

±2,725 RSF

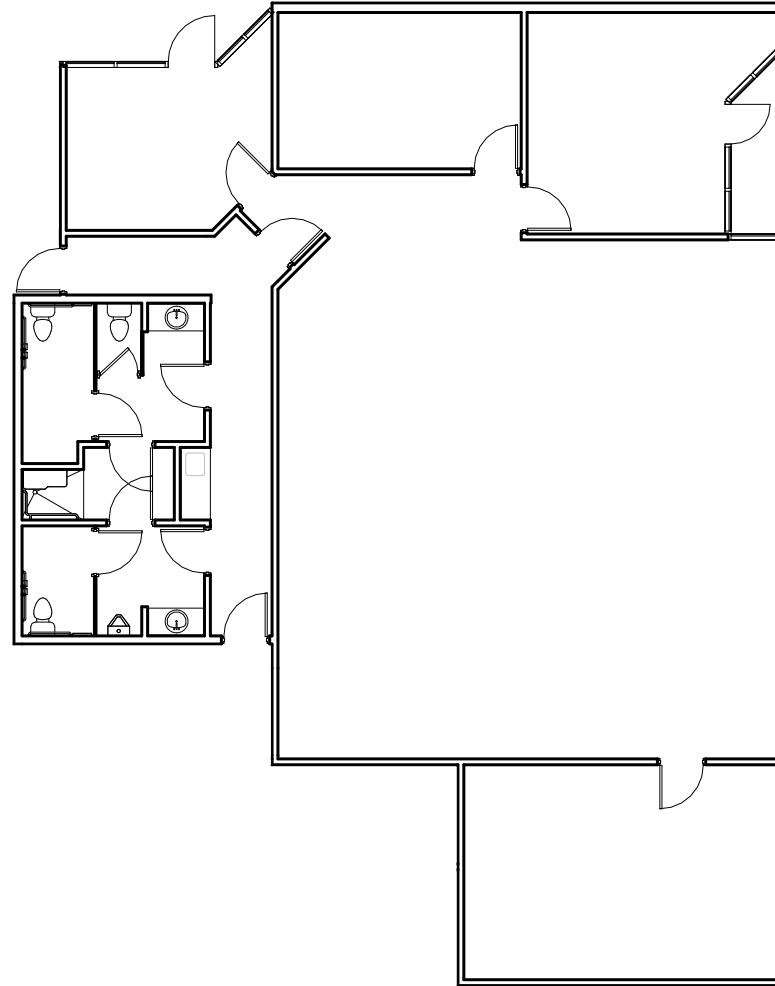
SUITE 130

DESCRIPTION:

- Office space
- Two private offices
- Open office area
- Break room
- Access to a common area restroom
- M-1 Zoning
- Located near Power Inn Road and Highway 50

POWER:

- #1 - 200 amp; 3-phase; 42 circuit; 120/208 volt



OFFICE CONTACTS:

TONY WHITTAKER

+1 916 492 6914

tony.whittaker@cbre.com

Lic.01780828

NELLIE CRUZ

+1 916 492 6915

nellie.cruz@cbre.com

Lic. 02086140

INDUSTRIAL CONTACTS:

SEAN MEROLD, SIOR

+1 916 446 8701

sean.merold@cbre.com

Lic. 01803204

JIMMY LANDIS

+1 916 446 8280

jimmy.landis@cbre.com

Lic. 02130311

www.cbre.com/sacramento



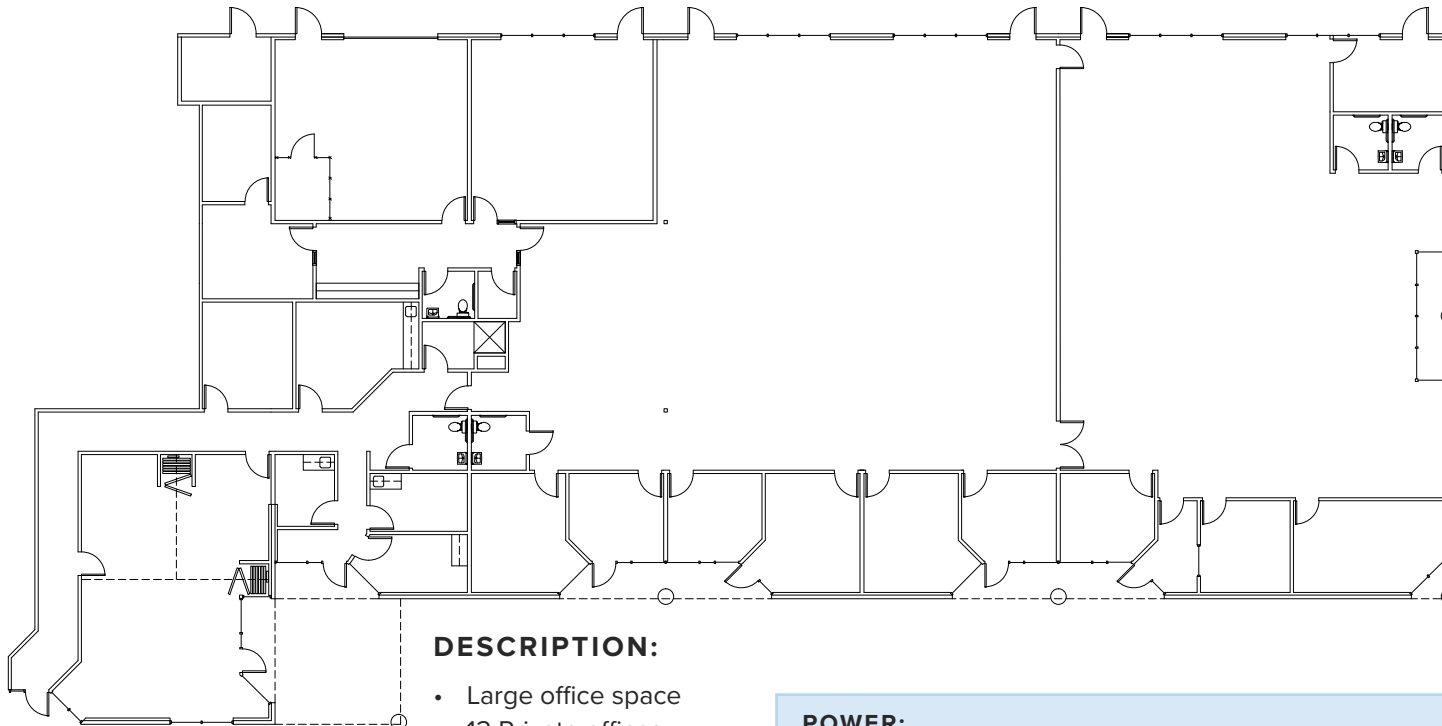
© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio_April2026

NOW LEASING | 3560, 3630, 3700 BUSINESS DRIVE AND 7273 14TH AVENUE

SACRAMENTO, CA

±12,709-24,260 RSF

SUITE 100



DESCRIPTION:

- Large office space
- 12 Private offices
- Two training rooms
- Conference room
- Break room
- Open office area
- M-1 Zoning
- 4.2/1,000 SF Parking Ratio

POWER:

- #1 - Panel D - 200 amp; 3-phase; 42 circuit; 120/208 volt
- #2 - Panel E - 200 amp; 3-phase; 30 circuit; 120/208 volt
- #3 - Panel G - 200 amp 3 phase 30 circuit 120/208 volt
- #4 - Panel F - 200 amp; 3-phase; 42 circuit; 120/208 volt
- #5 - Panel I - 200 amp; 3 phase; 42 circuit; 120/208 volt
- #6 - Panel I - 1 fed from panel I; 70 amp; 3-phase; 120/208 volt

OFFICE CONTACTS:

TONY WHITTAKER

+1 916 492 6914

tony.whittaker@cbre.com

Lic.01780828

NELLIE CRUZ

+1 916 492 6915

nellie.cruz@cbre.com

Lic. 02086140

INDUSTRIAL CONTACTS:

SEAN MEROLD, SIOR

+1 916 446 8701

sean.merold@cbre.com

Lic. 01803204

JIMMY LANDIS

+1 916 446 8280

jimmy.landis@cbre.com

Lic. 02130311

www.cbre.com/sacramento



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_April2026

NOW LEASING | 3560, 3630, 3700 BUSINESS DRIVE AND 7273 14TH AVENUE

SACRAMENTO, CA



±11,551-24,260 RSF

SUITE 110

DESCRIPTION:

- Large Break Room
- Conference Room
- Open Office Area
- 4 Private Offices
- 5 Restrooms
- Conditioned Warehouse Areas
- Access to Common Dock
- (2) 12x14 OHD's
- 4.2/1,000 SF Parking Ratio



POWER:

- Dedicated Back-Up Generator
- #1 - Panel A - 200 amp; 3-phase; 4 wire 120/208 volt; 42 circuit
- #2 - Panel A1 - 90 amp; single-phase; 120/208 volt; 20 circuit
- #3 - Panel B - Generator backed up; 200 amp; 3-phase; 4 wire 120/208 volt; 42 circuit
- #4 - Panel C - Generator backed up; 200 amp; 3-phase; 4 wire 120/208 volt; 42 circuit

OFFICE CONTACTS:

TONY WHITTAKER

+1 916 492 6914

tony.whittaker@cbre.com

Lic.01780828

NELLIE CRUZ

+1 916 492 6915

nellie.cruz@cbre.com

Lic. 02086140

INDUSTRIAL CONTACTS:

SEAN MEROLD, SIOR

+1 916 446 8701

sean.merold@cbre.com

Lic. 01803204

JIMMY LANDIS

+1 916 446 8280

jimmy.landis@cbre.com

Lic. 02130311

www.cbre.com/sacramento



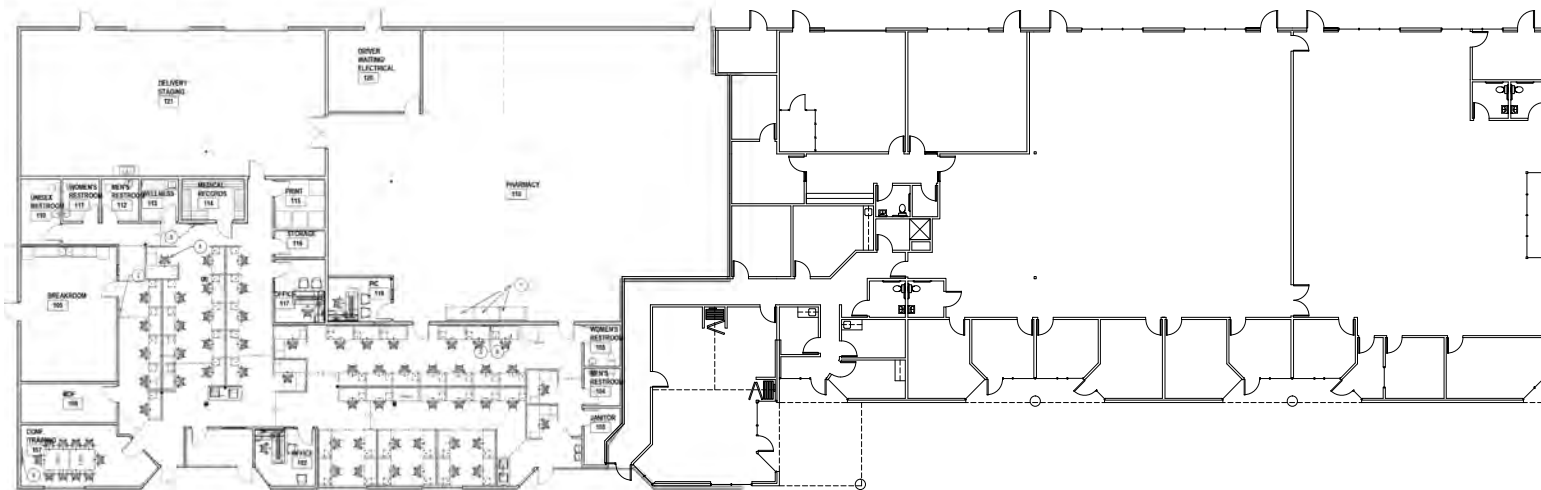
© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio_April2026

NOW LEASING | 3560, 3630, 3700 BUSINESS DRIVE AND 7273 14TH AVENUE

SACRAMENTO, CA

±11,551-24,260 RSF

SUITES 100/110 Combined



OFFICE CONTACTS:

TONY WHITTAKER

+1 916 492 6914

tony.whittaker@cbre.com

Lic.01780828

NELLIE CRUZ

+1 916 492 6915

nellie.cruz@cbre.com

Lic. 02086140

INDUSTRIAL CONTACTS:

SEAN MEROLD, SIOR

+1 916 446 8701

sean.merold@cbre.com

Lic. 01803204

JIMMY LANDIS

+1 916 446 8280

jimmy.landis@cbre.com

Lic. 02130311

www.cbre.com/sacramento



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio_April2026

NOW LEASING | 3560, 3630, 3700 BUSINESS DRIVE AND 7273 14TH AVENUE

SACRAMENTO, CA

±6,773-17,500 RSF

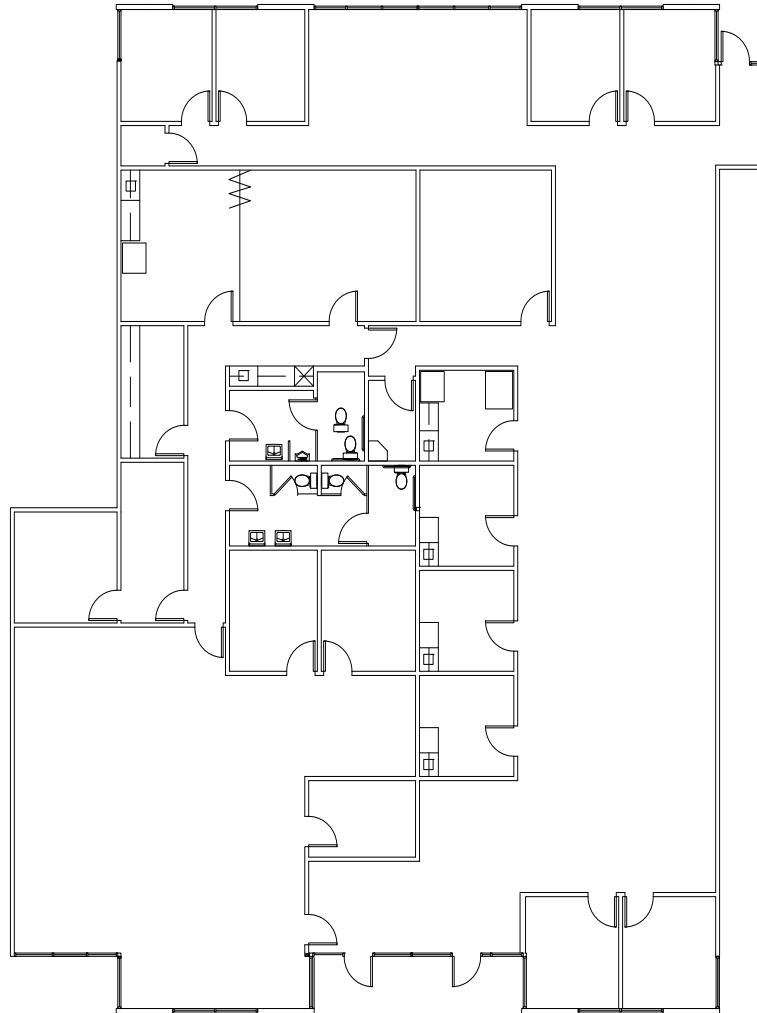
SUITE 130

DESCRIPTION:

- 14 Private offices
- Four restrooms
- Conference room
- Break room
- Open office area
- M-1 Zoning
- Located near Power Inn Road and Highway 50

POWER:

- #1 - Panel A - 1,200 amp; 3-phase; 42 circuit; 120/208 volt; and semi flush mounted panel board fed from panel A
- #2 - Panel A - 200 amp; 3-phase; 42 circuit; 120/208 volt



OFFICE CONTACTS:

TONY WHITTAKER

+1 916 492 6914

tony.whittaker@cbre.com

Lic.01780828

NELLIE CRUZ

+1 916 492 6915

nellie.cruz@cbre.com

Lic. 02086140

INDUSTRIAL CONTACTS:

SEAN MEROLD, SIOR

+1 916 446 8701

sean.merold@cbre.com

Lic. 01803204

JIMMY LANDIS

+1 916 446 8280

jimmy.landis@cbre.com

Lic. 02130311

www.cbre.com/sacramento



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio_April2026

NOW LEASING | 3560, 3630, 3700 BUSINESS DRIVE AND 7273 14TH AVENUE

SACRAMENTO, CA

±4,901-17,500 RSF

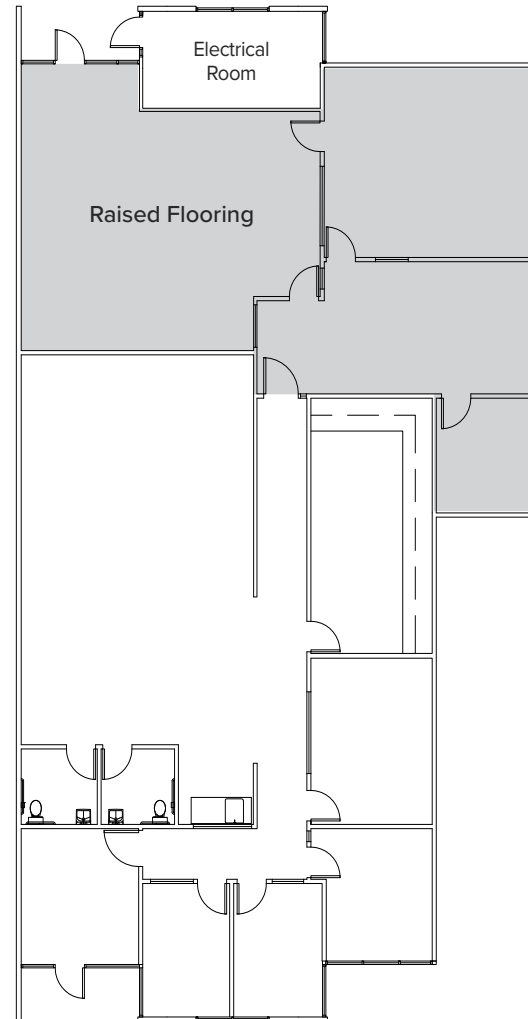
SUITE 150

DESCRIPTION:

- Plug and Play Data Center
- Four Private Offices
- Two restrooms
- Open area for cubicles
- Conference room
- Large rooms in the back of the unit that can be used as offices, tech or storage
- The unit has existing systems in place including:
 - » Raised Flooring
 - » UPS System
 - » Generator
 - » FM 200 Fire Suppression System
 - » Dedicated Electrical Room
- Located near Power Inn Road and Highway 50

POWER:

- #1 - Leibert system emergency back-up power; 277/480 volt; dedicated for A/C 1
- #2 Panel Bp; 200 amp; 3-phase; 42 circuit; 120/208 volt; and surface mounted panel board
- #3 - Leibert system emergency back-up power; 277/480 volt
- #4 Panel - 200 amp; 3-phase; 42 circuit; 120/208 volt; and surface mounted panel board
- #5 - Leibert system emergency back-up power; 277/480 volt; dedicated for A/C 2
- #6 - Leibert system emergency back-up power; 277/480 volt; dedicated for A/C 3
- #7 - Leibert system emergency back-up power; 277/480 volt; dedicated for A/C 4
- #8 - 3 - 125 amp; 120/208 volt; 3-phase; 42 circuit; and surface panel boards
- #9 - 400 amp; 3-phase; automatic transfer switch
- #10 - 400 amp; 3-phase; 277/480 volt; dedicated meter
- #11 - 400 amp; 3-phase; 277/480 generator



OFFICE CONTACTS:

TONY WHITTAKER

+1 916 492 6914

tony.whittaker@cbre.com

Lic.01780828

NELLIE CRUZ

+1 916 492 6915

nellie.cruz@cbre.com

Lic. 02086140

INDUSTRIAL CONTACTS:

SEAN MEROLD, SIOR

+1 916 446 8701

sean.merold@cbre.com

Lic. 01803204

JIMMY LANDIS

+1 916 446 8280

jimmy.landis@cbre.com

Lic. 02130311

www.cbre.com/sacramento



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio_April2026

NOW LEASING | 3560, 3630, 3700 BUSINESS DRIVE AND 7273 14TH AVENUE

SACRAMENTO, CA



±1,920 RSF

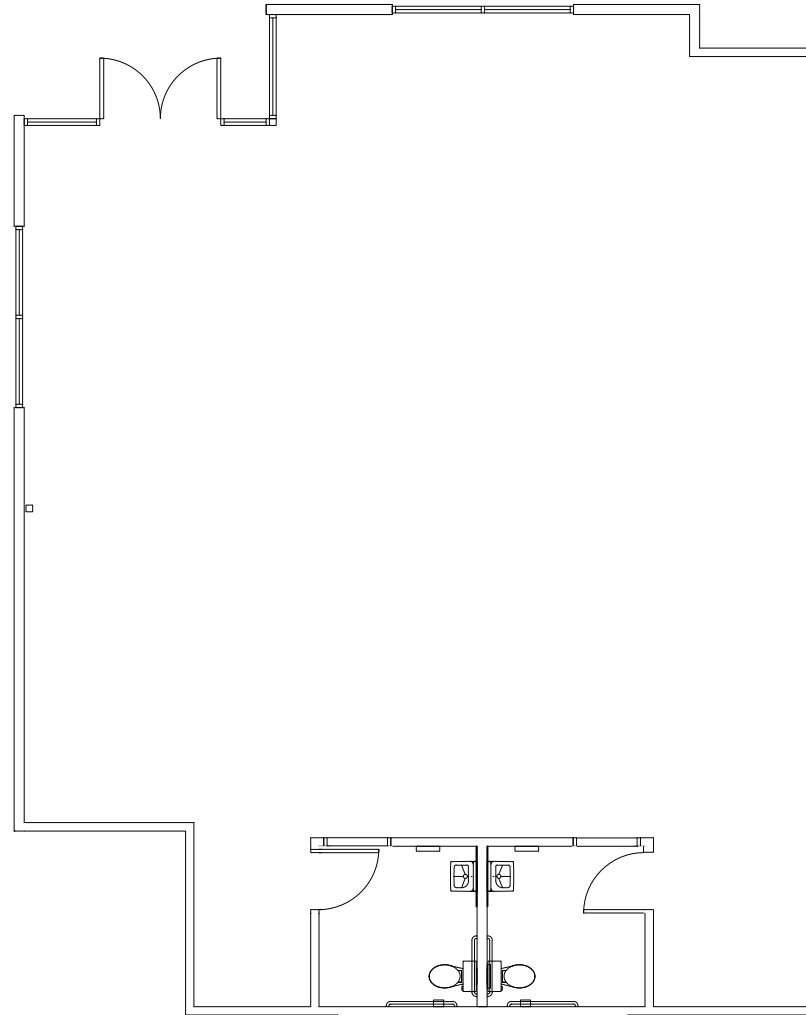
SUITE 130

DESCRIPTION:

- Open office area
- Two private restrooms
- M-1 Zoning
- Located near Power Inn Road and Highway 50

POWER:

- #1 - 200 amp; 3-phase;
42 circuit; 120/208 volt



OFFICE CONTACTS:

TONY WHITTAKER

+1 916 492 6914

tony.whittaker@cbre.com

Lic.01780828

NELLIE CRUZ

+1 916 492 6915

nellie.cruz@cbre.com

Lic. 02086140

INDUSTRIAL CONTACTS:

SEAN MEROLD, SIOR

+1 916 446 8701

sean.merold@cbre.com

Lic. 01803204

JIMMY LANDIS

+1 916 446 8280

jimmy.landis@cbre.com

Lic. 02130311

www.cbre.com/sacramento



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio_April2026

NOW LEASING | 3560, 3630, 3700 BUSINESS DRIVE AND 7273 14TH AVENUE

SACRAMENTO, CA