



4540

DUCKHORN DRIVE

Sacramento, California

CLASS A OFFICE SPACE FOR LEASE

NEWMARK

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HIGHLIGHTS

- Suite 100: 4,915 SF - Built-Out Suite
- Suite 101: 4,368 SF - Shell Condition
- Suite 102: 4,398 SF - Built-Out Suite
- All Combined Provides 14,000+ SF
- Class A Office Space
- 4/1000 Parking
- Competitive Lease Rates
- Immediate Freeway Access to Interstate 5 and Interstate 80
- Close to Restaurants, Hotels and Shopping
- Building Top and Monument Signage Available
- On-Site Security and Property Management

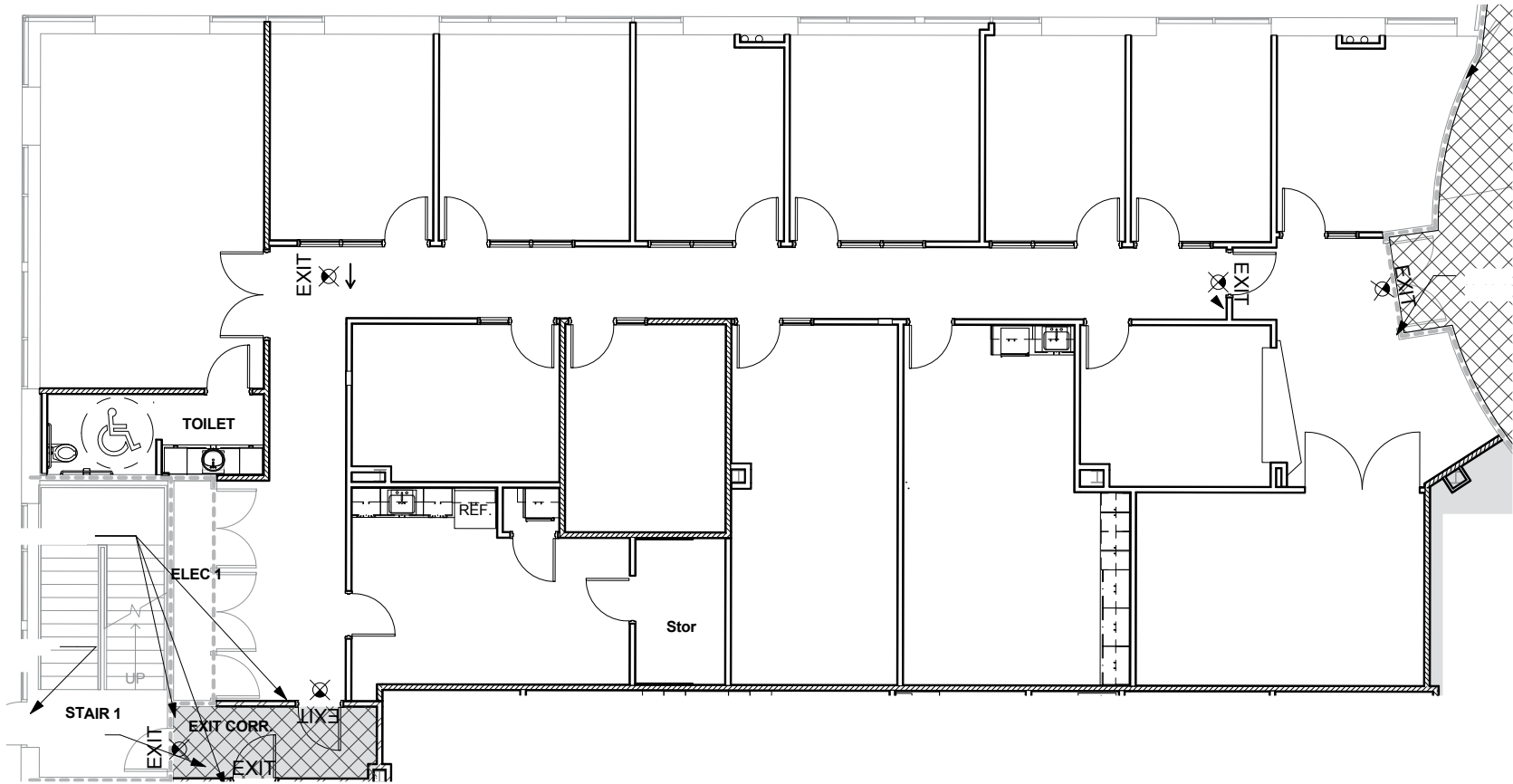
FLOOR PLAN

- Suite 100: 4,915 SF
- Suite 101: 4,368 SF
- Suite 102: 4,398 SF
- Lobby: space can be added for contiguous layout



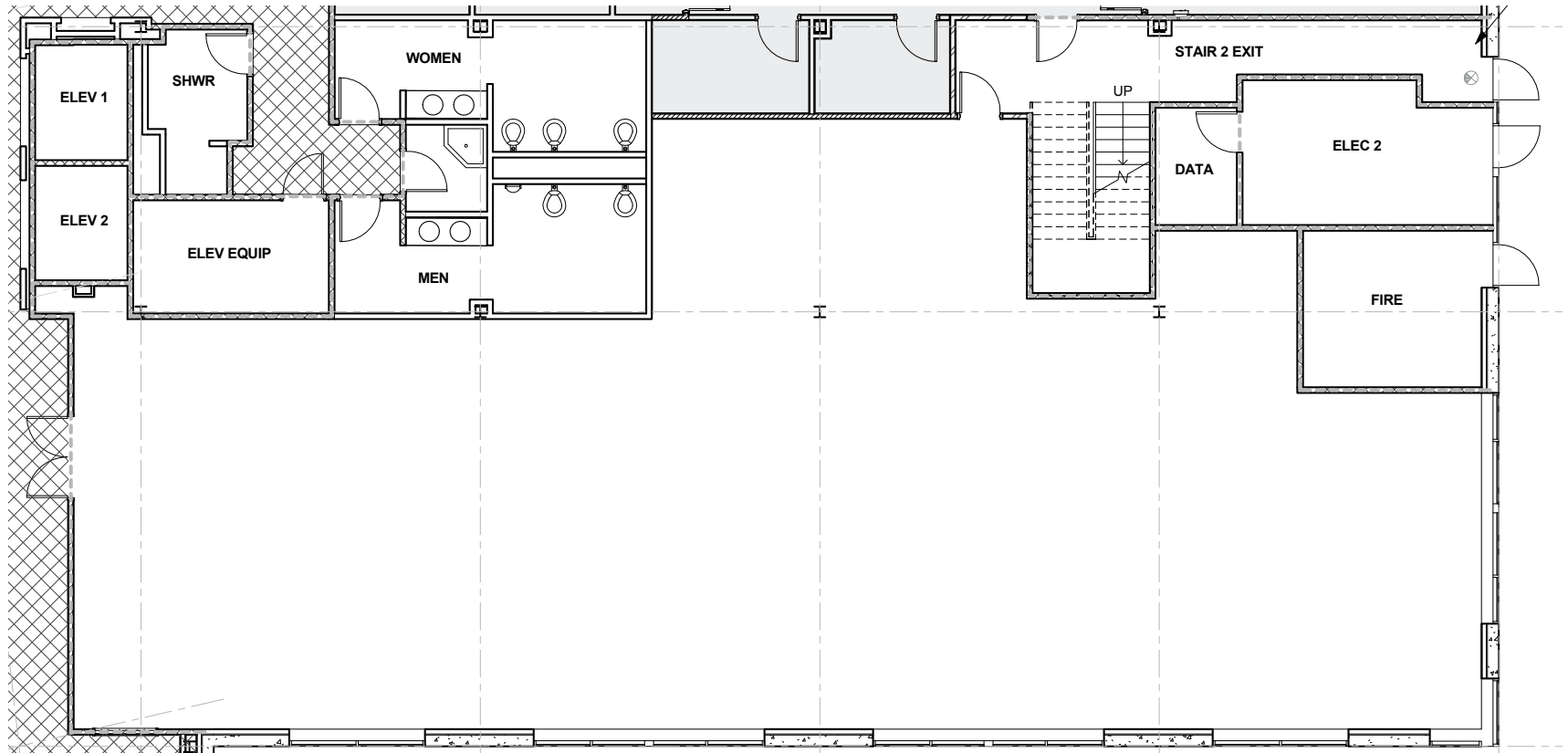
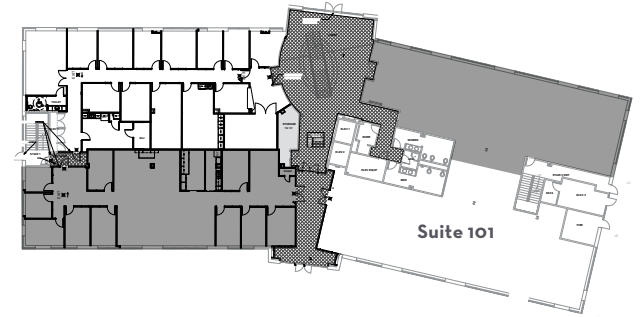
FLOOR PLAN

Suite 100: 4,915 SF



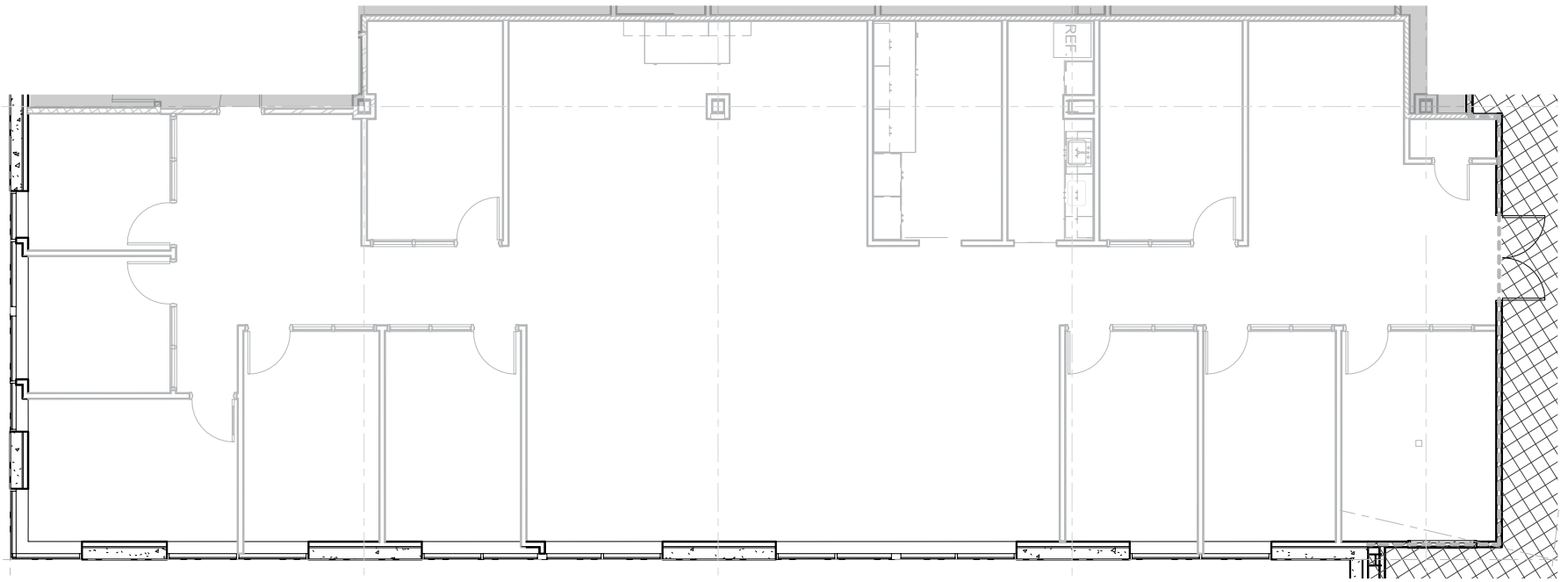
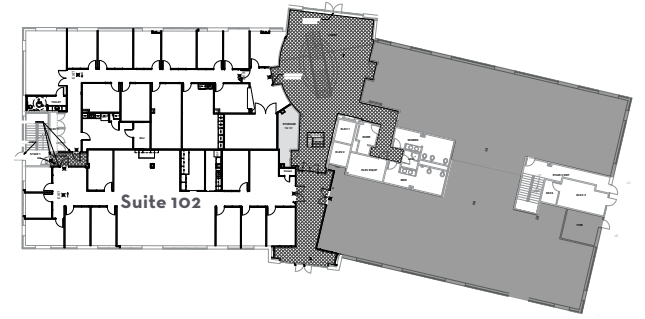
FLOOR PLAN

Suite 101: 4,368 SF



FLOOR PLAN

Suite 102: 4,398 SF





SAFeway **Papa Murphy's**
RITE AID **Panera** **FIRE WINGS**
BANK OF AMERICA **SAFE CREDIT UNION** **DOS EMOZOS**
Sourdough & Co **The UPS Store**

FOUR POINTS
HOTEL & SUITES

HYATT PLACE

HOMewood SUITES
Hilton

H Holiday Inn Express

Hampton
Suites by Hilton

Hilton Garden Inn

TOWNEPLACE SUITES
MARriott

Hacienda

4540
DUCKHORN DRIVE

TACO BELL **IN-N-OUT BURGER** **Sizzler** **Jack in the box**
PANDA EXPRESS **Wendy's** **KFC** **SPROUTS FARMERS MARKET**
Jimmy John's **CHIPOTLE MEXICAN GRILL** **Chevron** **IHOP**
Ono Hawaiian BBQ

Raley's **KOHL'S**
Marshalls **planet fitness**
JACKS URBAN EATS **Round Table PIZZA**
MONSOON BURGER
Little Caesars **BOON CHICKEN** **BELLA BRU CAFE & CATERING**
Jamba **FIVE GUYS** **Carl's Jr.** **THE PUB**
saigon alley KITCHEN + BAR **COLD STONE CREAMERY**
WELLS FARGO **Shell**

BEL AIR **STARBUCKS COFFEE** **Round Table PIZZA**
MR. PICKLE'S SANDWICH SHOP **WELLS FARGO** **JIMBOY'S TACOS**
Golden1 Credit Union **Orangetheory FITNESS** **The UPS Store**

BANGKOK GARDEN **Mountain Mike's PIZZERIA** **Lebe** **Asian n' Cajun**

- Downtown Sacramento ±7.5 Miles | ±11 Minutes
- Sacramento International Airport 5 Miles - ±7 Minutes
- Downtown San Francisco ±89 Miles - ±1.5 Hours

NEWMARK

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