

# Sale/Lease

N. Natomas Move-in Ready Office

4788 Duckhorn Drive  
Sacramento, CA 95834



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## Property Highlights:

- 2,151, s.f., move-in ready two-story Office
- Located in a professionally managed business park
- Corner unit with extensive window lines
- Reception, Conference Room, Break Room on the first floor
- Private offices on the second floor
- North Natomas Location close to Sacramento Int'l Airport
- Immediately off Highway 5
- **Sale Price: \$725,000 | Lease Rate: \$1.95 mod. gross**

The information contained herein including square footages has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

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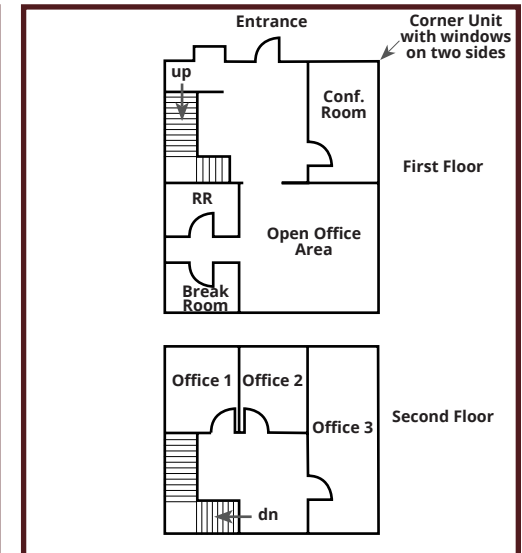
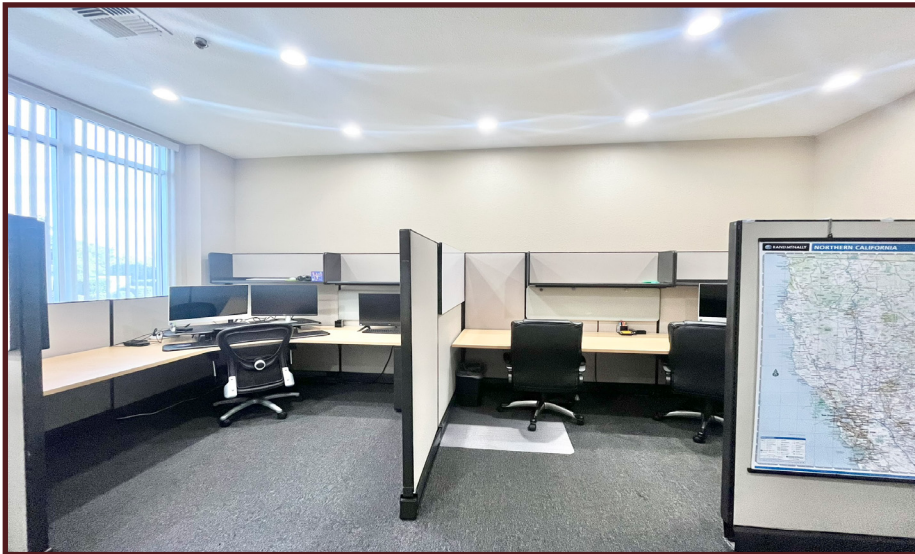
### Location Details:

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. Most of the furniture except the conference table & workstations have been removed.

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