

For Lease

Watt Eighty Business Park

Office Plus Warehouse or Lease Office Only

3437 Myrtle Avenue, Suite 400, 410, 420, & 430

North Highlands, CA

Voit

REAL ESTATE SERVICES



Sean Gallinger

Industrial Specialist

Lic #01944291

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Bob Keady

Vice President

Lic #00962943

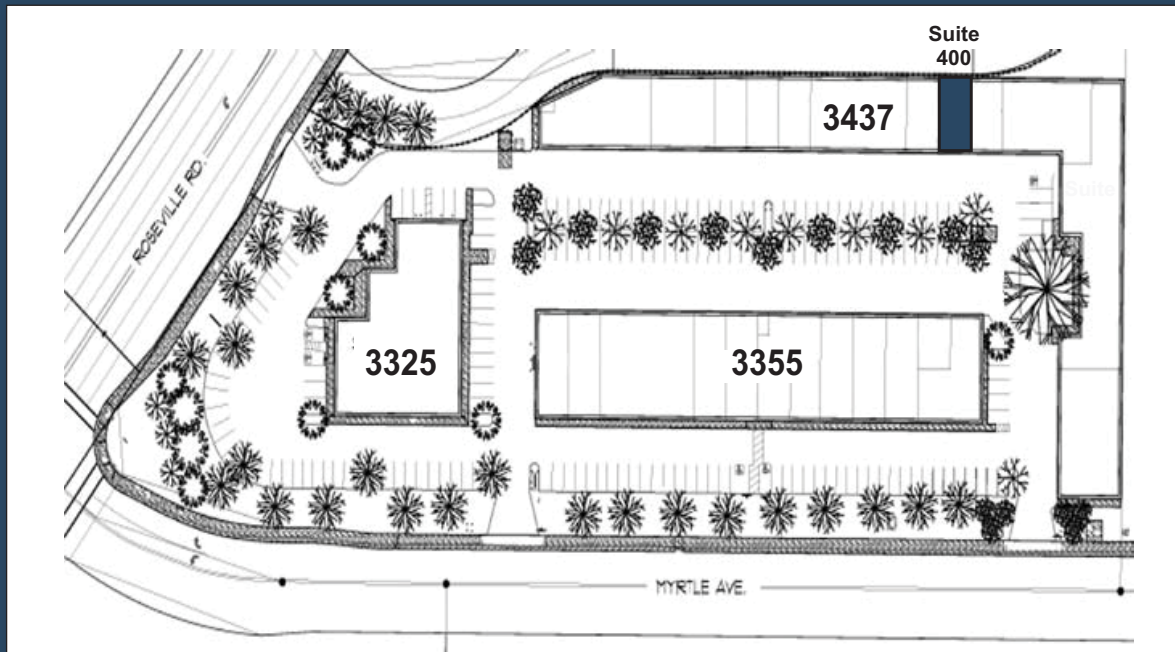
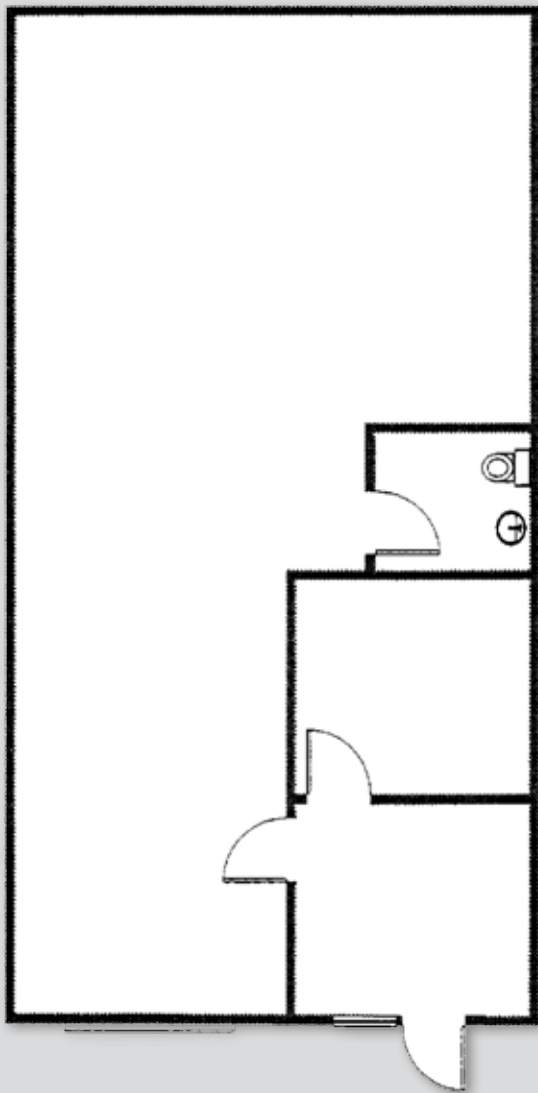
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Avistone
Smart Capital™



3437 MYRTLE AVENUE Suite 400



PROPERTY DETAILS

- Part of large complex, ±63,000 SF in 3 buildings
- Under New Ownership
- High image glass storefronts
- Responsive property management
- Easy access to Interstate 80
- Well maintained property
- Comcast cable to site
- Concrete tilt-up construction
- Lease Rate: \$0.57 SF/NNN

SUITE DETAILS

Available:	1,150 SF
Existing Office:	300 SF
Warehouse:	850 SF
Private Offices:	One
Restrooms:	One
Grade Level Door:	One
Reception:	Yes

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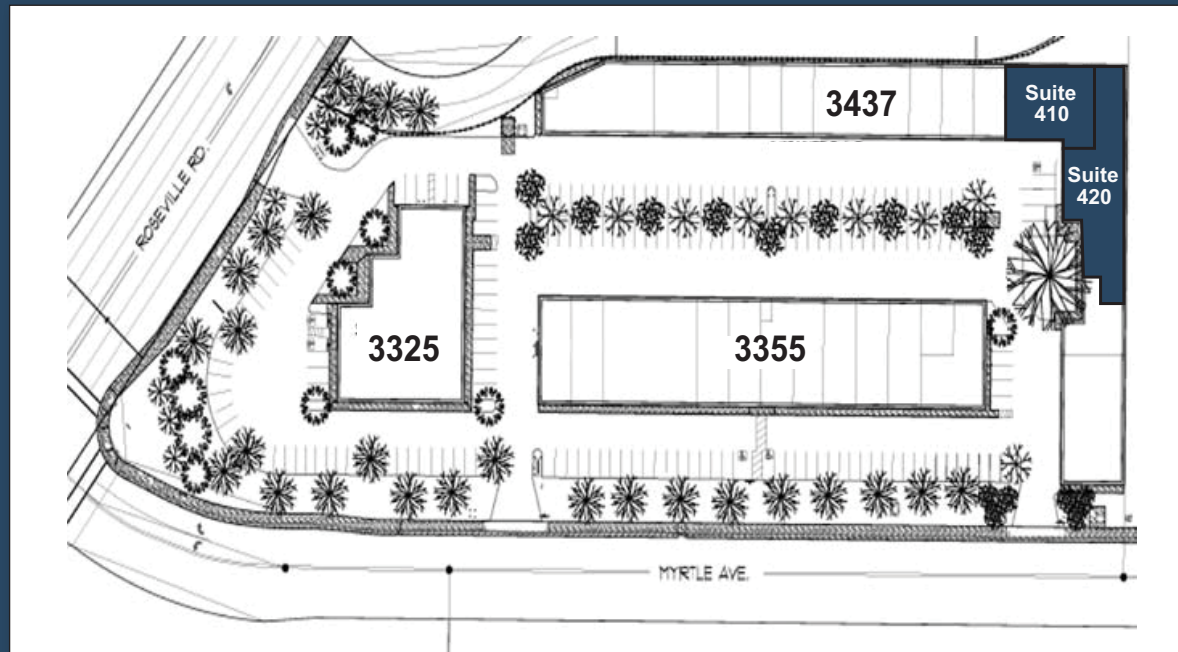
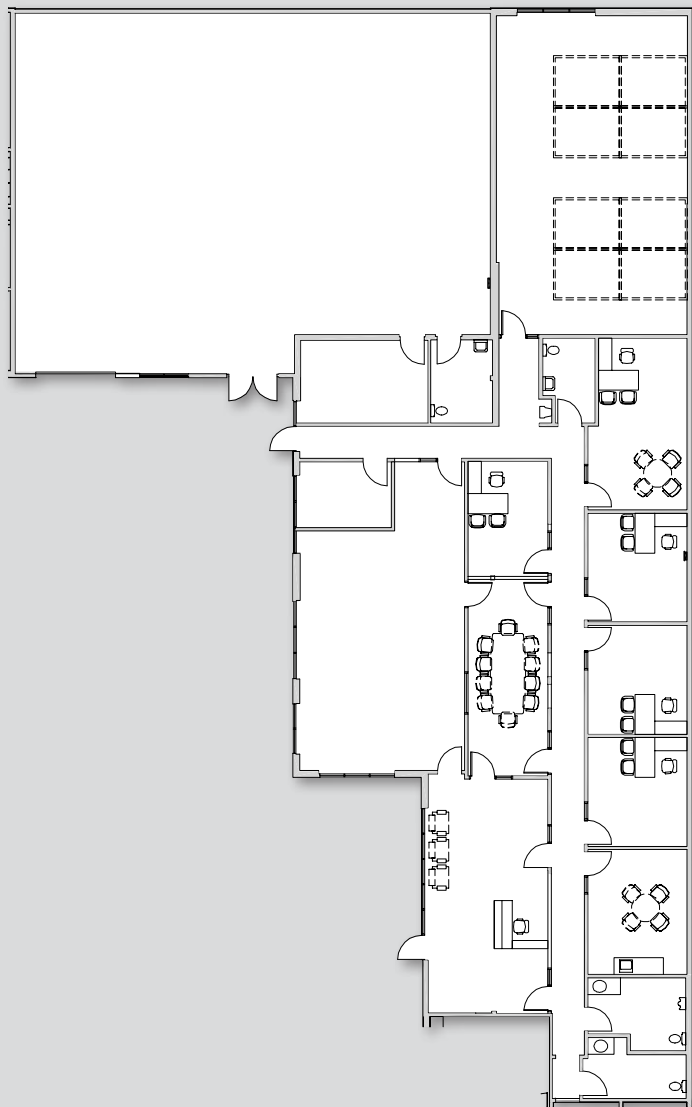
2237 Douglas Blvd., Suite 100, Roseville, CA 95661
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3437 MYRTLE AVENUE Suite 410 & 420



PROPERTY DETAILS

- Part of large complex, ±63,000 SF in 3 buildings
- Under New Ownership
- High image glass storefronts
- Responsive property management
- Easy access to Interstate 80
- Well maintained property
- Comcast cable to site
- Concrete tilt-up construction
- Blended Lease Rate: \$0.72 SF/NNN

SUITE DETAILS

Available:	7,360 SF
Existing Office:	5,000 SF
Warehouse:	2,623 SF
Suite 410:	2,923 SF
Suite 420 - 30 Day Notice:	4,700 SF
Private Offices:	Eight
Restrooms:	Four
Grade Level Door:	One
Lunchroom:	Yes
Large Conference Room:	Yes
Training Rooms:	Yes

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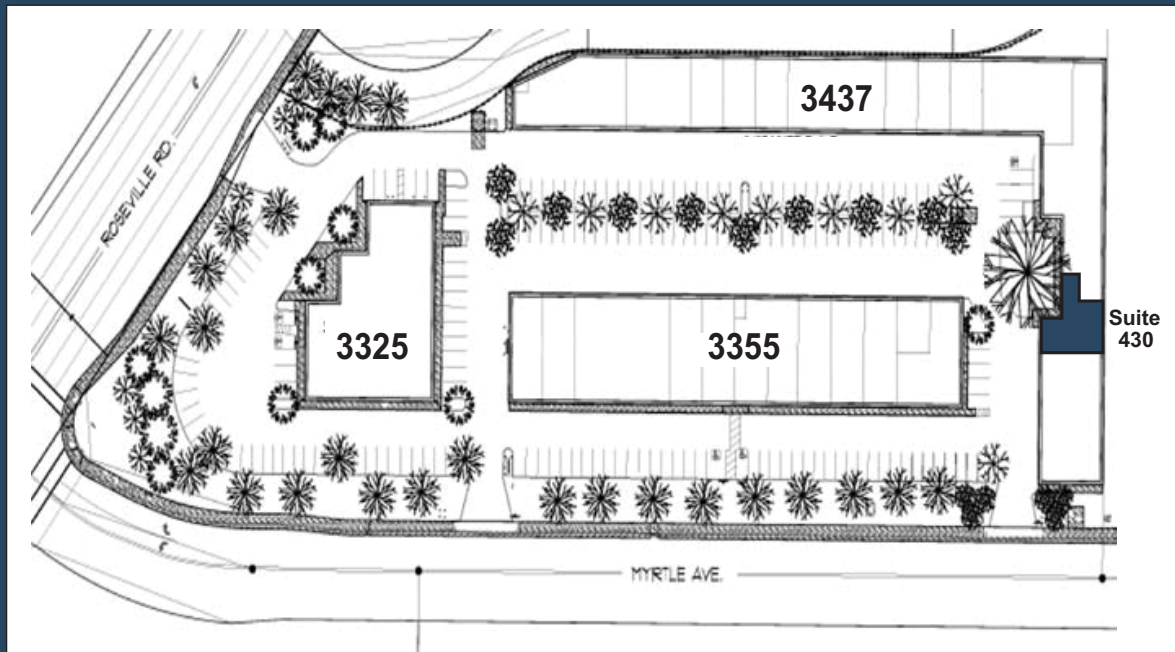
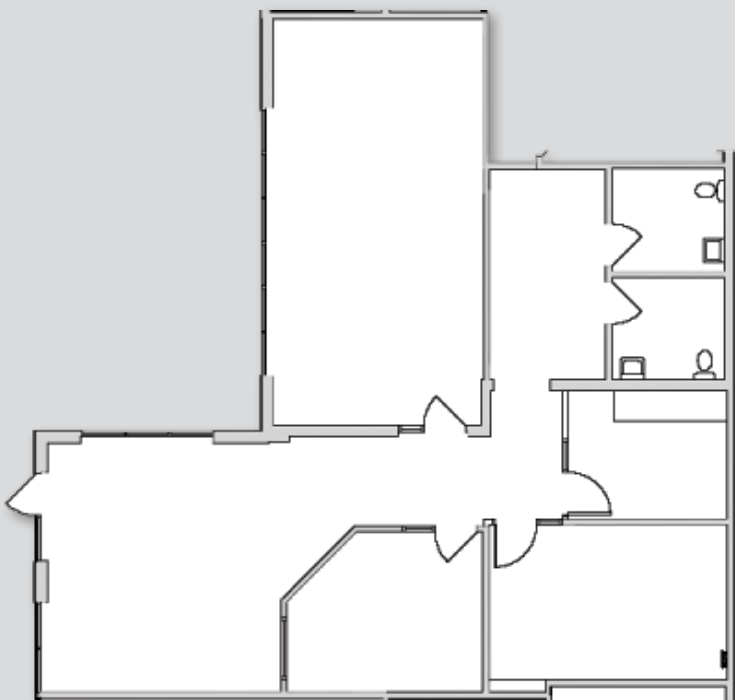
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3437 MYRTLE AVENUE

Suite 430



PROPERTY DETAILS

- Part of large complex, ±63,000 SF in 3 buildings
- Under New Ownership
- High image glass storefronts
- Responsive property management
- Easy access to Interstate 80
- Well maintained property
- Comcast cable to site
- Concrete tilt-up construction
- Office Lease Rate: \$0.77 SF/NNN

SUITE DETAILS

Available:	1,773 SF
Existing Office:	1,773 SF
Private Offices:	Three
Restrooms:	Two
Grade Level Door:	One

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