

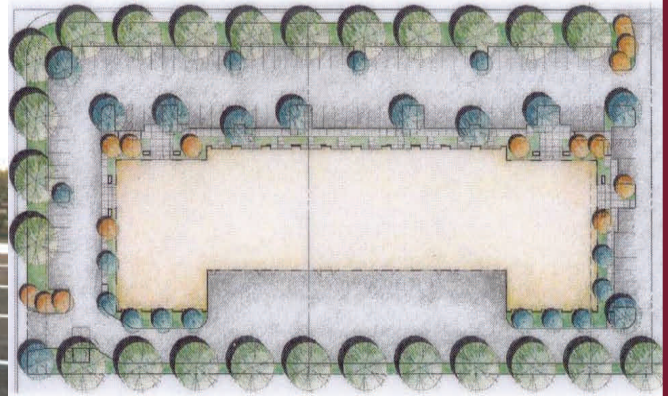
# FOR LEASE

825 Riverside Parkway - West Sacramento, CA



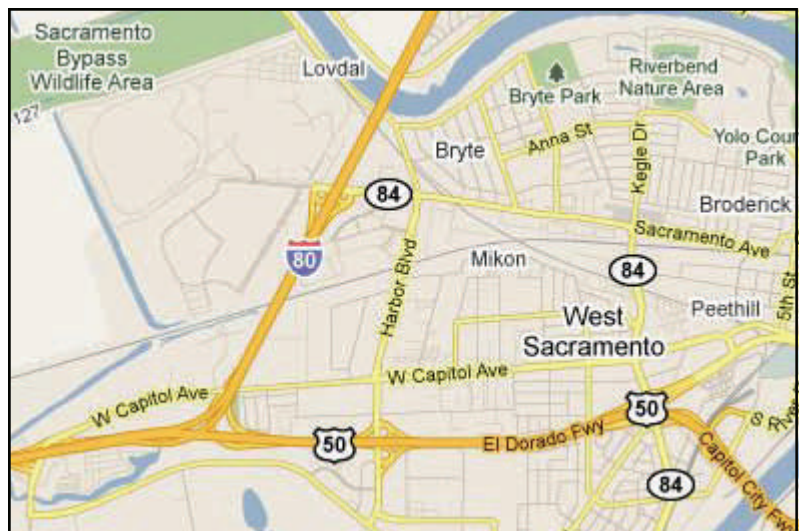
## Available Space:

4,700 sq. ft.



## PROJECT FEATURES

- New building
- 4,700 sq. ft. flex space
- Excellent street frontage
- Grade level loading areas with 10'x12' service doors
- 16' clear height available
- 10' ceiling heights
- Skylights
- Current parking ratio: 4:1,000; can accommodate any parking requirement
- Close to international airport
- Close proximity to downtown
- Turn-key tenant improvements designed to suit



## EXCLUSIVE AGENTS

Tom MacLaughlin

(916) 374-4233

[thmac@macco.org](mailto:thmac@macco.org)

DRE Lic. No. 00690406

John Ingoglia

Socotra Capital

(916) 617-2220

DRE Lic. No. 01423081



**macLaughlin and co**

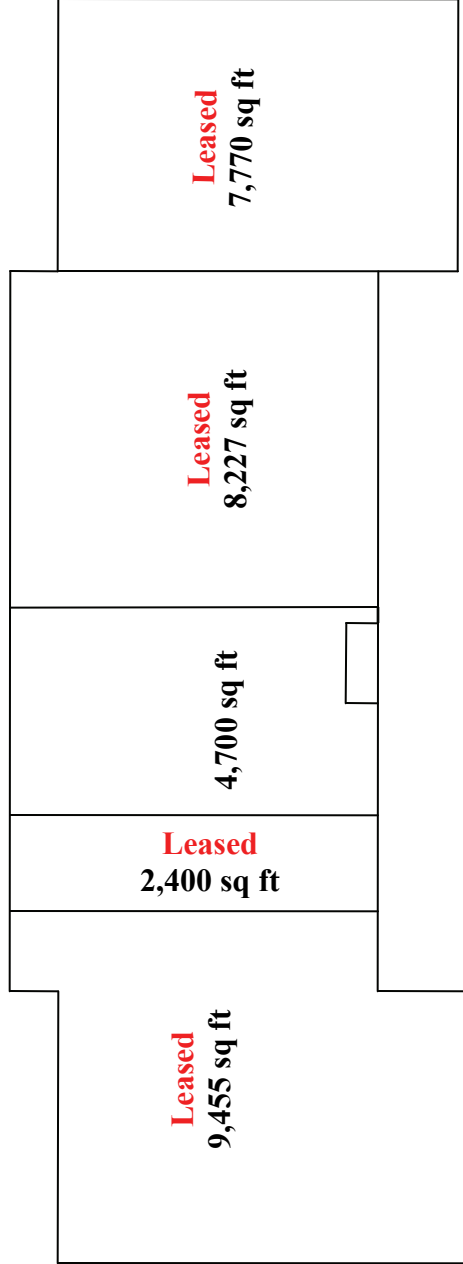
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The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

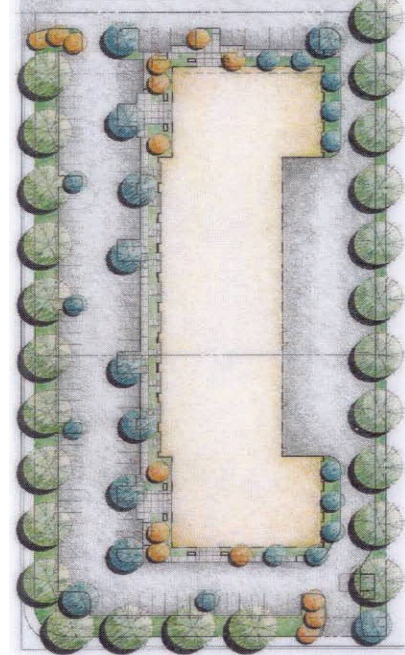


# Floor Plan



### Project Amenities

- 34,800 SF Office Flex
- Excellent Street Frontage
- Grade Level Loading
- 16' Clear Height
- Parking ratio 3.2:1000 (Standard)
- 95 reserved additional parking spaces
- Skylights
- Signage
- Monument & Flag
- Close To International Airport
- Close proximity to downtown



## EMBARCADERO COURT