

**2233 - 2255 WATT AVE**  
**SACRAMENTO, CA**

FOR LEASE

778 RSF - 9,907 RSF OFFICE SUITES  
AVAILABLE

**ETHAN CONRAD**  
PROPERTIES, INC.



**VIEW VIRTUAL TOUR**

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  
www.ethanconradprop.com

**FEATURES:**

**2233 Watt Ave:**

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

**2255 Watt Ave:**

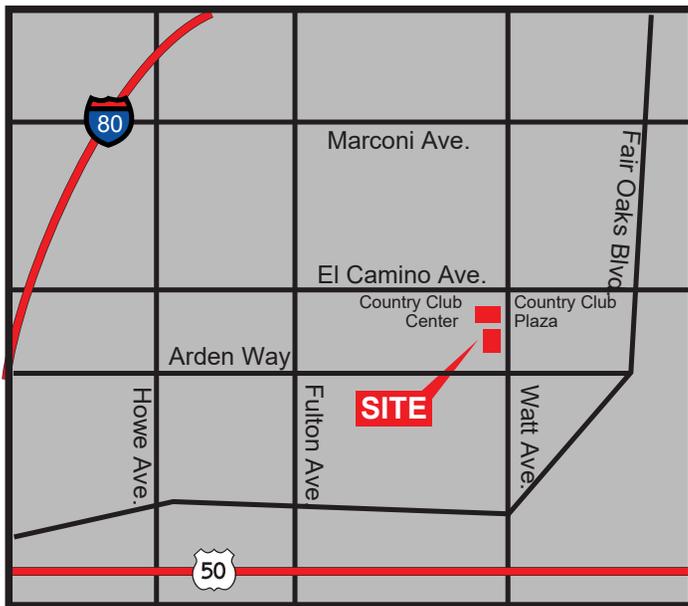
- Generator available
- Exterior building signage available facing Watt Ave
- Heavily built-out office space

**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 - \$1.69 PSF, Full Service



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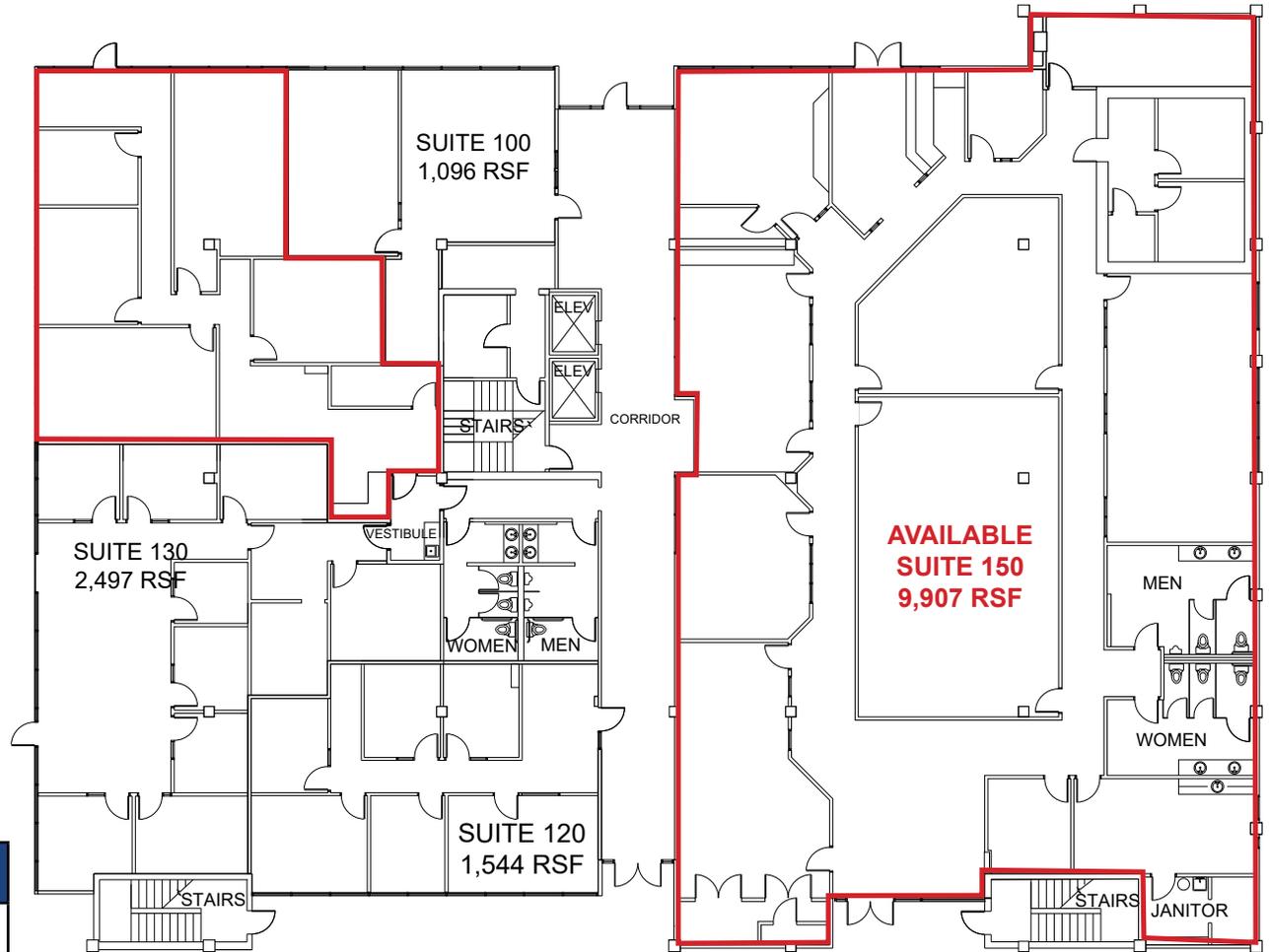
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2233 WATT AVE - 1ST FLOOR

AVAILABLE  
SUITE 110\*  
2,407 RSF



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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

\*Available with 30 days' notice.

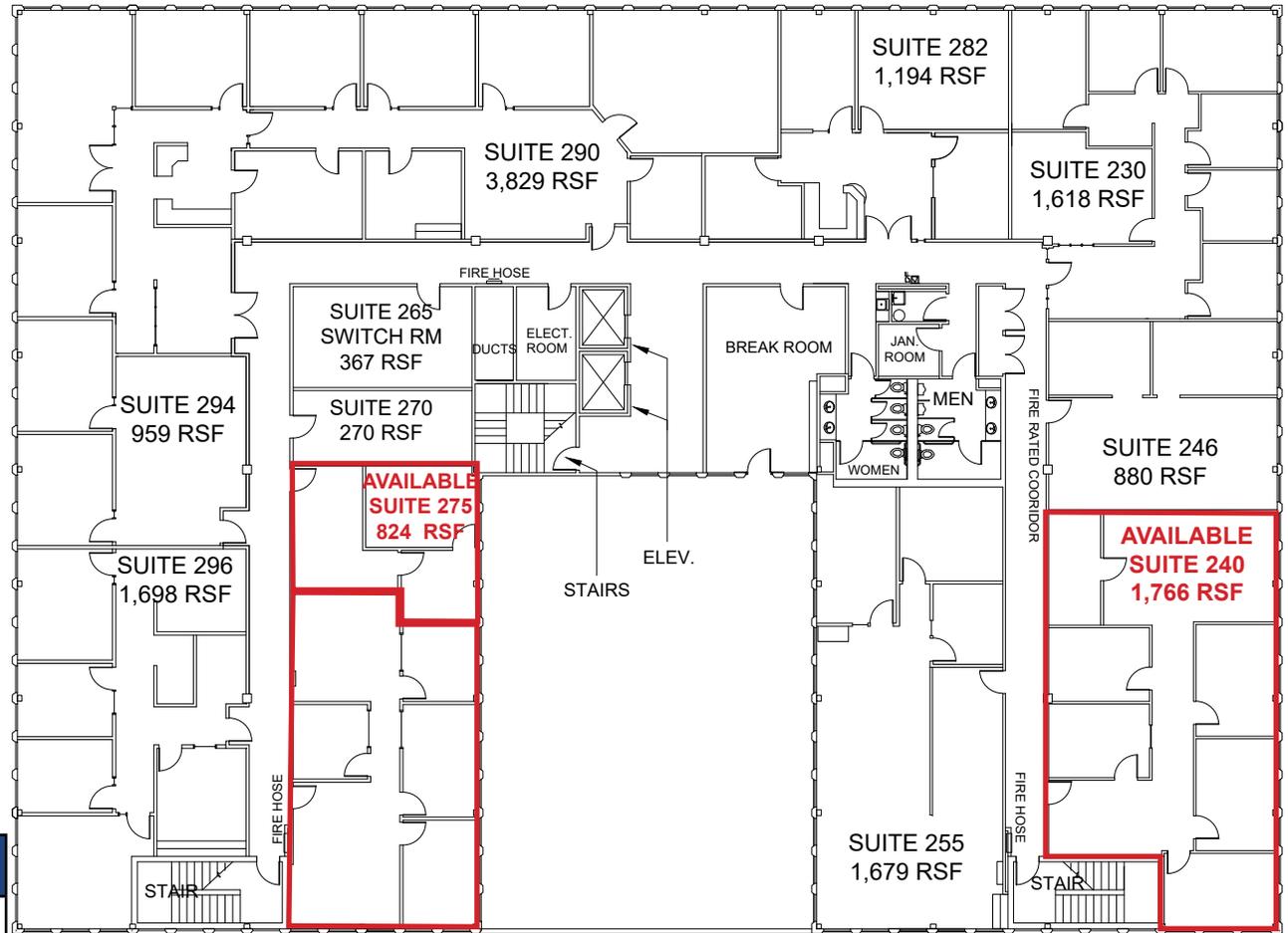
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2233 WATT AVE - 2ND FLOOR



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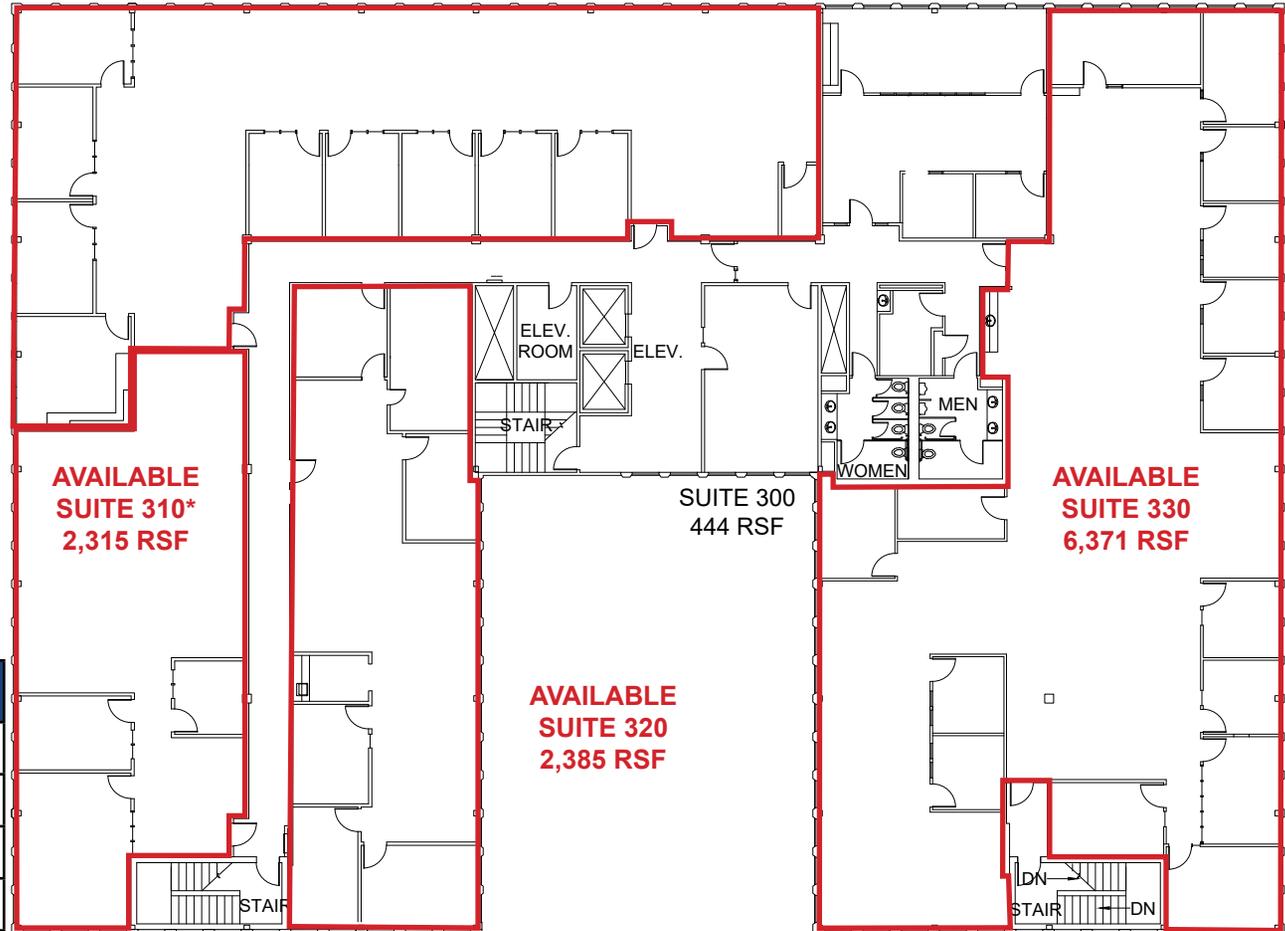
Suite	RSF	Lease Rate	Monthly Rent
240	1,766	\$1.49 PSF, FS	\$2,631.00
275	824	\$1.59 PSF, FS	\$1,310.00
295	1,225	\$1.49 PSF, FS	\$1,825.00

AVAILABLE  
SUITE 295  
1,225 RSF

2233 WATT AVE - 3RD FLOOR

AVAILABLE  
SUITE 360\*  
4,421 RSF

SUITE 340  
1,046 RSF



AVAILABLE  
SUITE 310\*  
2,315 RSF

SUITE 300  
444 RSF

AVAILABLE  
SUITE 330  
6,371 RSF

AVAILABLE  
SUITE 320  
2,385 RSF

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Suite	RSF	Lease Rate	Monthly Rent
310*	2,315	\$1.45 PSF, FS	\$3,357.00
320	2,385	\$1.39 PSF, FS	\$3,315.00
330	6,371	\$1.39 PSF, FS	\$8,856.00
360*	4,421	\$1.45 PSF, FS	\$6,410.00

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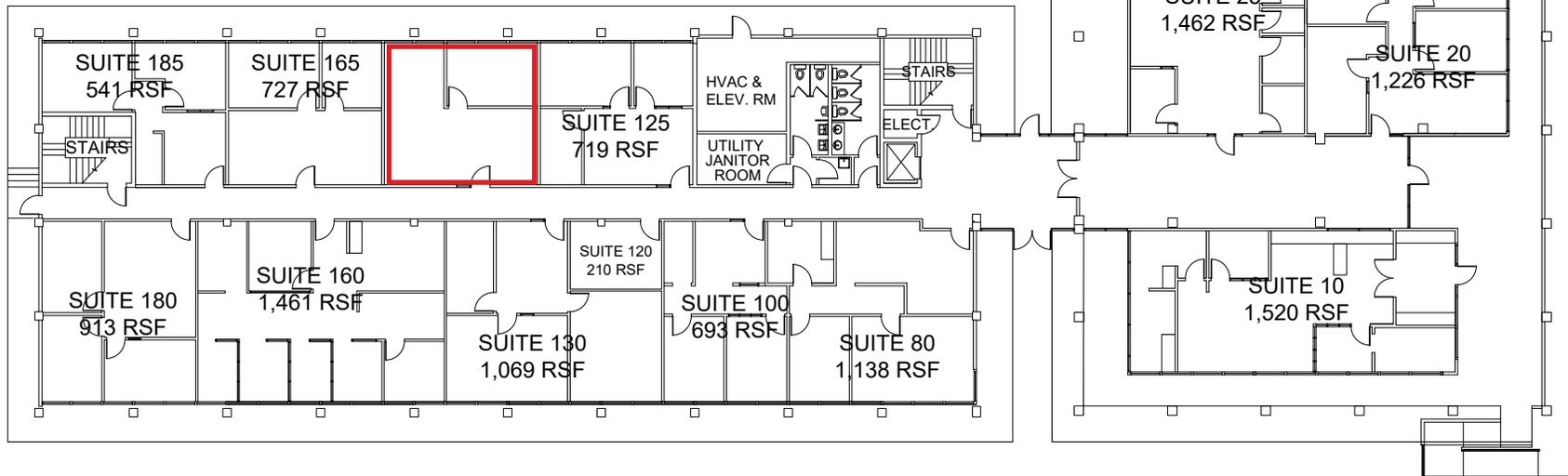
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2255 WATT AVE - 1ST FLOOR

Suite	RSF	Lease Rate	Monthly Rent
135	778	\$1.59 PSF, FS	\$1,237.00

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AVAILABLE  
SUITE 135  
778 RSF



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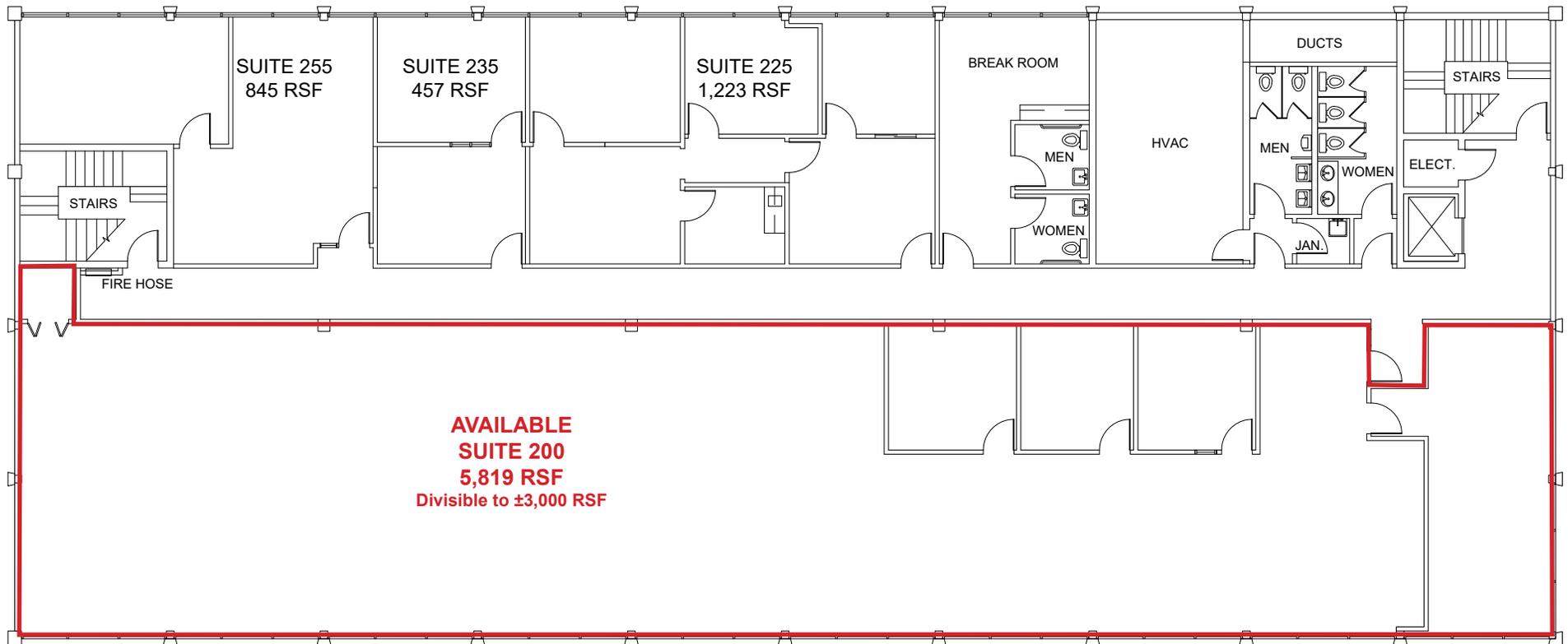
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2255 WATT AVE - 2ND FLOOR

Suite	RSF	Lease Rate	Monthly Rent
200	3,000	\$1.45 PSF, FS	\$4,350.00
200	5,819	\$1.39 PSF, FS	\$8,088.00

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**AVAILABLE  
SUITE 200  
5,819 RSF  
Divisible to ±3,000 RSF**

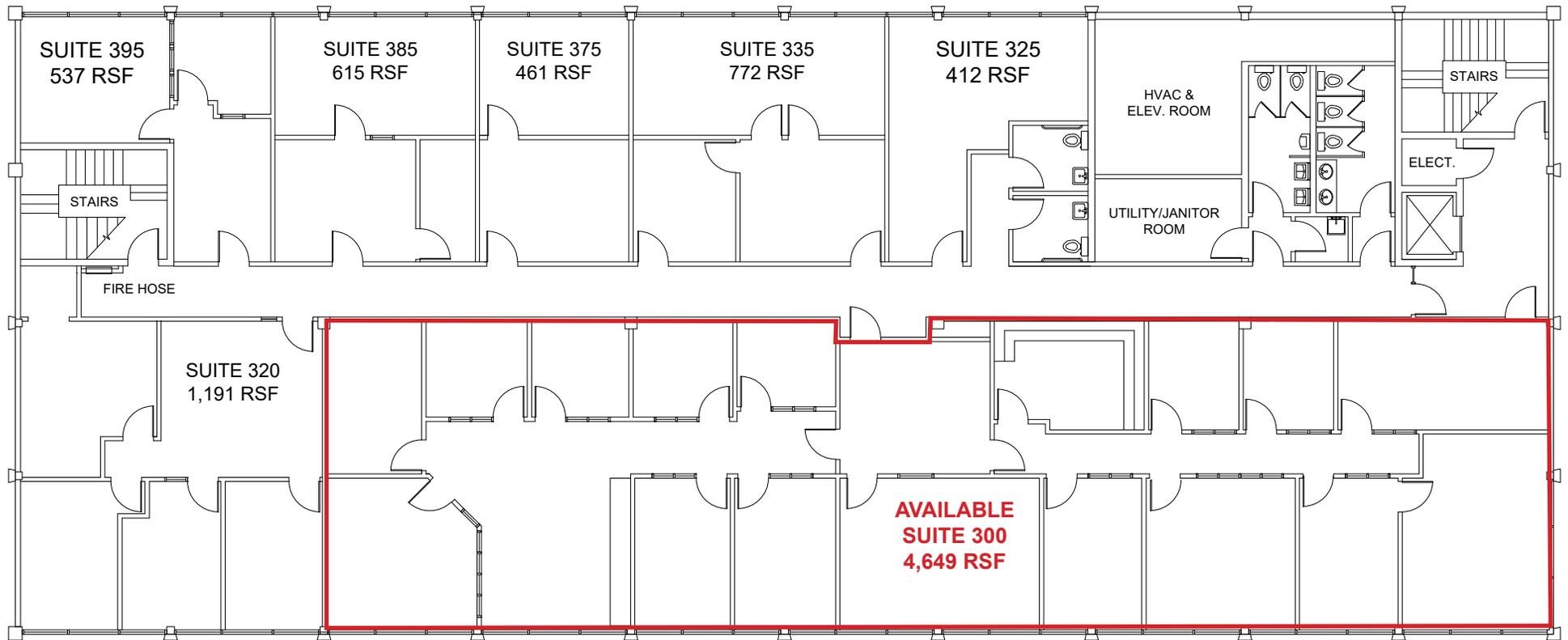
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2255 WATT AVE - 3RD FLOOR

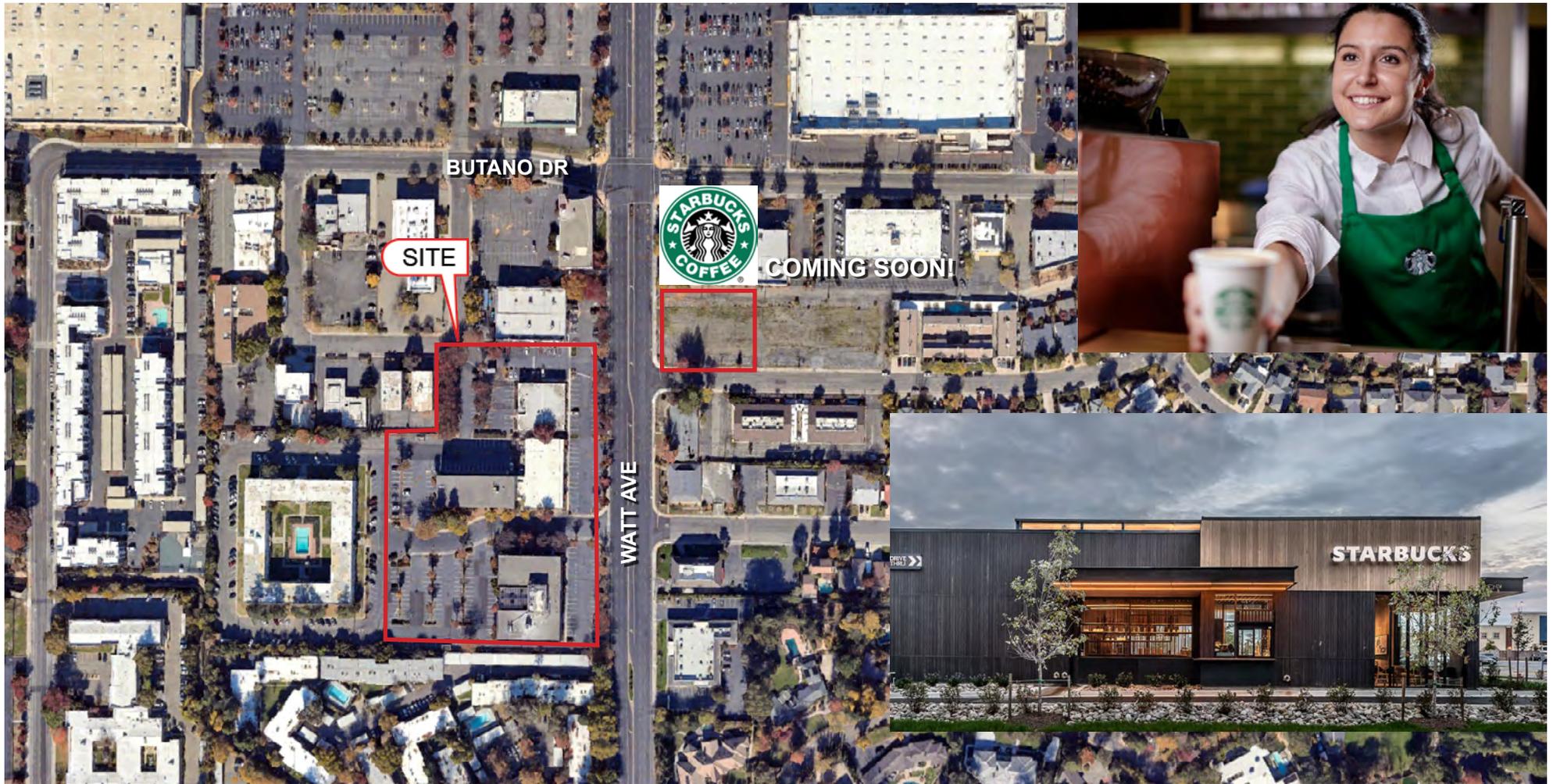
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Suite	RSF	Lease Rate	Monthly Rent
300	4,649	\$1.39 PSF, FS	\$6,462.00



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