

**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**

ETHAN CONRAD PROPERTIES, INC  
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:**

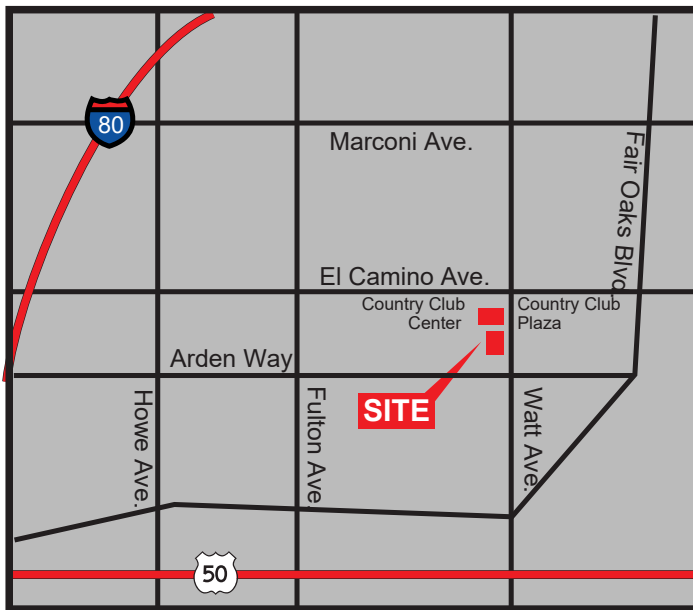
- Generator available
- Exterior building signage available facing Watt Ave
- Heavily built-out office space

**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



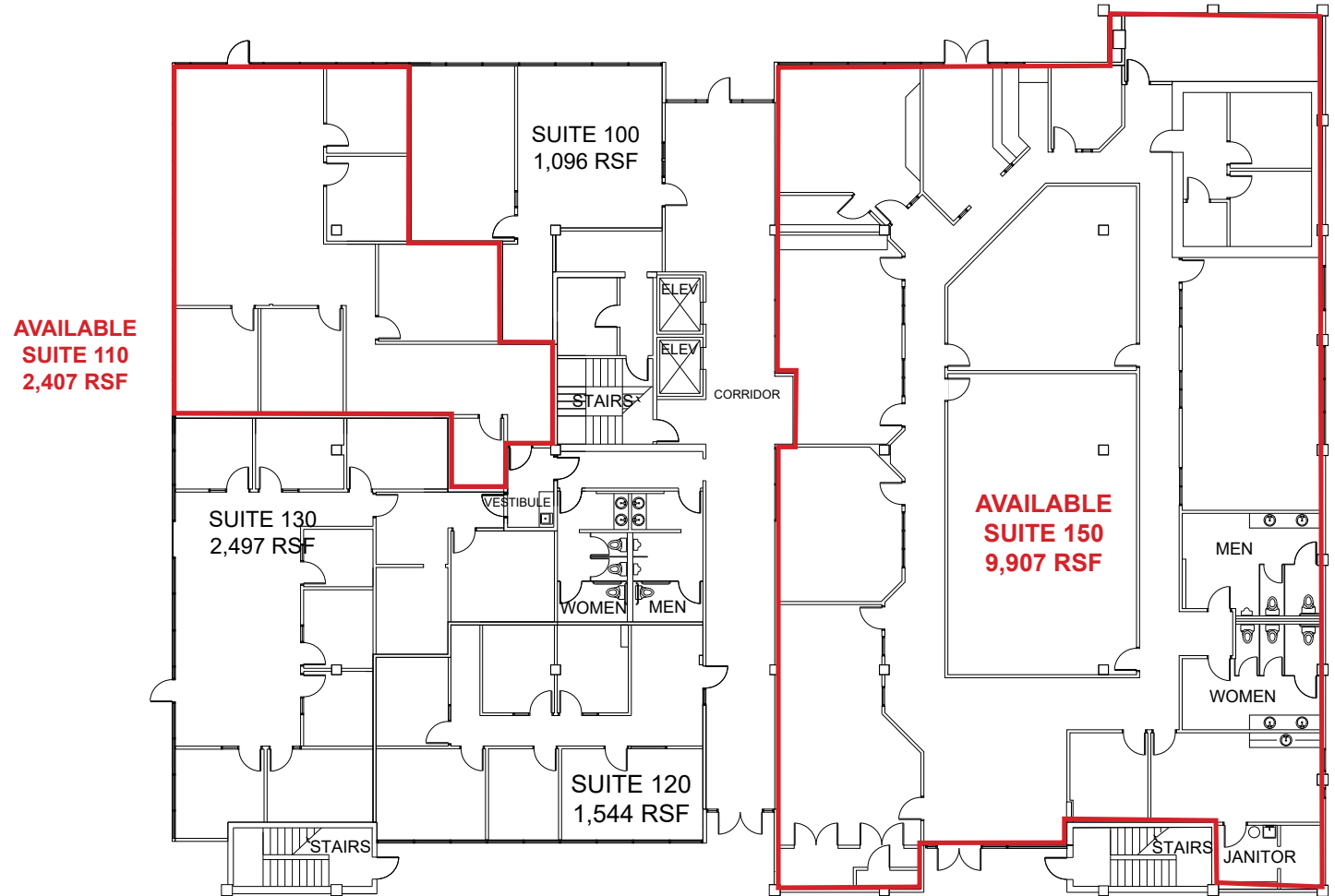
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2233 WATT AVE - 1ST FLOOR



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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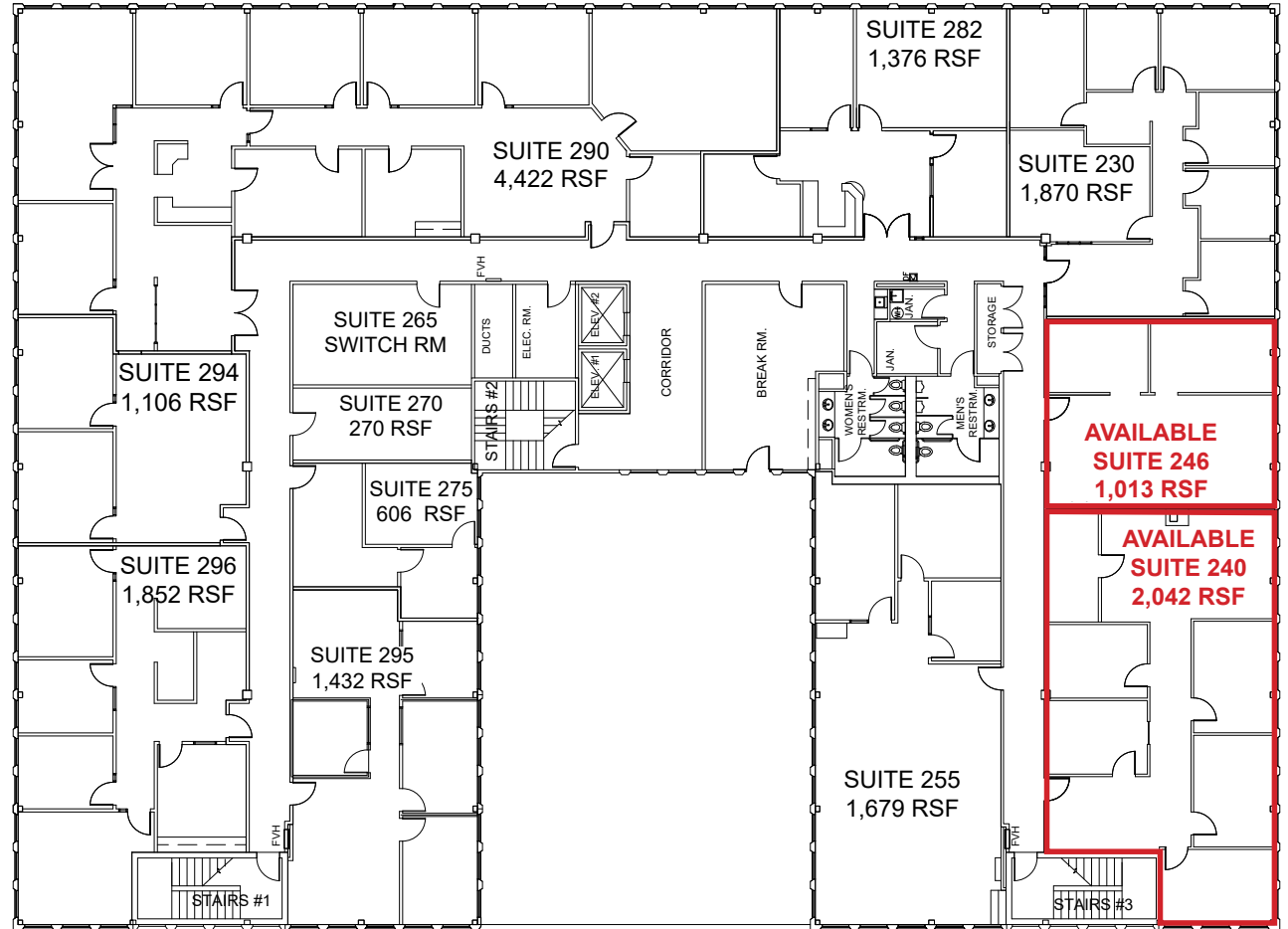
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2233 WATT AVE - 2ND FLOOR



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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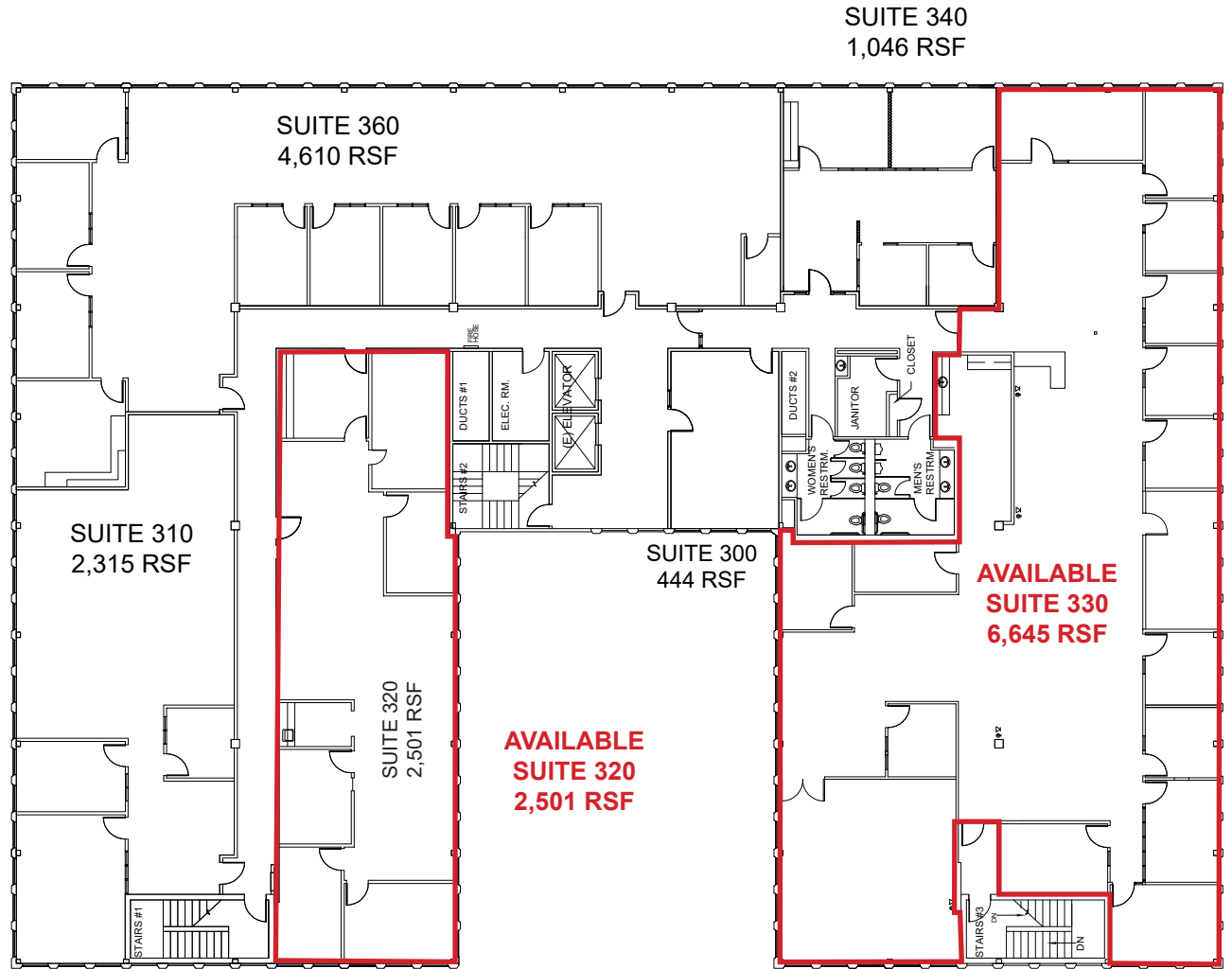
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2233 WATT AVE - 3RD FLOOR



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

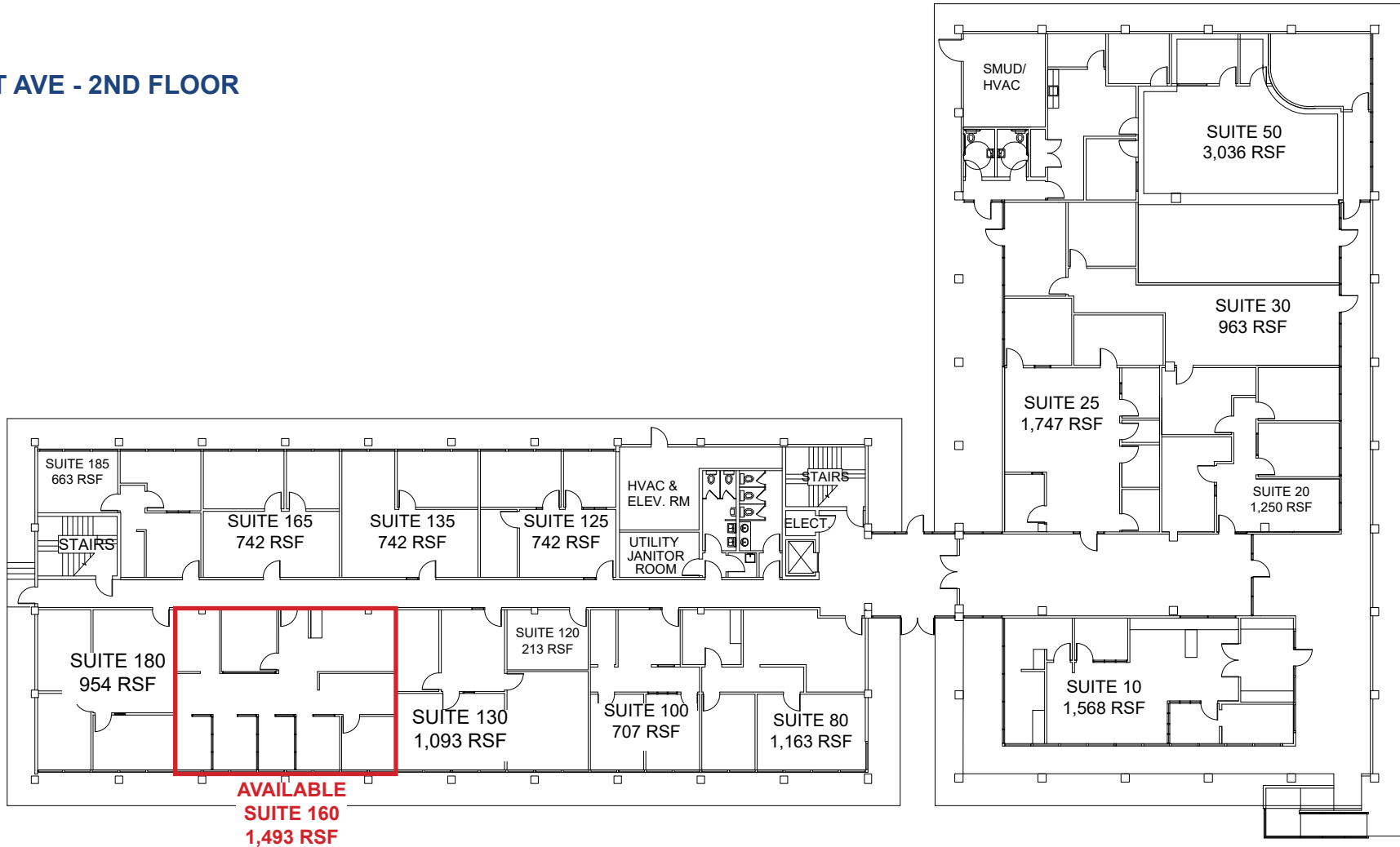
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2255 WATT AVE - 2ND FLOOR



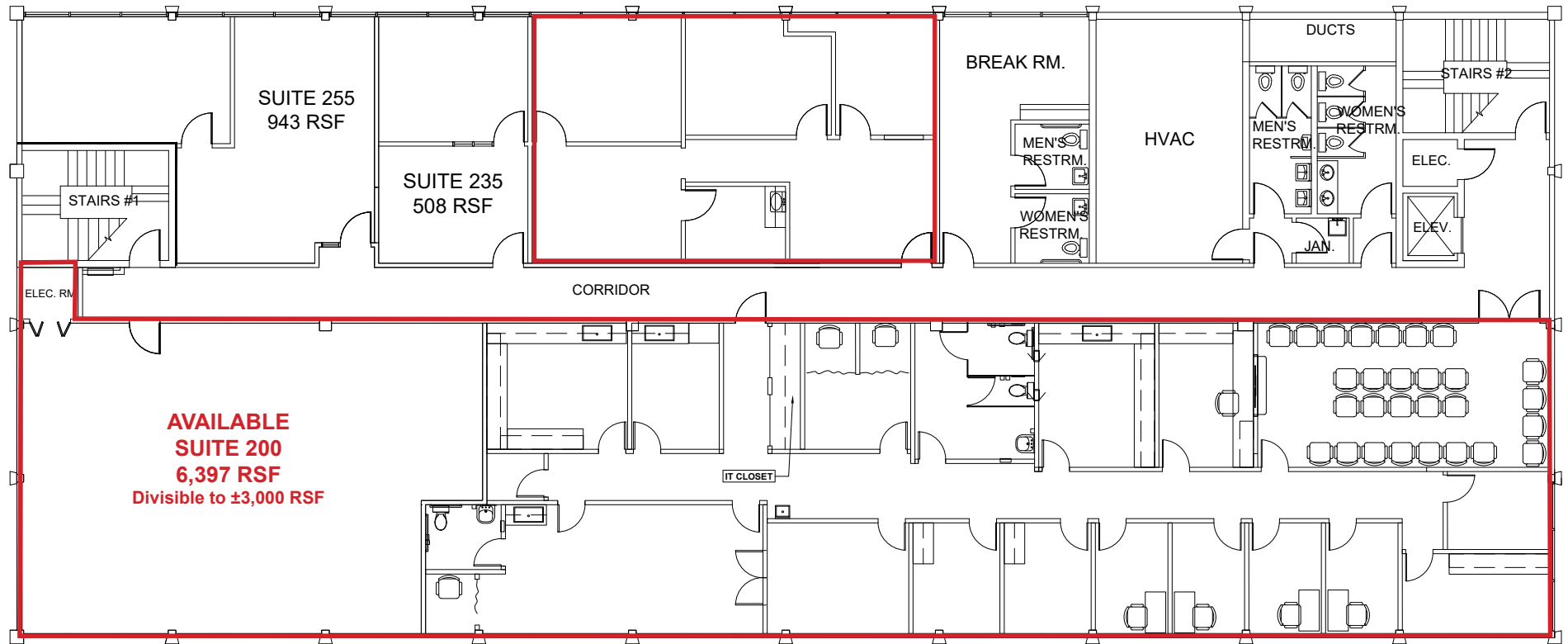
Suite	RSF	Lease Rate	Monthly Rent
160	1,493	\$1.65 PSF, FS	\$2,463.00

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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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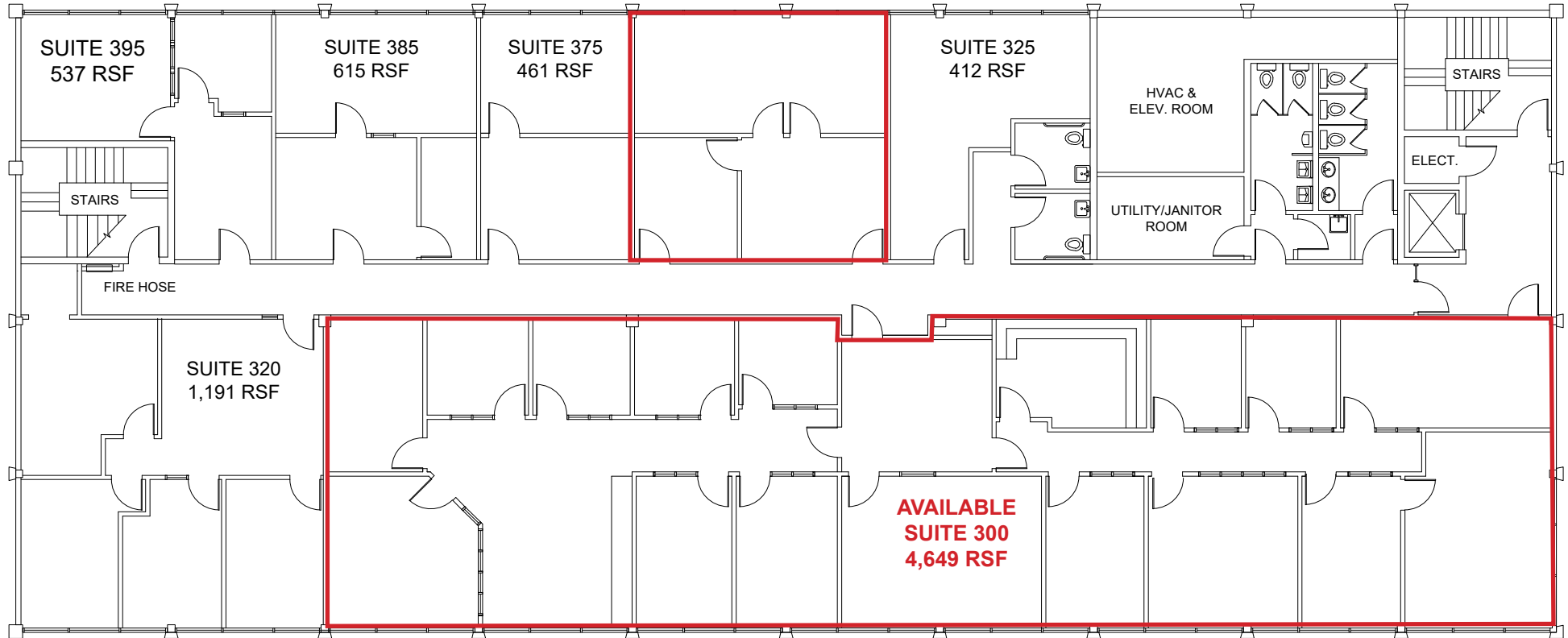
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**2255 WATT AVE - 3RD FLOOR**

**AVAILABLE  
SUITE 335\*  
772 RSF**



**AVAILABLE  
SUITE 300  
4,649 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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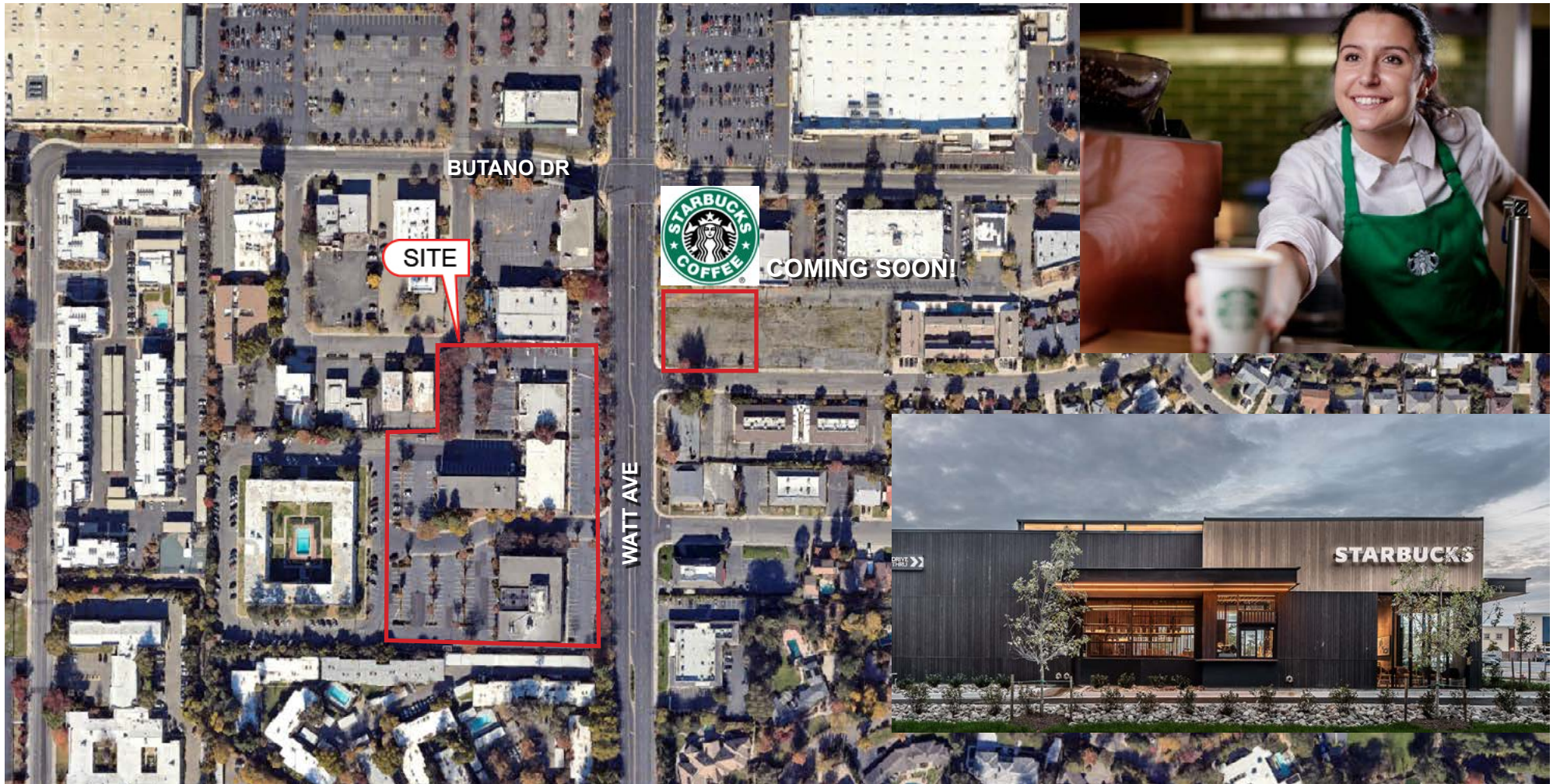
\*Available with 30 days' notice.

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