

For Lease

Watt Eighty Business Park

3355 Myrtle Avenue, Suite 200 & 225-230
North Highlands, CA

Voit

REAL ESTATE SERVICES



Sean Gallinger

Industrial Specialist

Lic #01944291

916.751.3604

sgallinger@voitco.com

Bob Keady

Vice President

Lic #00962943

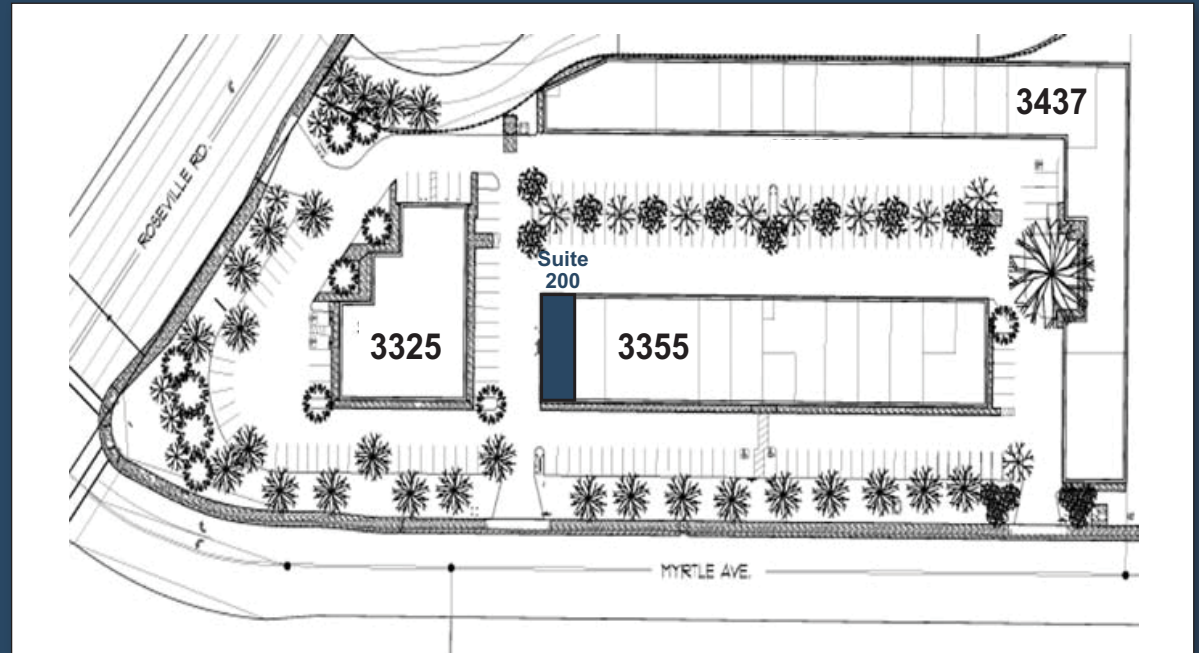
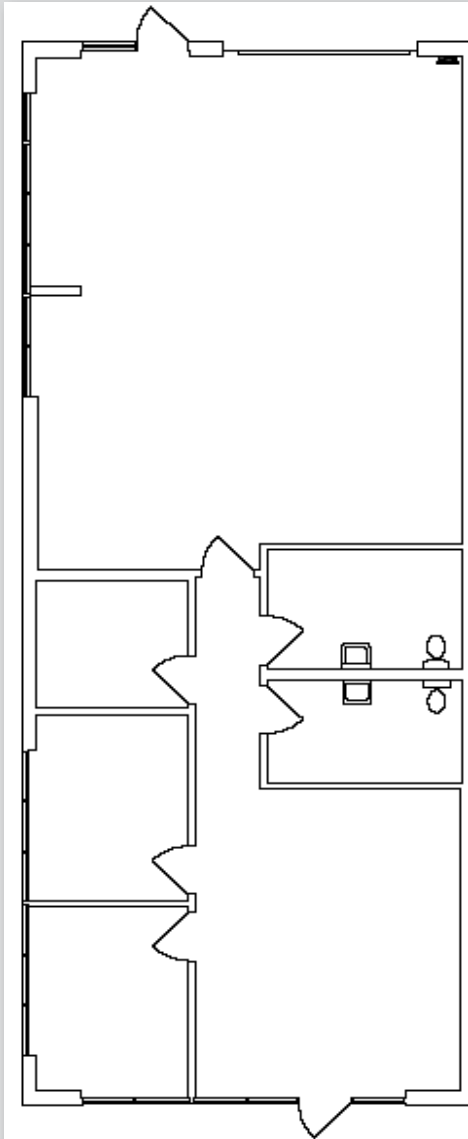
916.751.3613

bkeady@voitco.com

Avistone
Smart Capital™



3355 MYRTLE AVENUE Suite 200



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: \$0.58 SF/NNN

SUITE DETAILS

Available:	1,683 SF
Existing Office:	850 SF
Private Offices:	Two
Restrooms:	Two
Reception Areas:	One
Conference Rooms:	One

Sean Gallinger
Industrial Specialist
Lic #01944291
916.751.3604
sgallinger@voitco.com

Bob Keady
Vice President
Lic #00962943
916.751.3613
bkeady@voitco.com

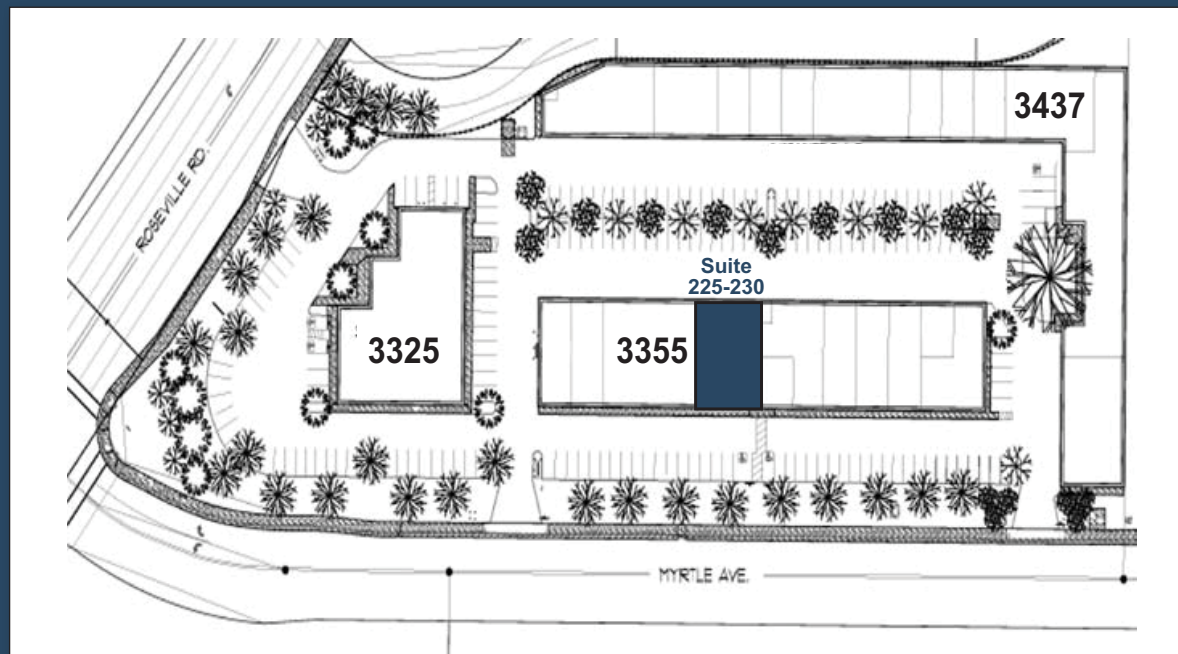
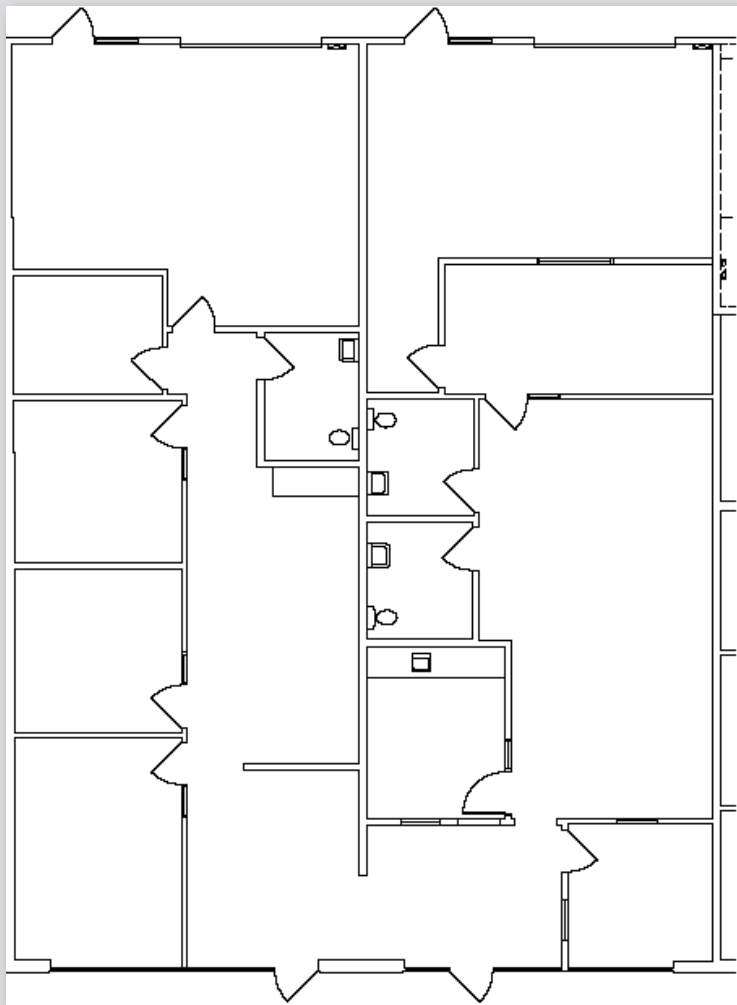
2237 Douglas Blvd., Suite 100, Roseville, CA 95661
916.772.8648 • 916.848.0205 Fax • Lic #01333376 | www.voitco.com

Voit
REAL ESTATE SERVICES

Avistone
Smart Capital™



3355 MYRTLE AVENUE Suite 225-230



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: \$0.58 SF/NNN

SUITE DETAILS

Available:	3,300 SF
Suite 225:	1,650 SF
Existing Office:	1,150 SF
Suite 230:	1,650 SF
Existing Office:	1,120 SF
Private Offices:	Four
Restrooms:	Three
Reception Areas:	Yes
Conference Rooms:	One
Break Rooms:	One

Sean Gallinger
Industrial Specialist
Lic #01944291
916.751.3604
sgallinger@voitco.com

Bob Keady
Vice President
Lic #00962943
916.751.3613
bkeady@voitco.com

Voit
REAL ESTATE SERVICES

Avistone
Smart Capital™

2237 Douglas Blvd., Suite 100, Roseville, CA 95661
916.772.8648 • 916.848.0205 Fax • Lic #01333376 | www.voitco.com