

SINGLE STORY OFFICE BUILDING FOR LEASE

4837 WATT AVENUE

NORTH SACRAMENTO / HWY 80 CORRIDOR



±129,491 RSF AVAILABLE FOR LEASE

BRUCE HOHENHAUS, SIOR

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PROPERTY OVERVIEW

The property is located in the heart of the Interstate 80 Corridor of Sacramento just off the freeway at the Watt Avenue exit. The location provides easy access to Interstate 80, Business 80, mass transit, Sacramento's Central Business District, and the residential neighborhoods located in East Sacramento County, as well as Roseville.

The subject is a single story office building, which originally served as a Price Club before being converted to an office building. The building was completely renovated in 1997 by a well-respected national developer, Panattoni Development Company. The renovation included a new exterior facade, all major interior finishes, replacement of the plumbing and electrical systems, a new roof and all new HVAC systems. The parking lot has been resealed and the roof was replaced in November 2017.



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DETAILS

Asking Lease Rate	\$1.15/RSF plus Janitorial & Utilities
Total Availability	±129,492 RSF
Parcel Size	12.8 Acres
Freeway Access	1/2 mile north of Capital City Freeway & Interstate 80 on-ramps.
Parking Ratio	6.9/1,000 SF
Flood Zone X	Outside 100 & 500 year Floodplain
Zoning	SPA - Office use

Amenities

- Excellent freeway access
- Close to restaurant facilities
- Great parking ratio
- Secured Parking
- Access to Furniture
- Perfect Call Center User

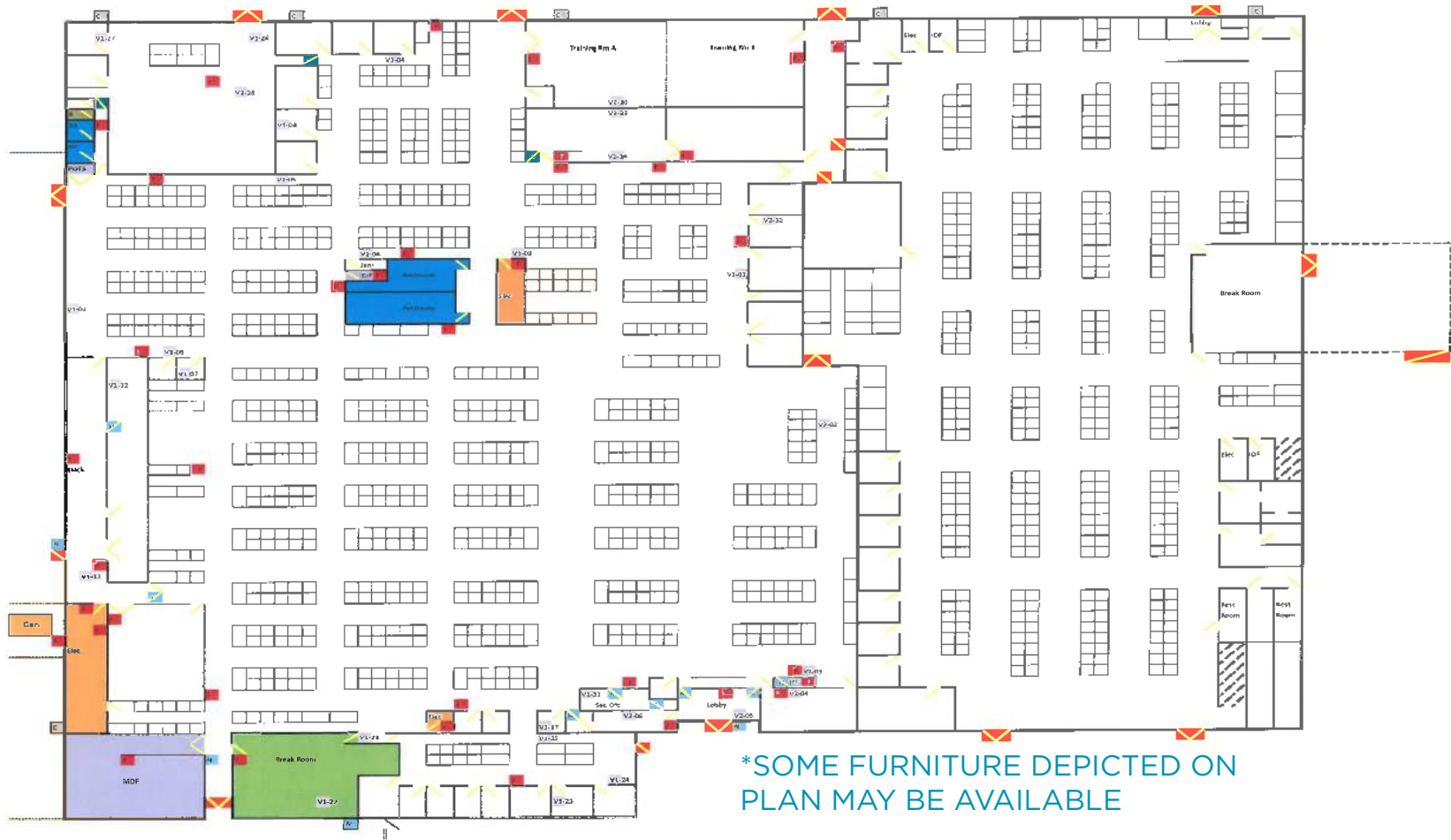


FLOOR PLAN

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PROPERTY AERIAL

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