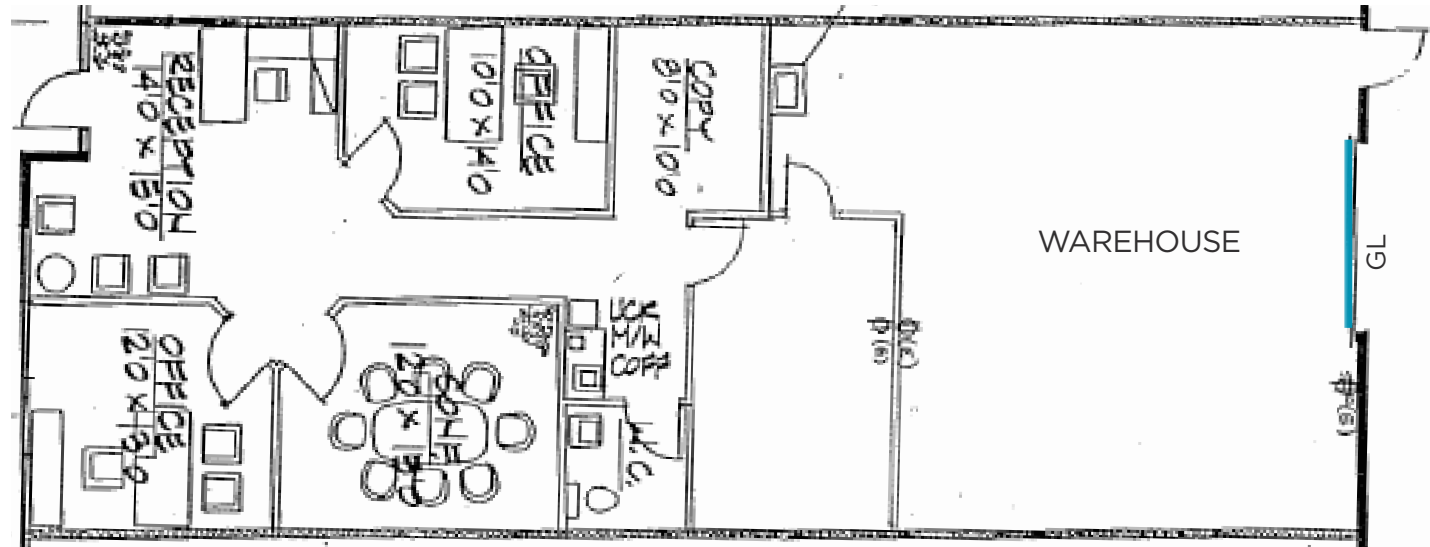
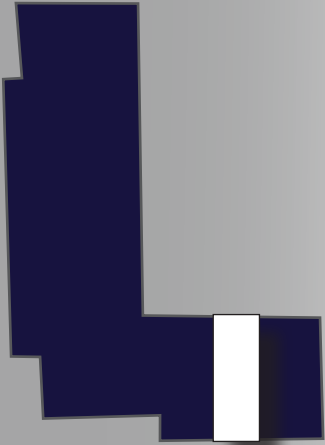
FLOOR PLAN (NOT TO SCALE)

**4620 NORTHGATE BLVD**  
Sacramento, CA



# Suite 170

TOTAL AVAILABLE:  
**±1,944 SF**



FLOOR PLAN (NOT TO SCALE)

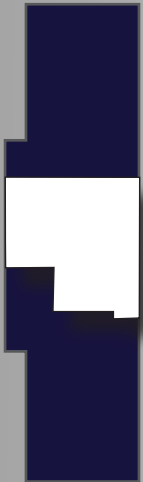
**4630 NORTHGATE BLVD**  
Sacramento, CA

## Suite 135

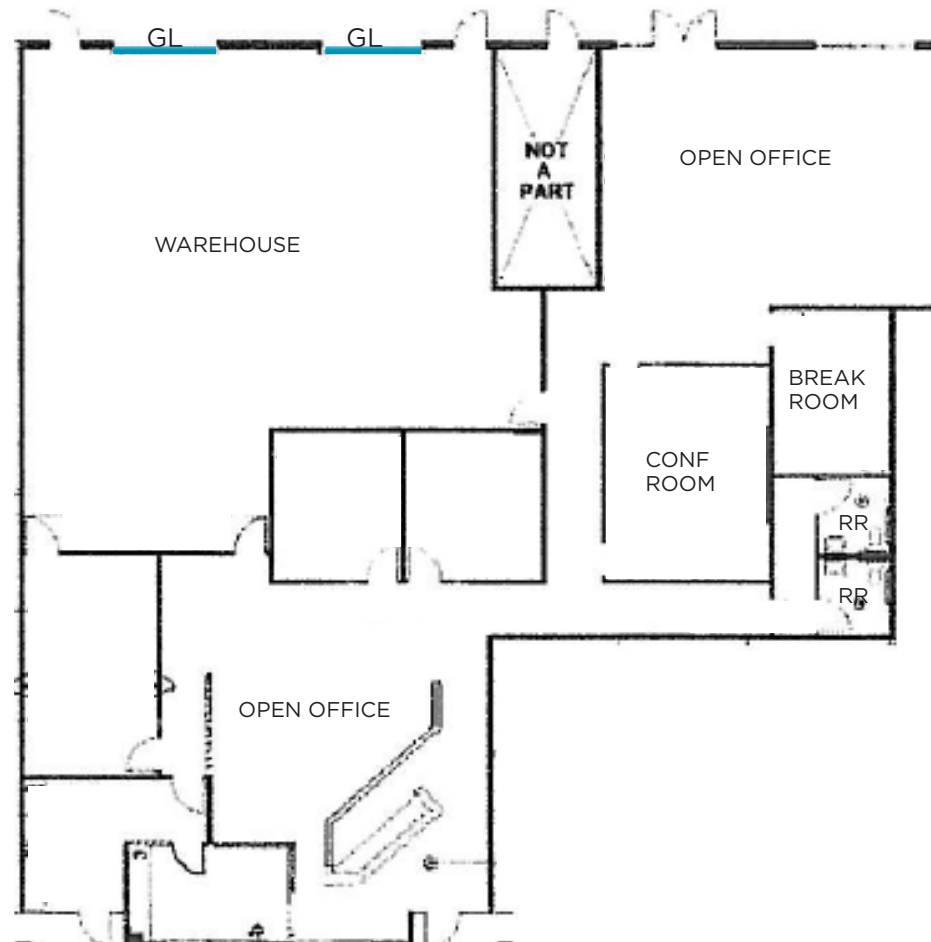
TOTAL AVAILABLE:

**±5,859 SF**

\*Available 4/1/2025 with  
possibility of 30-days



**FLEX**



FLOOR PLAN (NOT TO SCALE)



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