

OFFICE SUITES
2233 - 2255 WATT AVENUE
SACRAMENTO, CA
444 SF - 6,736 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

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ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
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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.



FEATURES:

2233 Watt Avenue:

- Suites ranging from 444 SF - 6,736 SF
- Professional environment

2255 Watt Avenue:

- Suites ranging from 727 SF - 5,840 SF
- Small retail oriented space available
- Generator available



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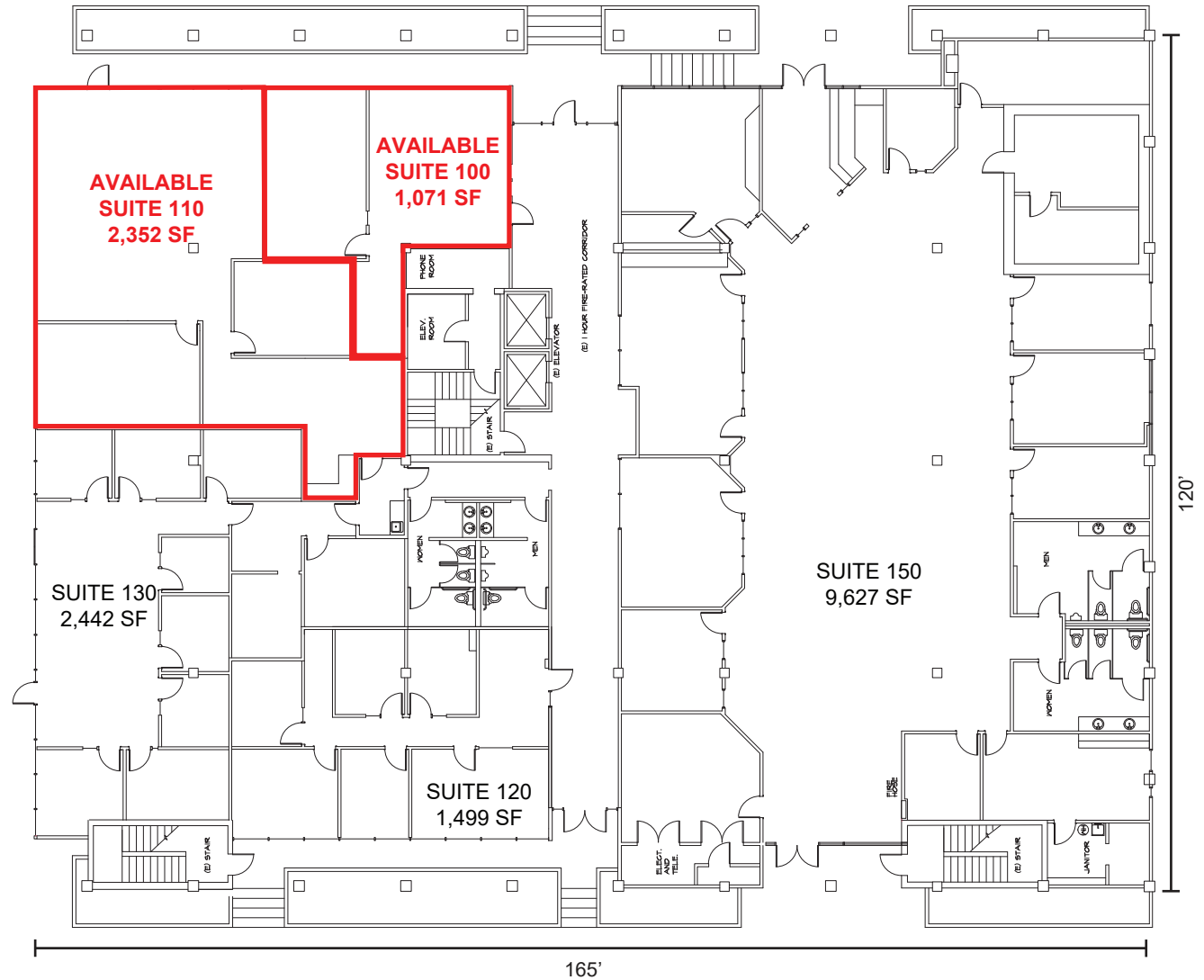
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their 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	SF	Lease Rate	Rent
100	1,071	\$1.69, FS	\$1,810.00
110	2,352	\$1.65, FS	\$3,881.00

100 & 110 can be combined for 3,423 SF.



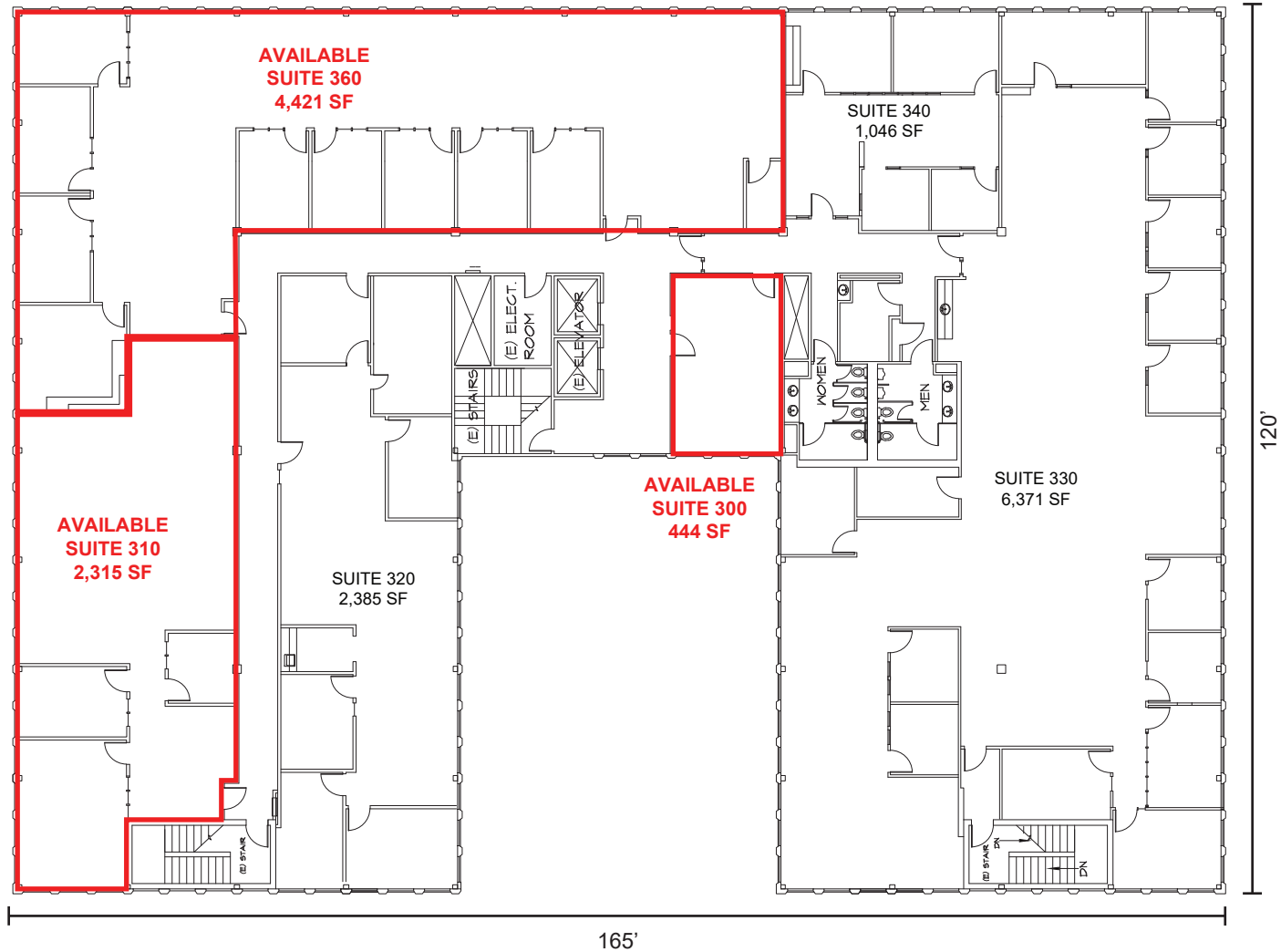
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2233 WATT AVE - 3RD FLOOR

Suite	SF	Lease Rate	Rent
300	444	\$1.99, FS	\$884.00
310	2,315	\$1.39, FS	\$3,218.00
360	4,421	\$1.39, FS	\$6,145.00
310/ 360	6,736	\$1.34, FS	\$9,026.00



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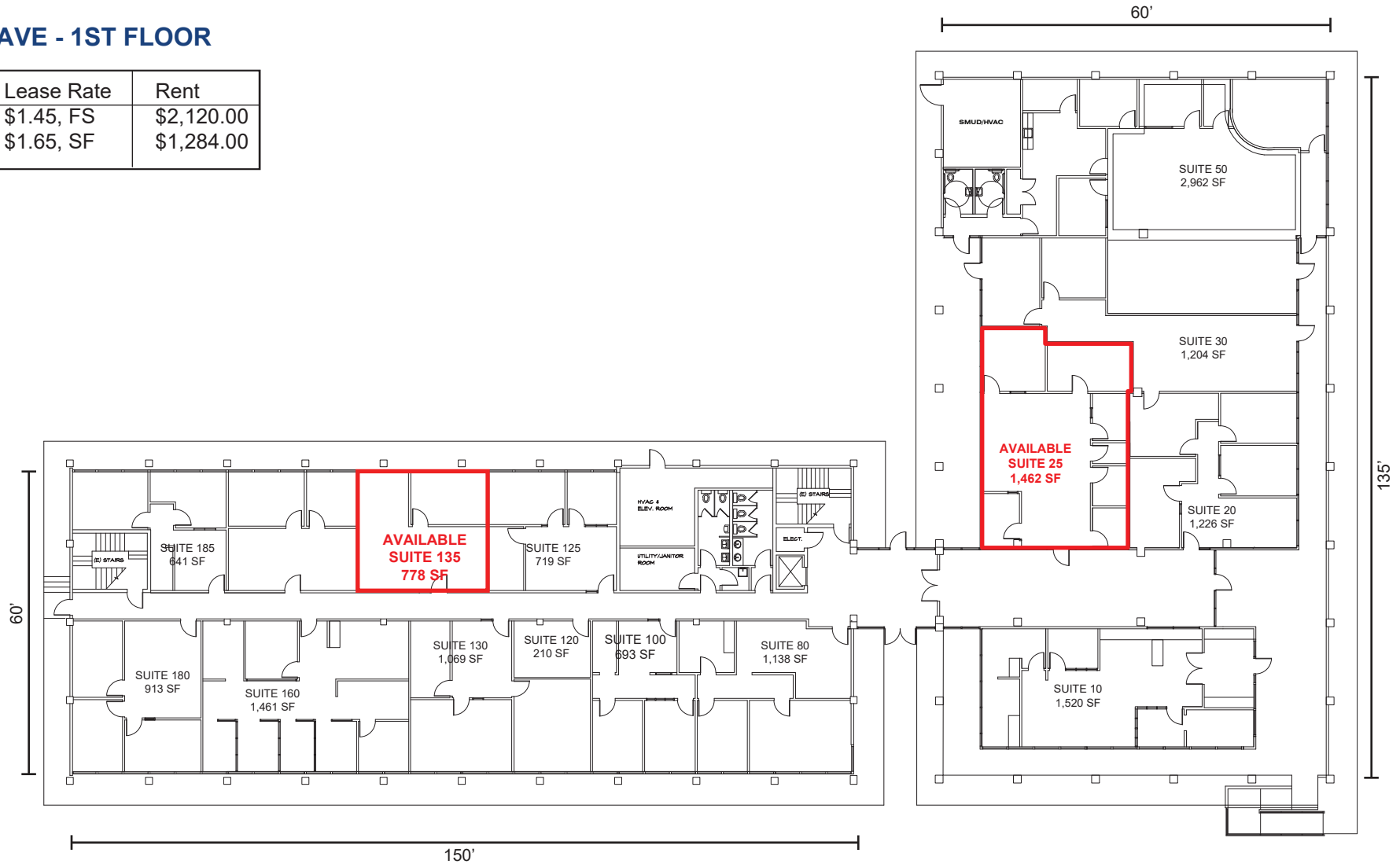
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2255 WATT AVE - 1ST FLOOR

Suite	SF	Lease Rate	Rent
25	1,462	\$1.45, FS	\$2,120.00
135	778	\$1.65, SF	\$1,284.00



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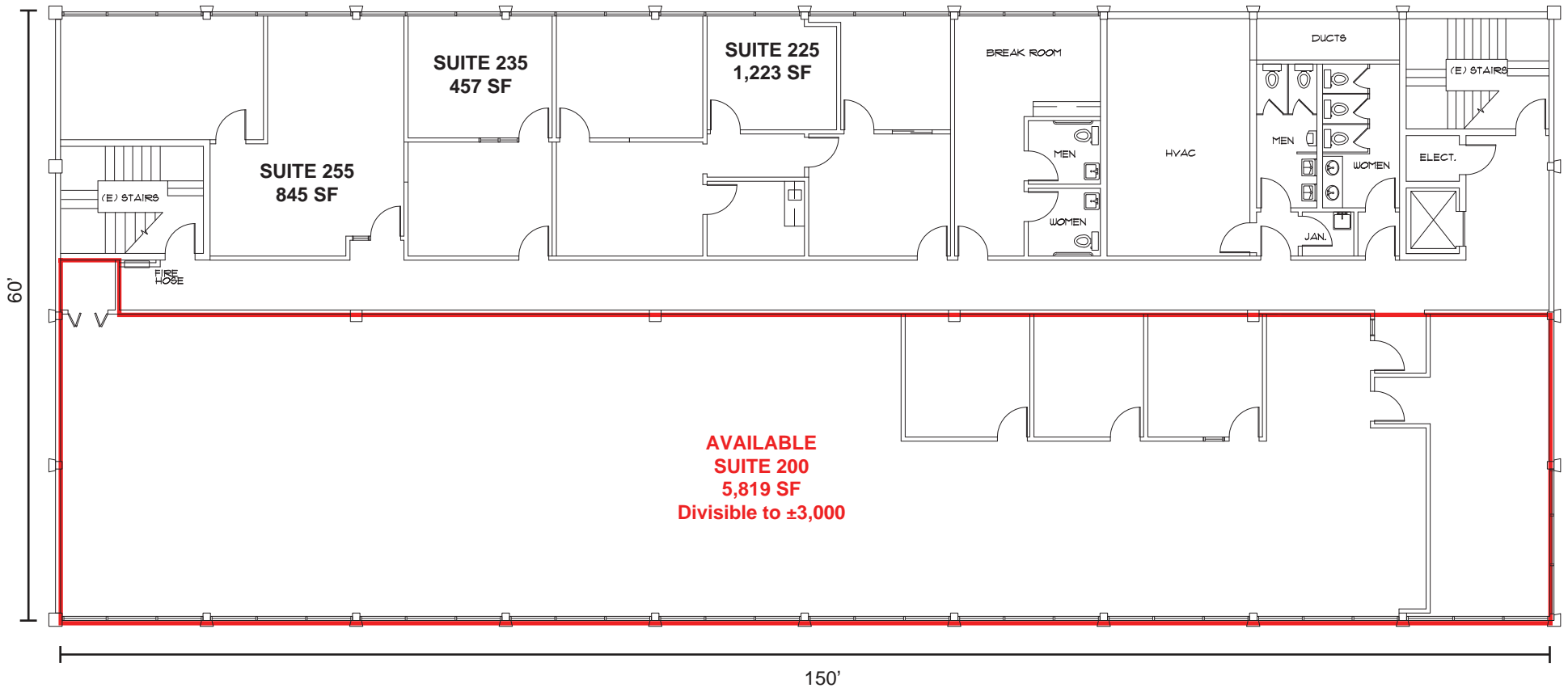
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2255 WATT AVE - 2ND FLOOR

Suite	SF	Lease Rate	Rent
200	3,000 - 5,819	\$1.34 - \$1.39, FS	\$7,797.00

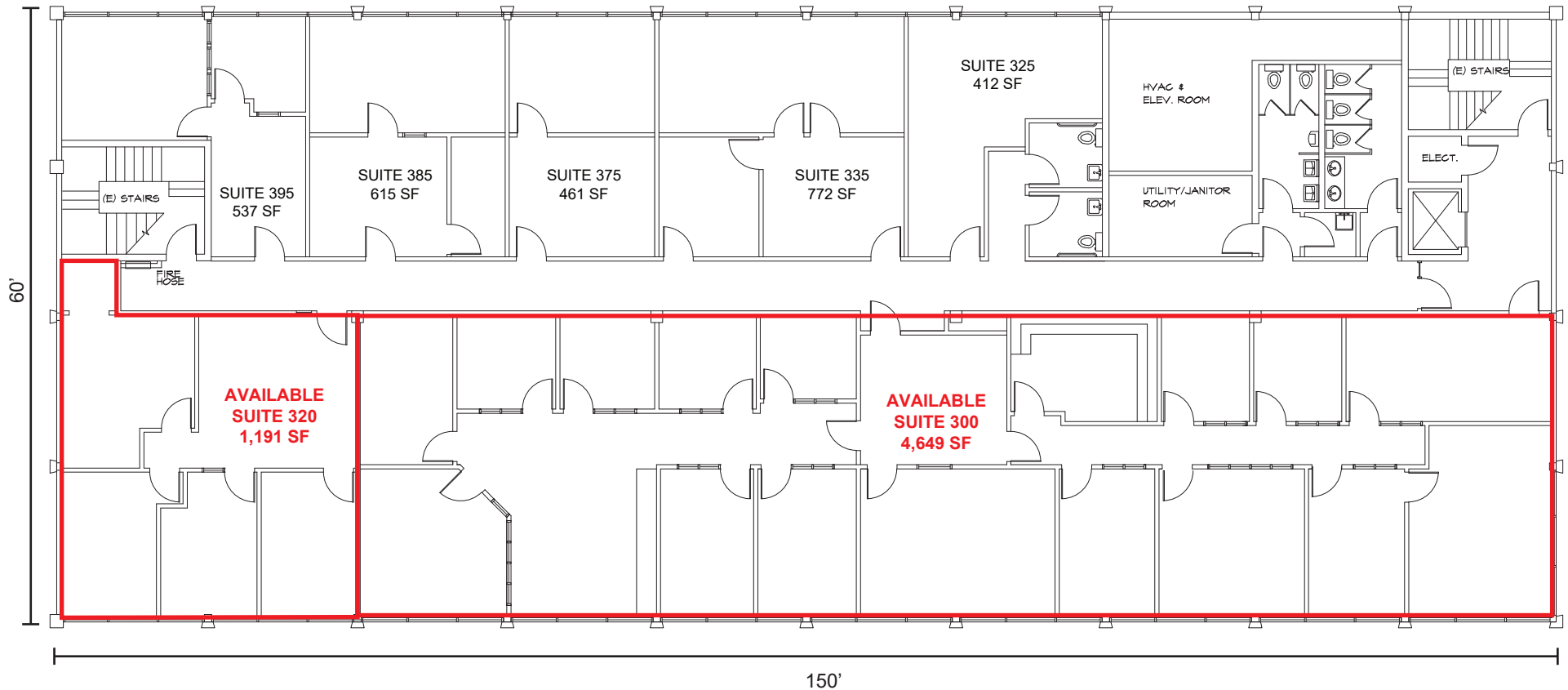


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2255 WATT AVE - 3RD FLOOR

Suite	SF	Lease Rate	Rent
300	4,649	\$1.34, FS	\$6,223.00
320	1,191	\$1.45, FS	\$1,727.00



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