

4151
AND

E COMMERCE WAY

THE Workplace Reimagined

SACRAMENTO, CA

SUBLEASE

MOVE-IN READY CAMPUS
OVER ±321,000 SF AVAILABLE

 CUSHMAN &
WAKEFIELD

Unrivaed Quality.

Unique Opportunity.

4151 & 4191 E Commerce Way is an exceptional workplace campus defined by unmatched quality and market-leading amenities. Purpose-built as a hub for a collaborative workforce, this full-campus sublease opportunity offers large users a highly amenitized, high-quality office in a strategically connected location.

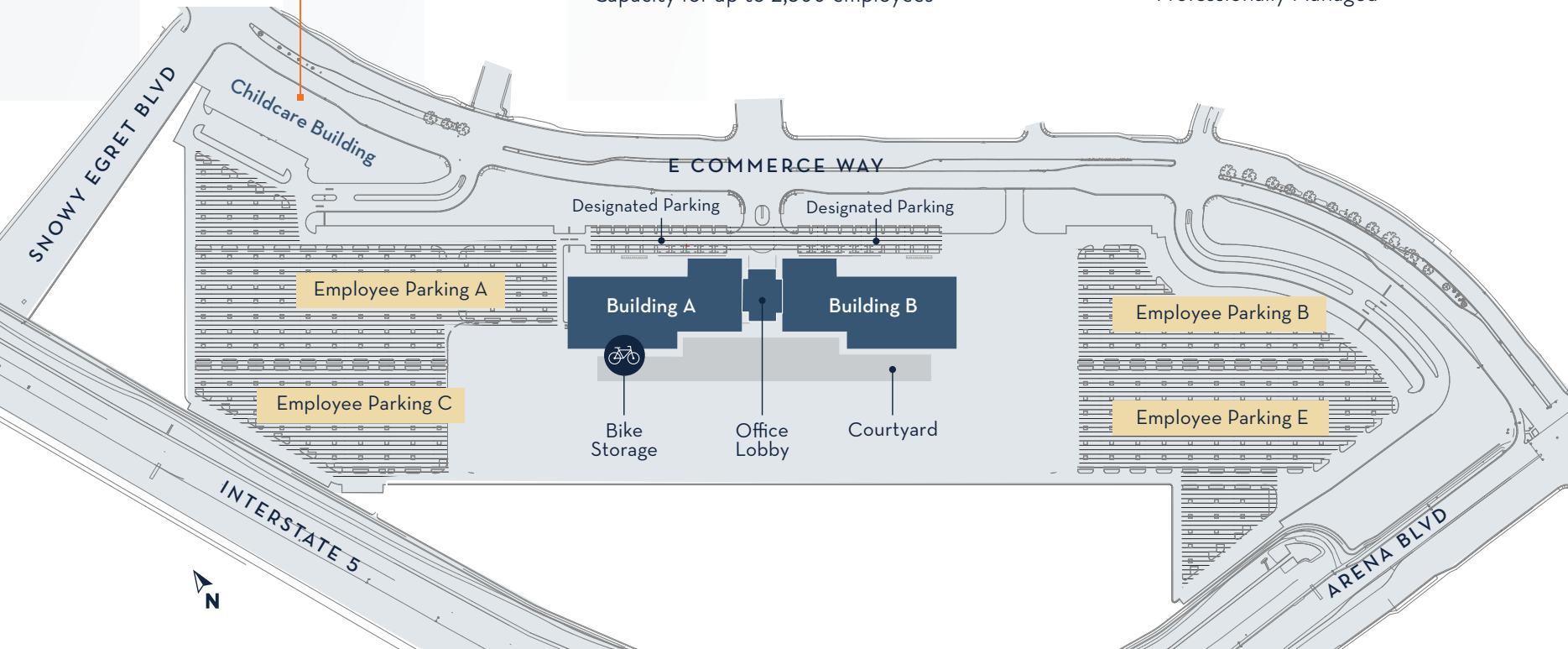
HIGHLIGHTS



TAKE A TOUR



- 2 buildings, 4 stories each
- ±321,000 RSF office space for lease
- On-site childcare provided by KinderCare
- Capacity for up to 2,500 employees
- 2,600+ parking spaces
- Fully furnished with brand new, modern furnishings
- Term: through November 2035
- Professionally Managed



An Amenities Package...

By offering the workday experience employees want, 4151 & 4191 E Commerce Way gives businesses a competitive advantage. Lifestyle, wellness, and convenience converge here with best-in-class amenities and features.



EV Chargers



Fitness Center



Locker Rooms & Showers



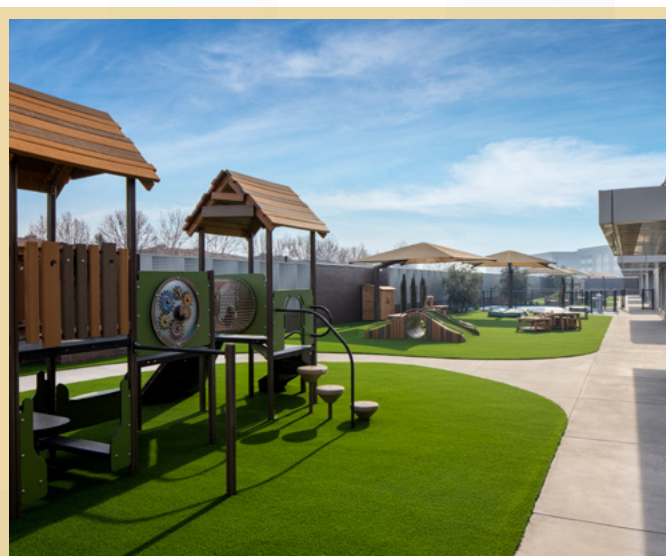
Conference Center



Cafeteria



Cycling Studio



Childcare Center

- **Over 80%** of working parents say childcare benefits are a “very important or somewhat important” factor in staying with a company
- One California company experienced **25% lower turnover** in employees who use the on-site childcare



...That's Second to None.

Enjoy the Best of Sacramento

This location offers outstanding access, visibility, and expansion potential – and is just 5 minutes from dynamic, bustling downtown Sacramento and its exciting array of entertainment, retail, dining, and cultural amenities.

LOCATION BENEFITS



- Immediately adjacent to I-5
- Signage & branding opportunities
- 5 minutes from Sacramento International Airport
- 5 minutes from downtown Sacramento
- Excellent retail & dining within a 10-minute drive
- Fully gated & secured

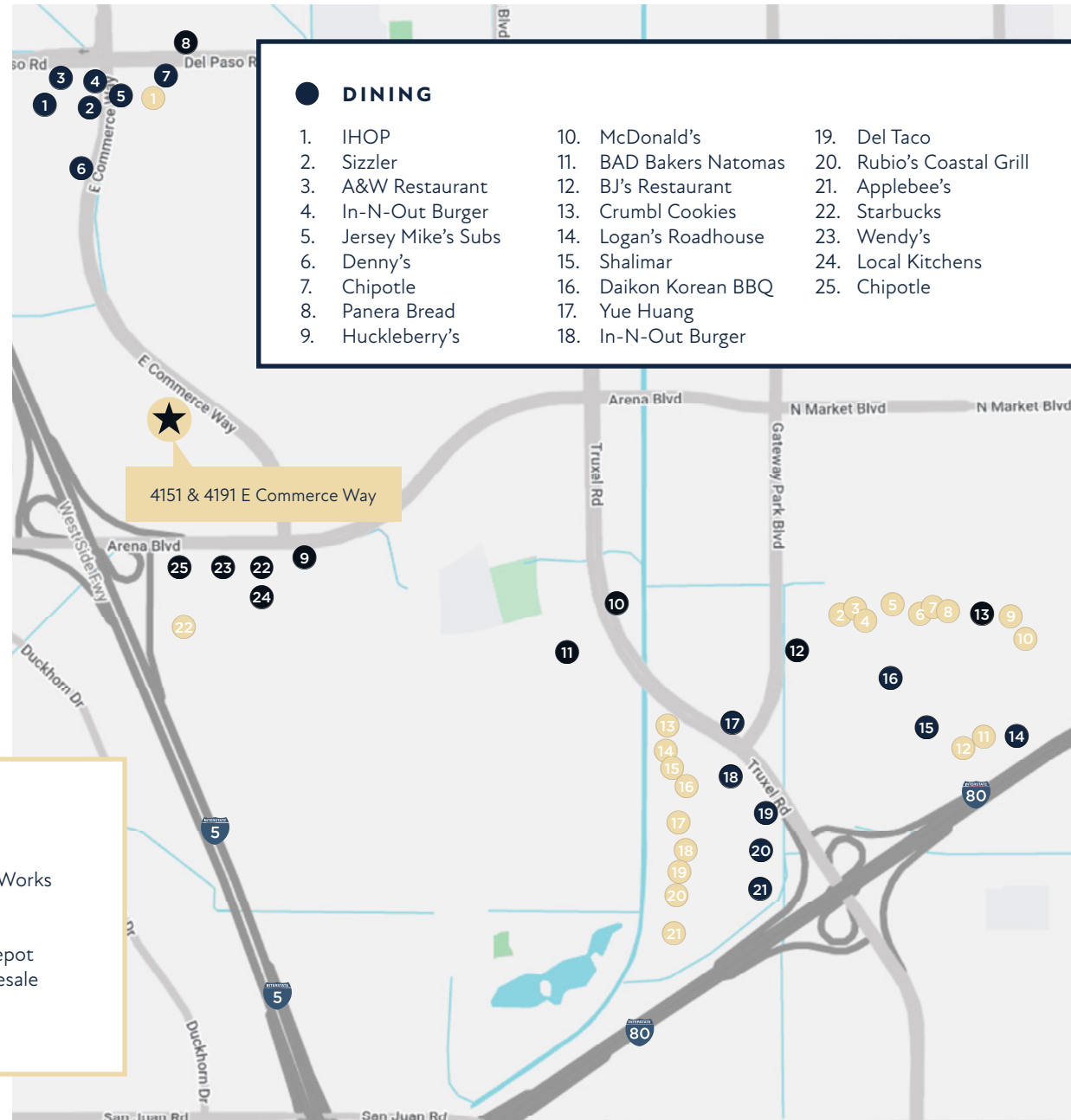
[Learn More About Sacramento Demographics](#)

SHOPPING

- | | | |
|-------------------------|-------------------------|-----------------------|
| 1. Sprouts Market | 9. Ashley | 17. Walmart |
| 2. Barnes & Noble | 10. Burlington | 18. Bath & Body Works |
| 3. Old Navy | 11. Best Buy | 19. PetSmart |
| 4. Ulta Beauty | 12. Boot Barn | 20. Staples |
| 5. Target | 13. GameStop | 21. The Home Depot |
| 6. Bed Bath & Beyond | 14. ROSS Dress for Less | 22. Costco Wholesale |
| 7. T.J. Maxx | 15. HomeGoods | |
| 8. Big 5 Sporting Goods | 16. Famous Footwear | |

DINING

- | | | |
|-----------------------|------------------------|---------------------------|
| 1. IHOP | 10. McDonald's | 19. Del Taco |
| 2. Sizzler | 11. BAD Bakers Natomas | 20. Rubio's Coastal Grill |
| 3. A&W Restaurant | 12. BJ's Restaurant | 21. Applebee's |
| 4. In-N-Out Burger | 13. Crumbl Cookies | 22. Starbucks |
| 5. Jersey Mike's Subs | 14. Logan's Roadhouse | 23. Wendy's |
| 6. Denny's | 15. Shalimar | 24. Local Kitchens |
| 7. Chipotle | 16. Daikon Korean BBQ | 25. Chipotle |
| 8. Panera Bread | 17. Yue Huang | |
| 9. Huckleberry's | 18. In-N-Out Burger | |





Floor Plans

West Building | Floor 1

1 Conference Room

4 Huddle Rooms

20 Private Offices

75 Workstations

Headcount: 95

10,305 RSF
AVAILABLE



±14,304 SF

3,999 RSF
AVAILABLE

Key:

- | | | |
|------------------------|--------------------|---------------|
| Bike Storage | Elevator Lobby | Restrooms |
| Break / Community Room | Fitness | Stairs |
| Conference Center | Interview Suite | Tech Center |
| Conference Room | Mothers Room | Training Room |
| Copy Room | Multi-Purpose Room | |

Floor Plans

West Building | Floor 2

9 Conference Rooms

76 Private Offices

6 Huddle Rooms

324 Workstations

Headcount: 400



Key:

- | | |
|------------------------|--------------|
| Break / Community Room | Huddle Room |
| Conference Room | Mothers Room |
| Copy Room | Restrooms |
| Elevator Lobby | Stairs |

±69,762 SF

ENTIRE FLOOR AVAILABLE

Floor Plans

West Building | Floor 3

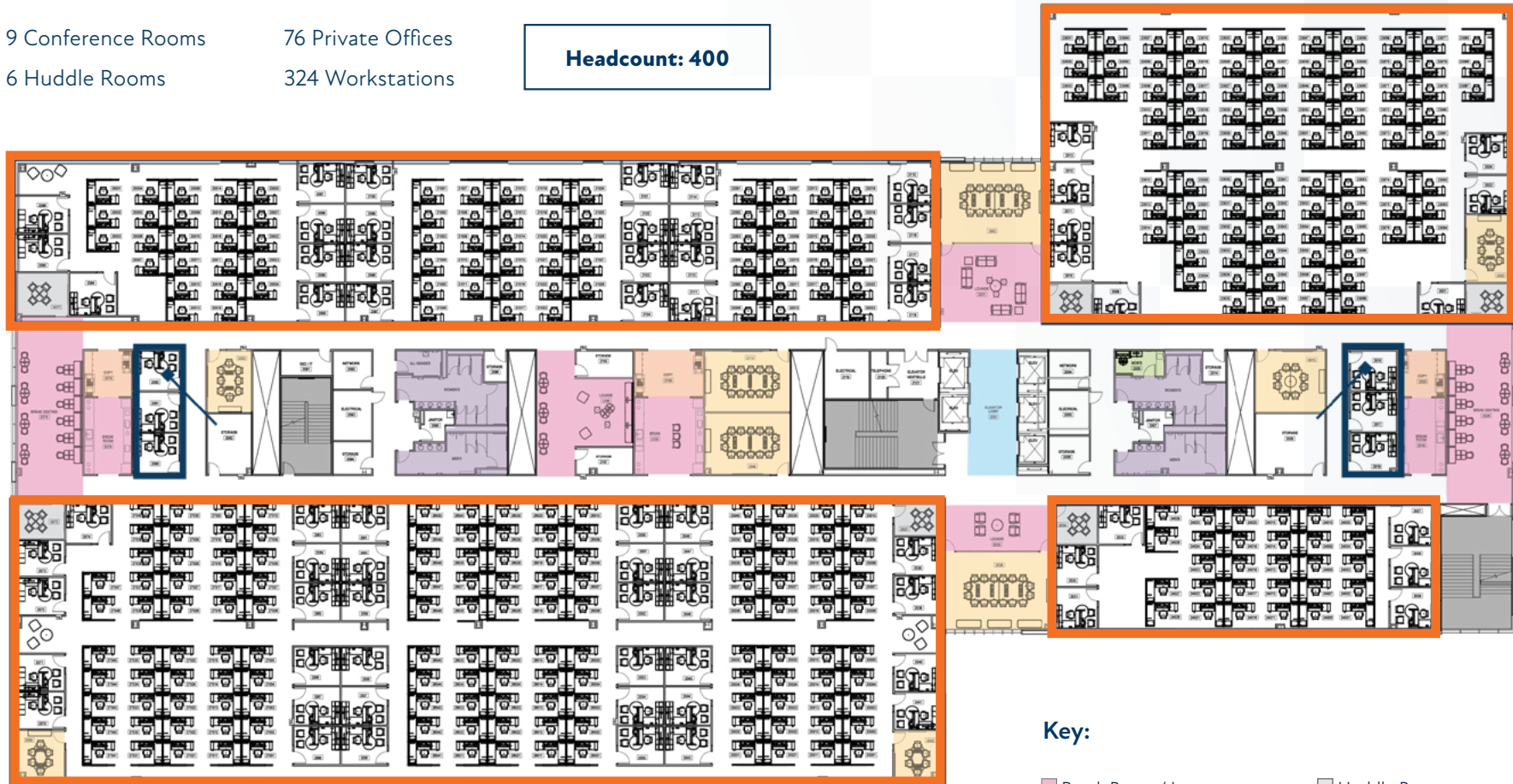
9 Conference Rooms

76 Private Offices

6 Huddle Rooms

324 Workstations

Headcount: 400



Key:

- Break Room / Lounge
- Conference Room
- Copy Room
- Elevator Lobby
- Huddle Room
- Mothers Room
- Restrooms
- Stairs

±69,762 SF

ENTIRE FLOOR AVAILABLE

Floor Plans

West Building | Floor 4

9 Conference Rooms

80 Private Offices

4 Huddle Rooms

351 Workstations

Headcount: 431



Key:

Break Room / Lounge

Conference Room

Copy Room

Elevator Lobby

Huddle Room

Mothers Room

Restrooms

Stairs

±69,762 SF

ENTIRE FLOOR AVAILABLE

Floor Plans

East Building | Floor 1

±5,400 RSF
MEDICAL SUITE
AVAILABLE

8 Private Offices

36 Workstations

Headcount: 44



Key:

- | | |
|--------------------|-----------------------------|
| Clinic | Mothers Room |
| Copy Center | Pharmacy |
| Elevator Lobby | Restrooms |
| Mail Room | Stairs |
| Multi-purpose Room | Summit Bistro & Summit Perk |

±20,000 SF
On-Site Campus
Food Service

±5,400 SF

Floor Plans

East Building | Floor 2

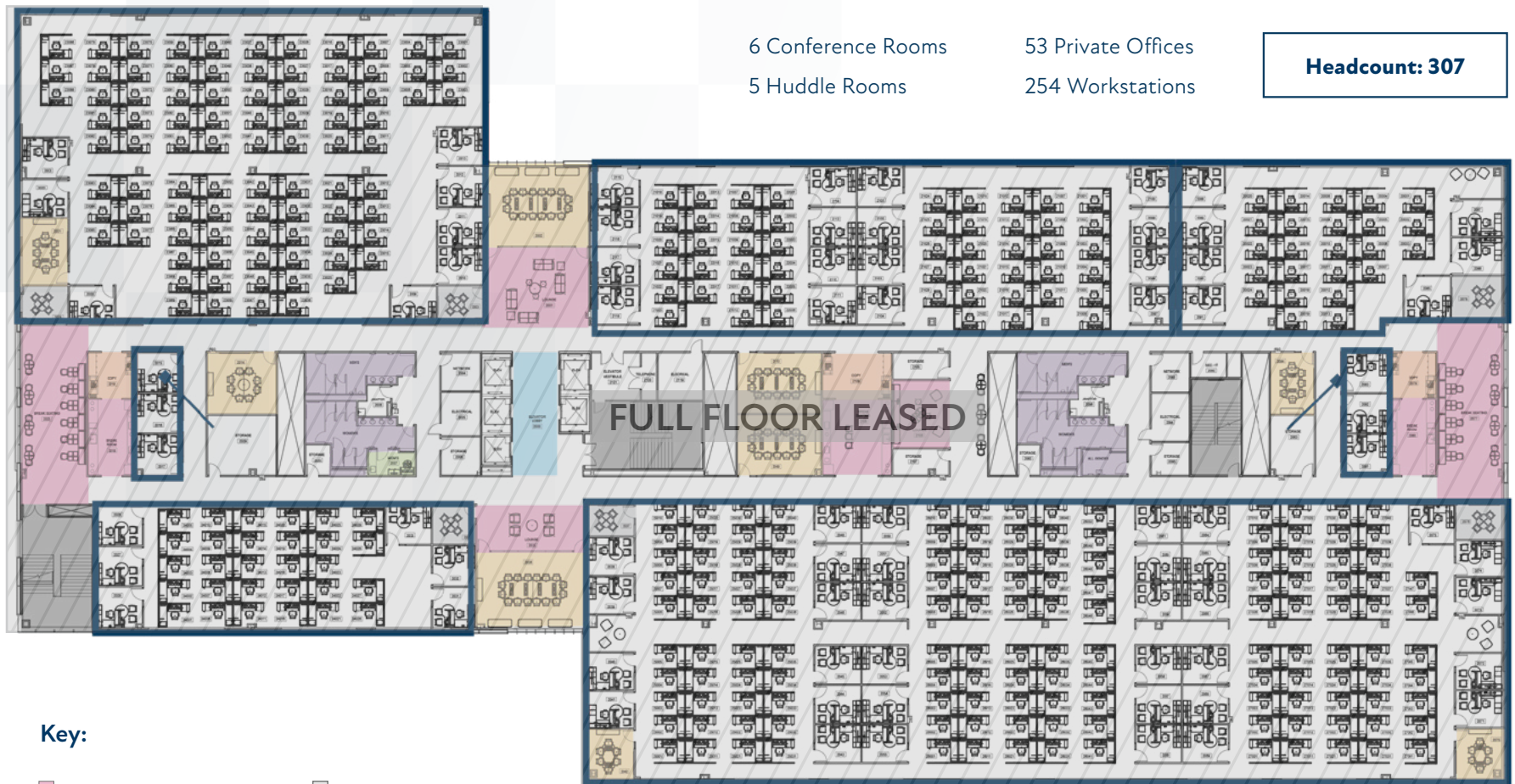
6 Conference Rooms

53 Private Offices

5 Huddle Rooms

254 Workstations

Headcount: 307



Key:

- | | |
|---------------------|--------------|
| Break Room / Lounge | Huddle Room |
| Conference Room | Mothers Room |
| Copy Room | Restrooms |
| Elevator Lobby | Stairs |

±22,404 SF

Floor Plans

East Building | Floor 3

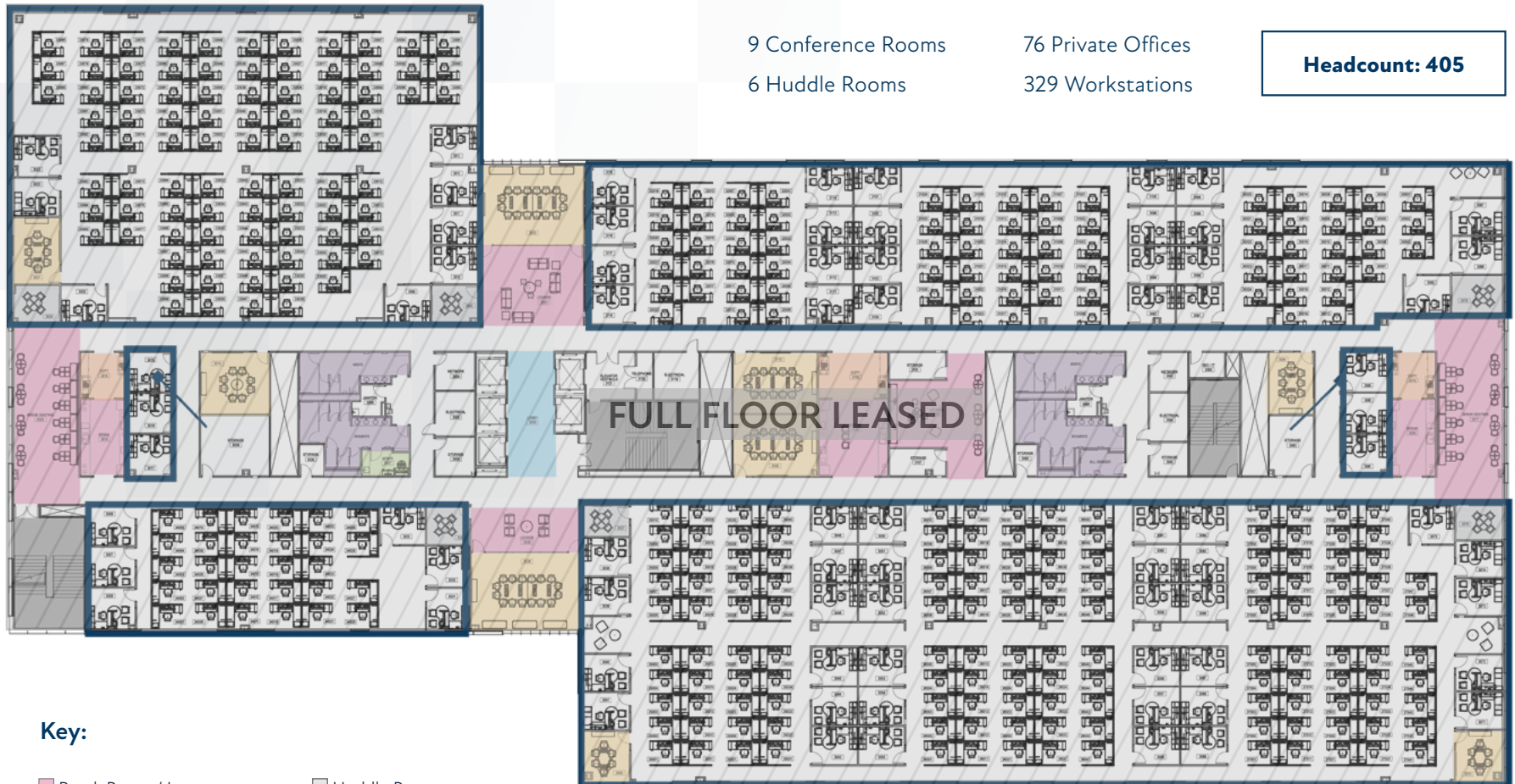
9 Conference Rooms

76 Private Offices

6 Huddle Rooms

329 Workstations

Headcount: 405

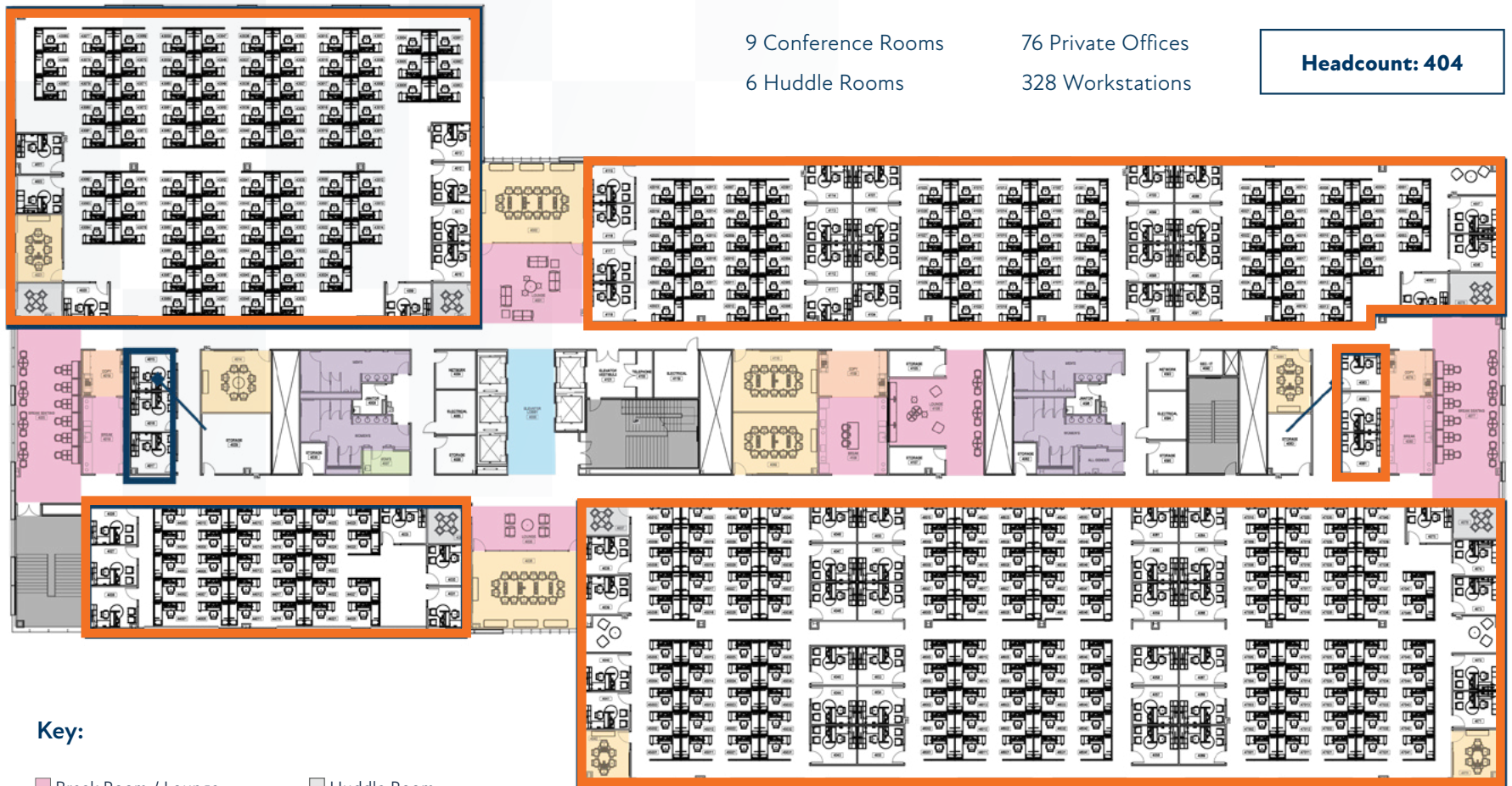


Key:

- | | |
|---------------------|--------------|
| Break Room / Lounge | Huddle Room |
| Conference Room | Mothers Room |
| Copy Room | Restrooms |
| Elevator Lobby | Stairs |

Floor Plans

East Building | Floor 4



9 Conference Rooms

6 Huddle Rooms

76 Private Offices

328 Workstations

Headcount: 404

Key:

- | | |
|---------------------|--------------|
| Break Room / Lounge | Huddle Room |
| Conference Room | Mothers Room |
| Copy Room | Restrooms |
| Elevator Lobby | Stairs |

±69,750 SF

ENTIRE FLOOR AVAILABLE

4151

AND

E COMMERCE WAY

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