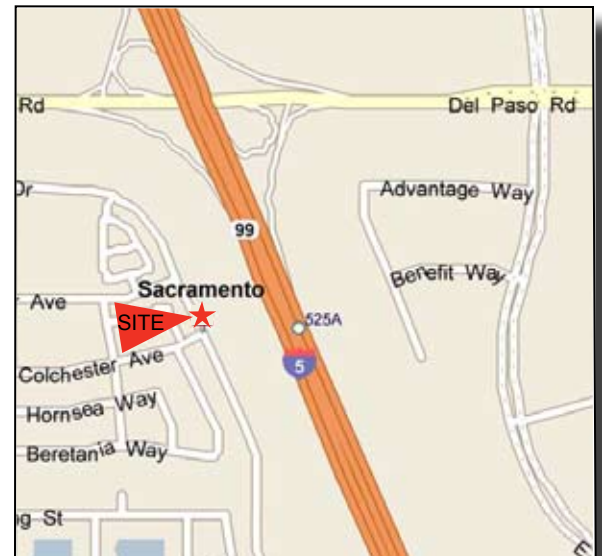


OFFICE SPACE AVAILABLE



CLASS "A" NATOMAS PROPERTY 4540 DUCKHORN DRIVE SACRAMENTO, CA

- * First and Second Floor Space Availability
- * Upscale Tenant Improvements
- * Competitive Lease Rates
- * 18,204+/- sf contiguous available
- * Class "A" Office Space
- * Abundant 4:1,000 sf Parking
- * Immediate Freeway Access (Interstates 80 and 5)
- * Nearby Hotels, Restaurants and Shopping
- * 5 Minute Drive to Sacramento International Airport



Patricia Green
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4540 Duckhorn Drive

PROPERTY DESCRIPTION

Consisting of 60,000 square feet of office space, this three story office building was designed, and constructed by Vanir for Class "A" office use. Currently leased by Vanir Development Company, Inc. as well as Vanir Construction Management Company, Inc., this new building serves as the headquarters for both of these Vanir companies.

This building is advantageously located near both Downtown Sacramento (south) and the Sacramento International Airport (north). Additionally, the property enjoys high visibility from Interstate 5 and equally easy access to Interstate 80.

Striking features including slate lobby flooring, dynamic staircase entry and visually arresting lobby decor lends an ambience of an upmarket downtown office building in an easily accessible suburban market. Designed to attract upscale tenants, the building is equipped with the latest in energy efficient "green" technology as well as abundant parking.

There are numerous amenities nearby which include restaurants, exercise facilities, lodging and shopping. Nearby restaurants range from fast food to fine dining. Gold's Gym, a full service workout and exercise facility, is also located nearby. There are multiple nearby hotels including Four Points by Sheraton, Holiday Inn Express, Homewood Suites and Hampton Inn & Suites. Shopping centers with both national and boutique stores include Gold's Gym Plaza, Natomas Town Center, Park Place, Natomas Crossing, Del Paso Market Place and The Promenade at Sacramento Gateway.



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