

2233 - 2255 WATT AVE
SACRAMENTO, CA

FOR LEASE

772 RSF - 9,907 RSF OFFICE SUITES
AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

FOR MORE INFORMATION CONTACT:

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916.779.1000

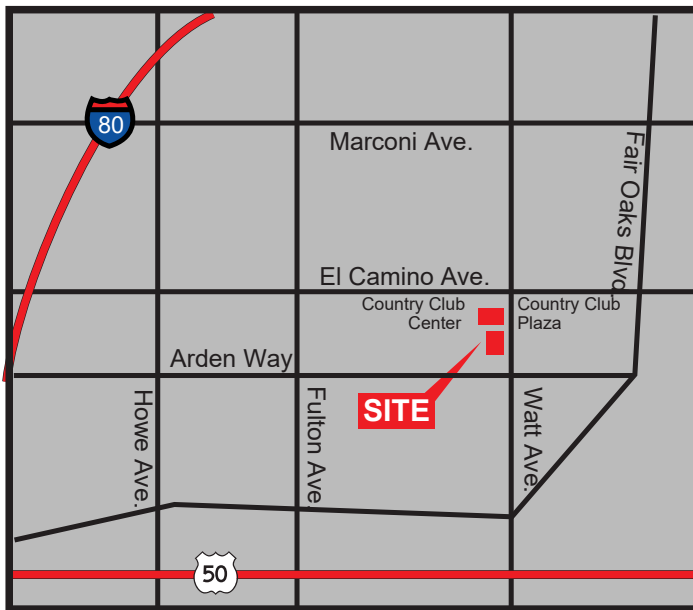
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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FEATURES:**2233 Watt Ave:**

- Professional environment
- Suite 150 is built out for large classroom/training uses

2255 Watt Ave:

- Generator available
- Exterior building signage available facing Watt Ave
- Heavily built-out office space

**PROPERTY DETAILS:**

Centrally located, approximately midway between two (2) major arterials, the property is at the center of Watt Corridor's commercial hub. Walking distance to significant regional retail centers and business support services and minutes from some of Sacramento's finest neighborhoods and amenities.

LEASE RATES:

\$1.39 - \$1.65 PSF, Full Service

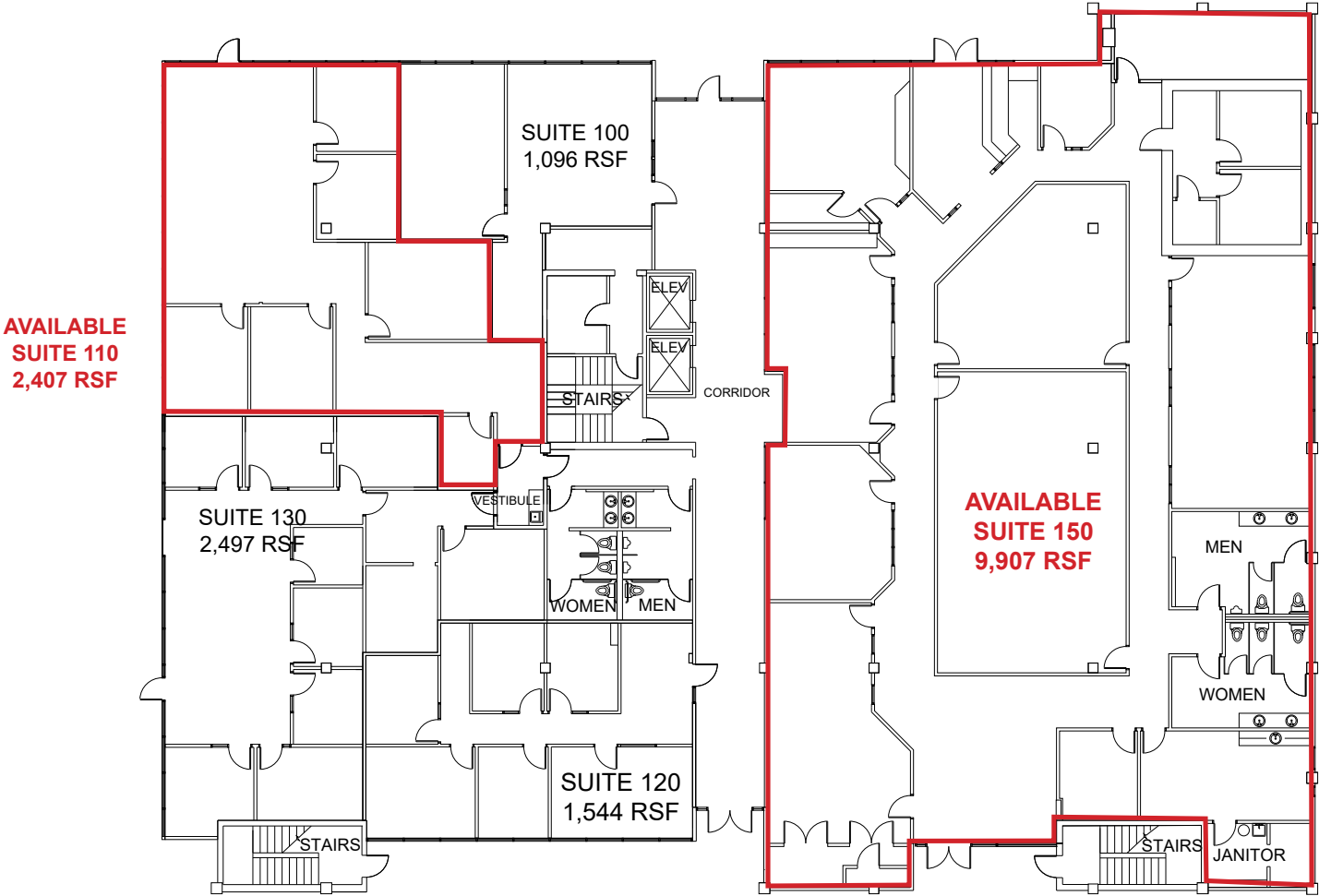
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

2233 WATT AVE - 1ST FLOOR



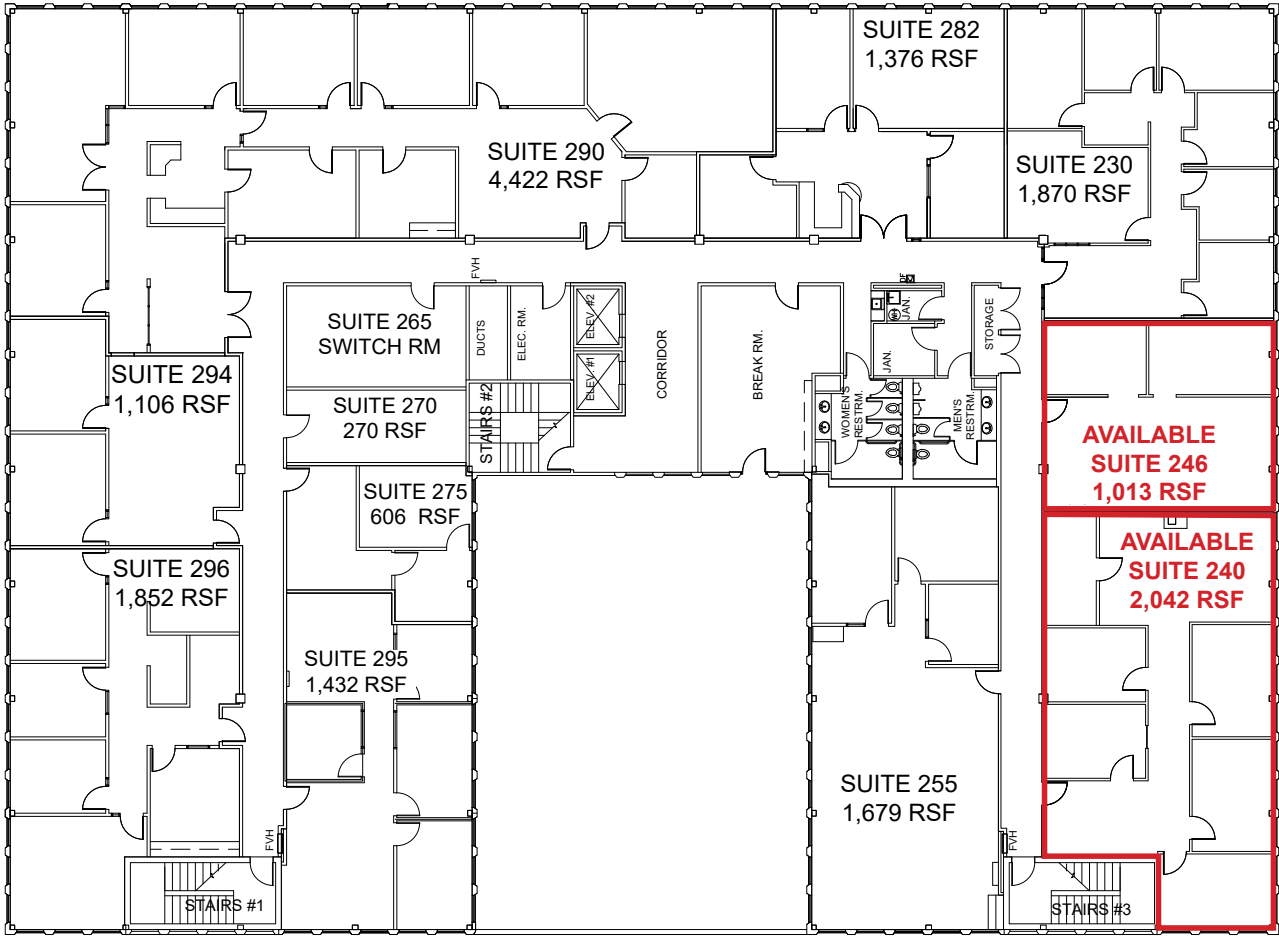
Suite	RSF	Lease Rate	Monthly Rent
110	2,407	\$1.65 PSF, FS	\$ 3,972.00
150	9,907	\$1.49 PSF, FS	\$14,761.00

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2233 WATT AVE - 2ND FLOOR



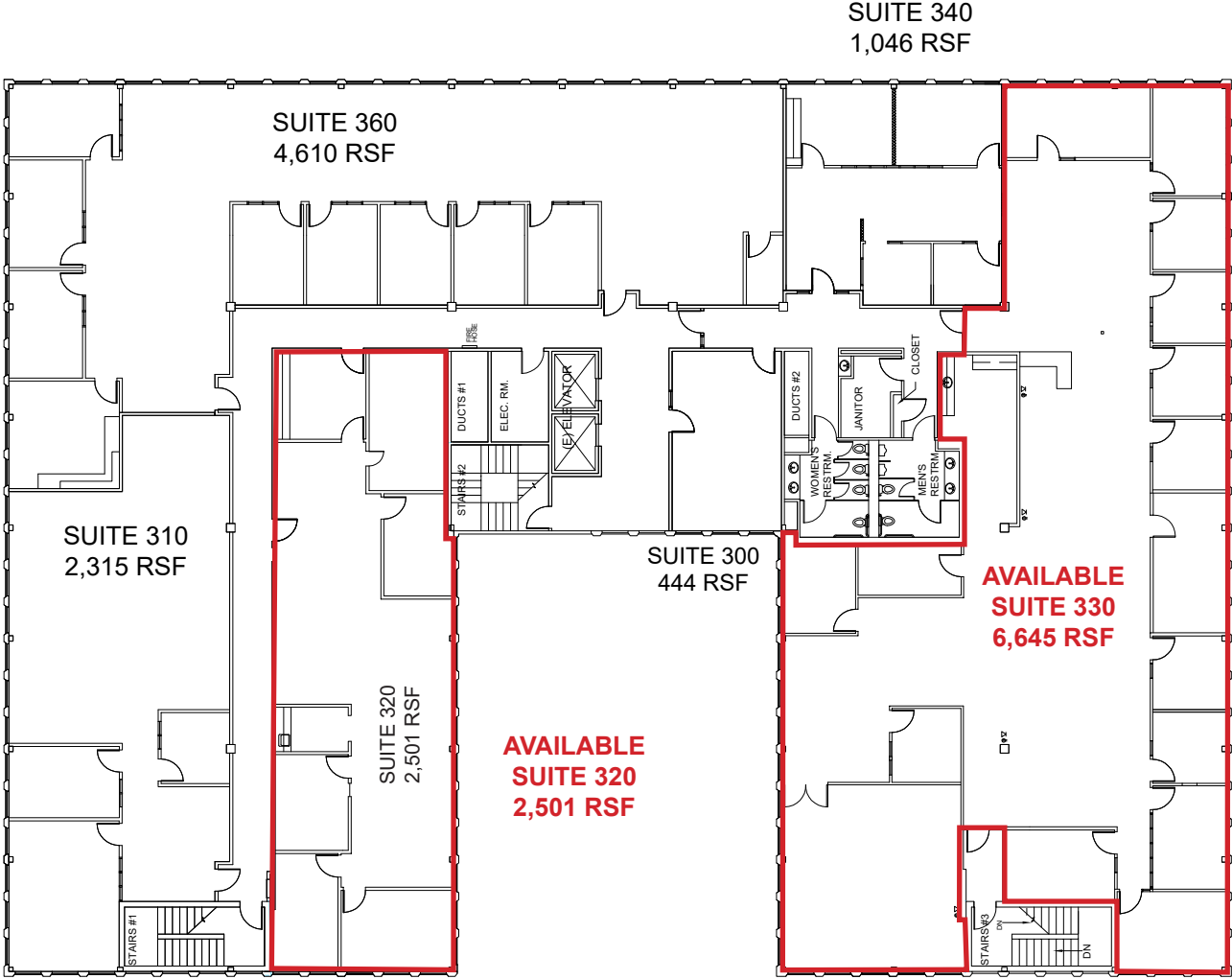
Suite	RSF	Lease Rate	Monthly Rent
240	2,042	\$1.49 PSF, FS	\$3,043.00
246	1,013	\$1.49 PSF, FS	\$1,509.00

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2233 WATT AVE - 3RD FLOOR



Suite	RSF	Lease Rate	Monthly Rent
320	2,501	\$1.39 PSF, FS	\$3,476.00
330	6,645	\$1.39 PSF, FS	\$9,237.00

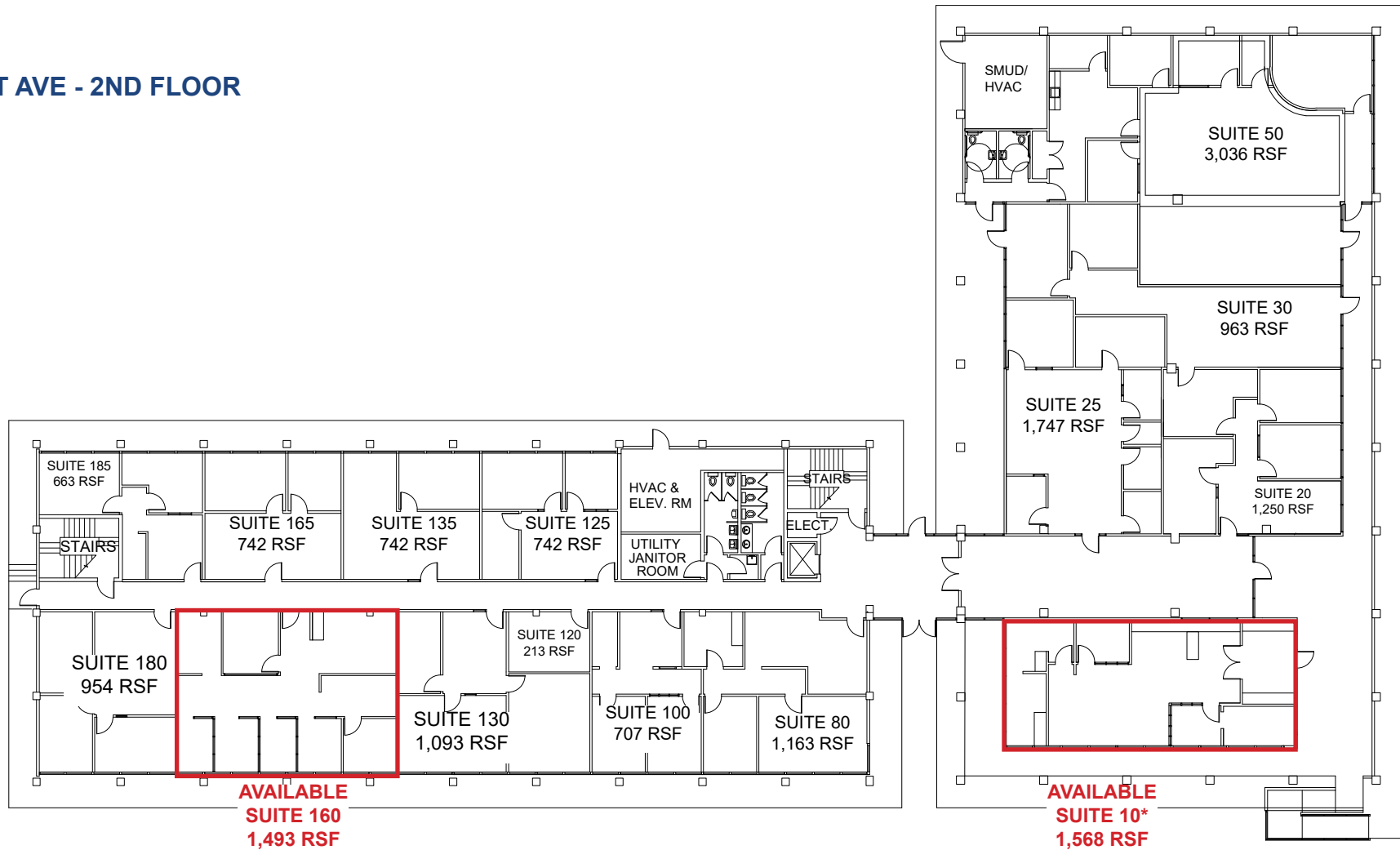
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2255 WATT AVE - 2ND FLOOR



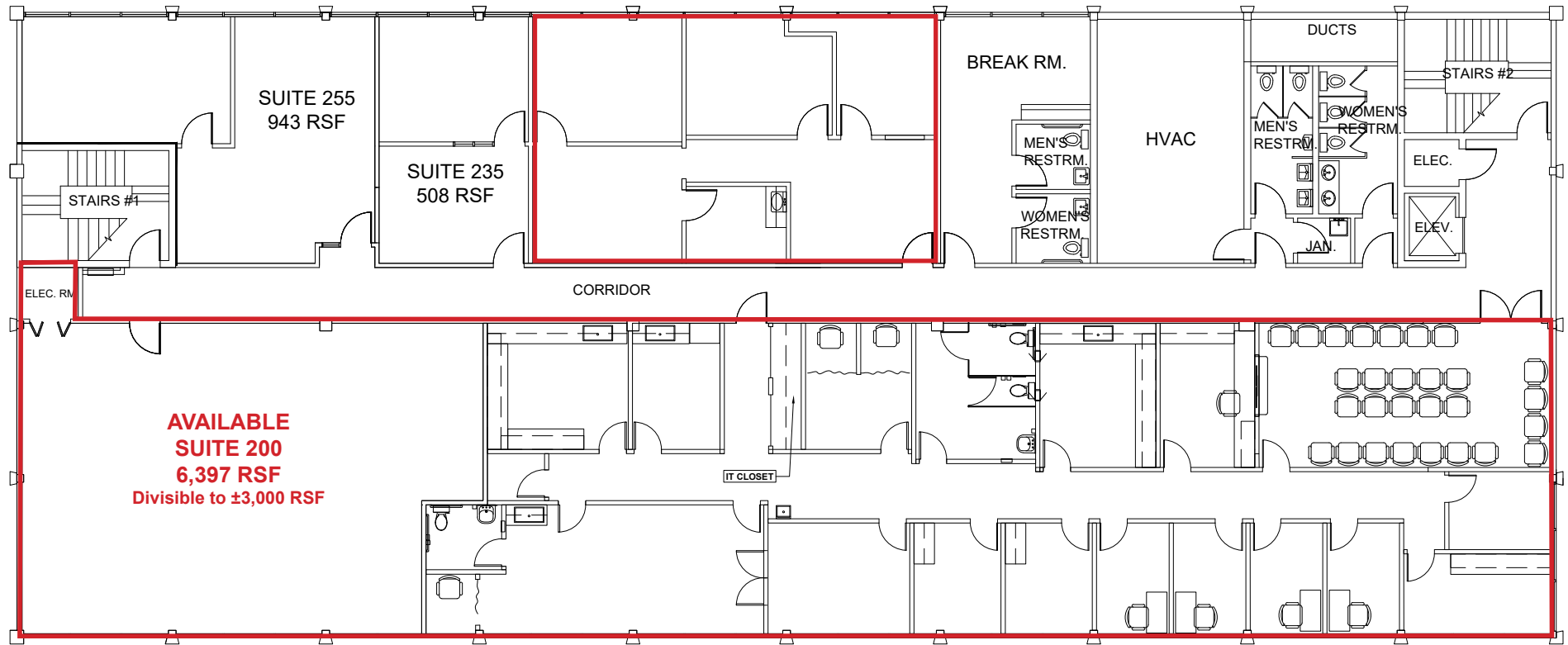
Suite	RSF	Lease Rate	Monthly Rent
10*	1,568	\$1.65 PSF, FS	\$2,587.00
160	1,493	\$1.65 PSF, FS	\$2,463.00

*Available with 30 days' notice.

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2255 WATT AVE - 2ND FLOOR

AVAILABLE
SUITE 225
1,351 RSF

Suite	RSF	Lease Rate	Monthly Rent
200	3,000	\$1.45 PSF, FS	\$4,350.00
200	6,397	\$1.39 PSF, FS	\$8,892.00
225	1,351	\$1.59 PSF, FS	\$2,148.00

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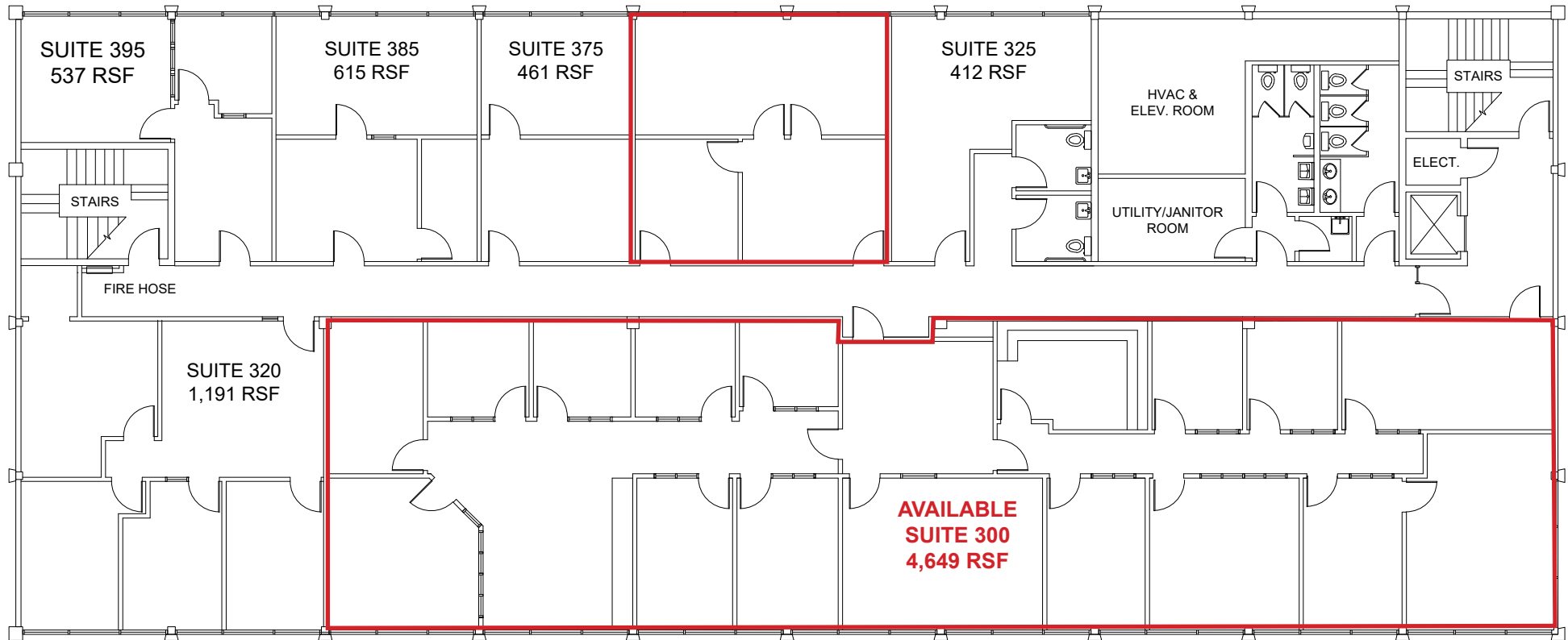
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2255 WATT AVE - 3RD FLOOR

AVAILABLE
SUITE 335*
772 RSF

Suite	RSF	Lease Rate	Monthly Rent
300	4,649	\$1.39 PSF, FS	\$6,462.00
335*	772	\$1.59 PSF, FS	\$1,228.00

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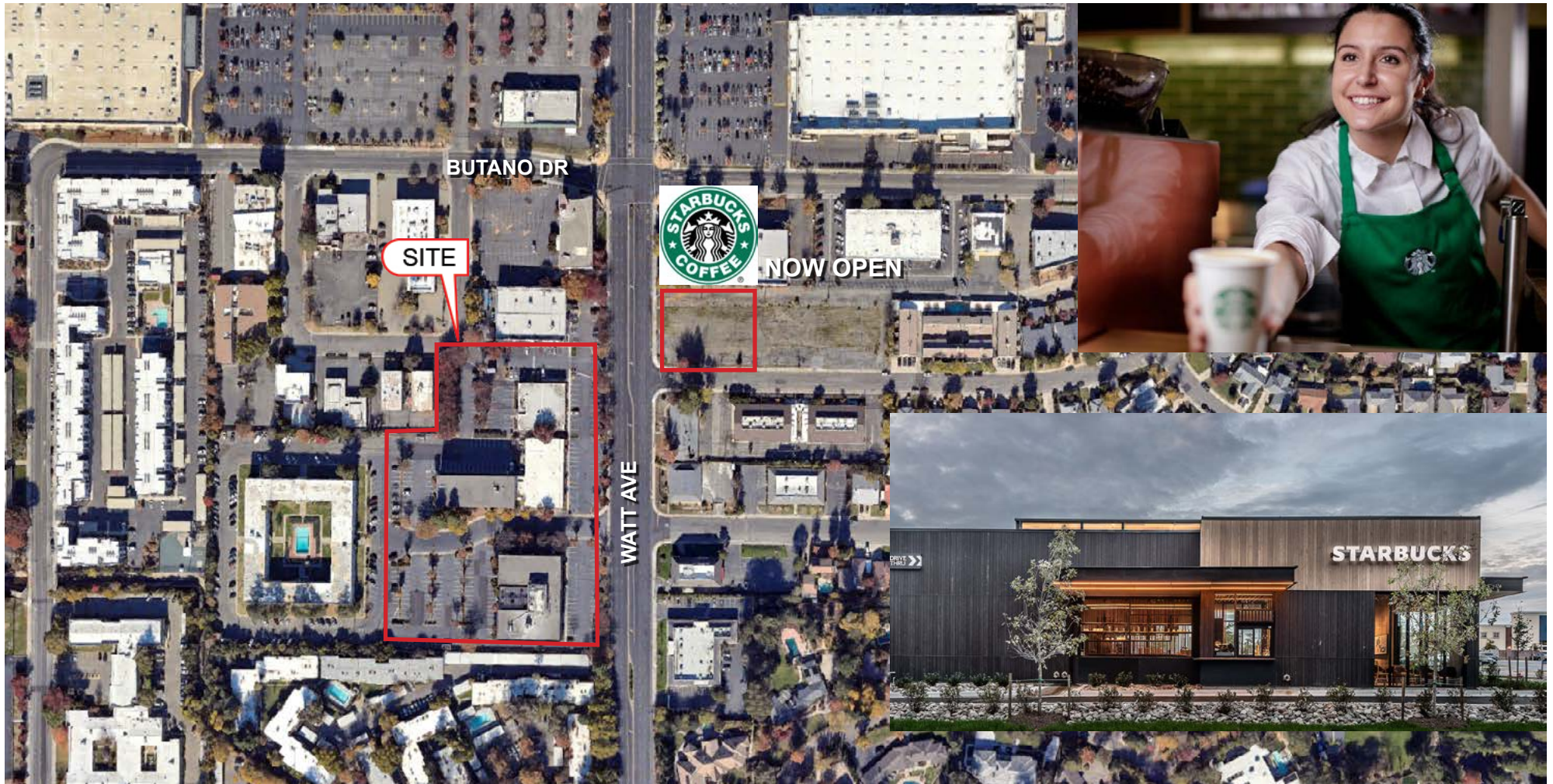
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