



**Parker
Stevenson**

BROKERAGE CORP

Parker Stevenson Brokerage Company
4030 Truxel Road
Suite D
Sacramento, CA 95384

4010 TRUXEL ROAD

Lease Rate: \$2.10/sf NNN

Natomas Business Crossing Business Center

FOR LEASE

+/-1,500 - 10,000 RSF
or more!



For more information,
please contact:

Mindee Menigoz
916-928-3800 x 1002
mindee.menigoz@sbcglobal.net
DRE License # 01754522



- Multiple Private Offices/Treatment Rooms
- Attractive Finishes Throughout
- Building Signage Available
- 2 Common Area Multi-stalled Restrooms
- Common Area Break Room Available
- Great Visibility from Truxel Road
- Easy Access to I-5 and I-80
- Separate/Private entry possible
- Convenient Parking
- Centrally Located to Many Amenities



**2022
Demographics**

Median HH Income:

1 Mile:	\$94,200
3 Miles:	\$90,300
5 Miles:	\$81,400

Population:

1 Mile:	36,700
3 Miles:	164,000
5 Miles:	318,000

The information provided herein has been given to us by sources we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before lease or purchase.