

**2233 WATT AVE
SACRAMENTO, CA**

**FOR LEASE
9,907 RSF FIRST FLOOR OFFICE
AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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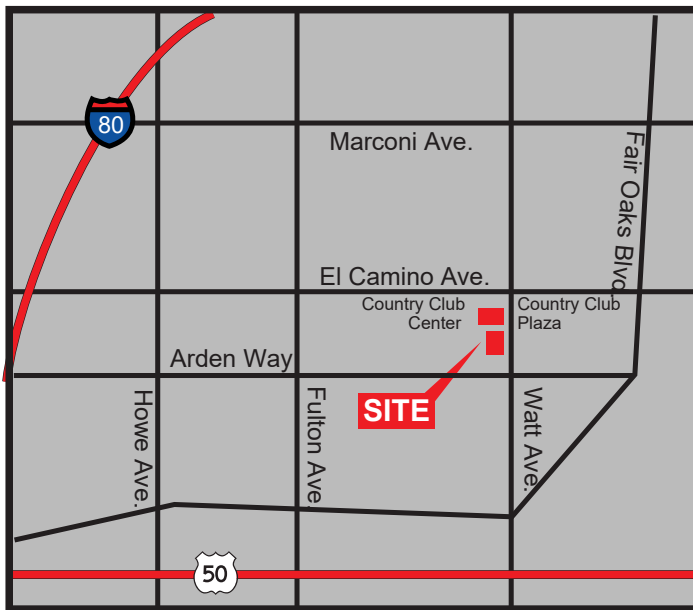
VIEW VIDEO TOUR

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

PROPERTY DETAILS:

Centrally located, approximately midway between Highway 80 and Highway 50, the property is at the center of Watt Corridor's commercial hub. It is within walking distance of significant regional retail centers and business support services and minutes from some of Sacramento's finest neighborhoods and amenities. Nearby amenities include Costco, Raising Canes, Raley's Grocery, Country Club Cinemas, InShape Fitness, Safeway, Target, and more.



FEATURES:

2233 Watt Ave, Suite 150:

- Built out for large classroom/training uses.
- Large monument sign available exclusively for Suite 150.
- Two private multi-stall restrooms.
- Lots of natural light from all four sides.
- Double door, glass private entries in the front and the back.
- Abundant parking, 4:1,000 SF
- 12' Ceilings
- Potential for a large open layout.

LEASE RATE:

Suite 150 9,907 SF \$1.49 PSF, Full Service

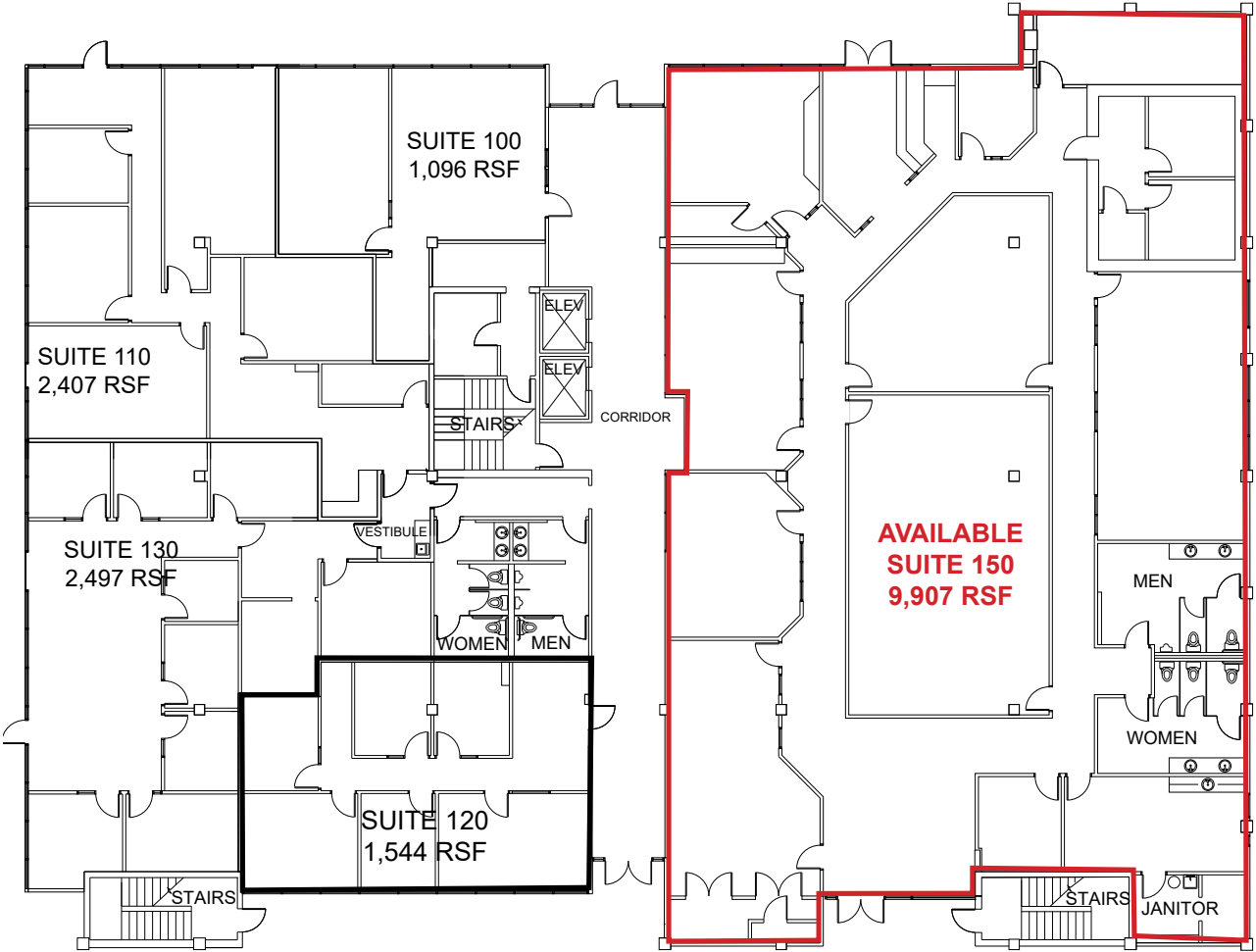
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their 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



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Suite	RSF	Lease Rate	Monthly Rent
150	9,907	\$1.49 PSF, FS	\$14,761.00

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