

# 210 SF - 5,840 SF OFFICE FOR LEASE WITH RETAIL VISIBILITY AND SIGNAGE

REMODEL  
COMPLETE



## 2233 & 2255 WATT AVENUE SACRAMENTO, CA

### FEATURES:

#### 2233 Watt Avenue:

- Suites ranging from 270 SF - 4,421 SF
- Professional environment

#### 2255 Watt Avenue:

- Suites ranging from 210 SF - 5,840 SF
- Small retail oriented space available
- Generator available

### COMMENTS:

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.

### LEASE RATES:

Please see pages 9 & 10 of the flyer.

### FOR MORE INFORMATION CONTACT:

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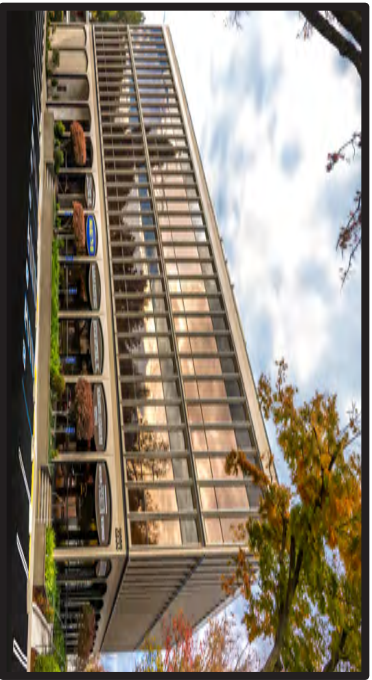


# 2233 & 2255 Watt Avenue, Sacramento CA

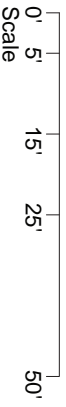
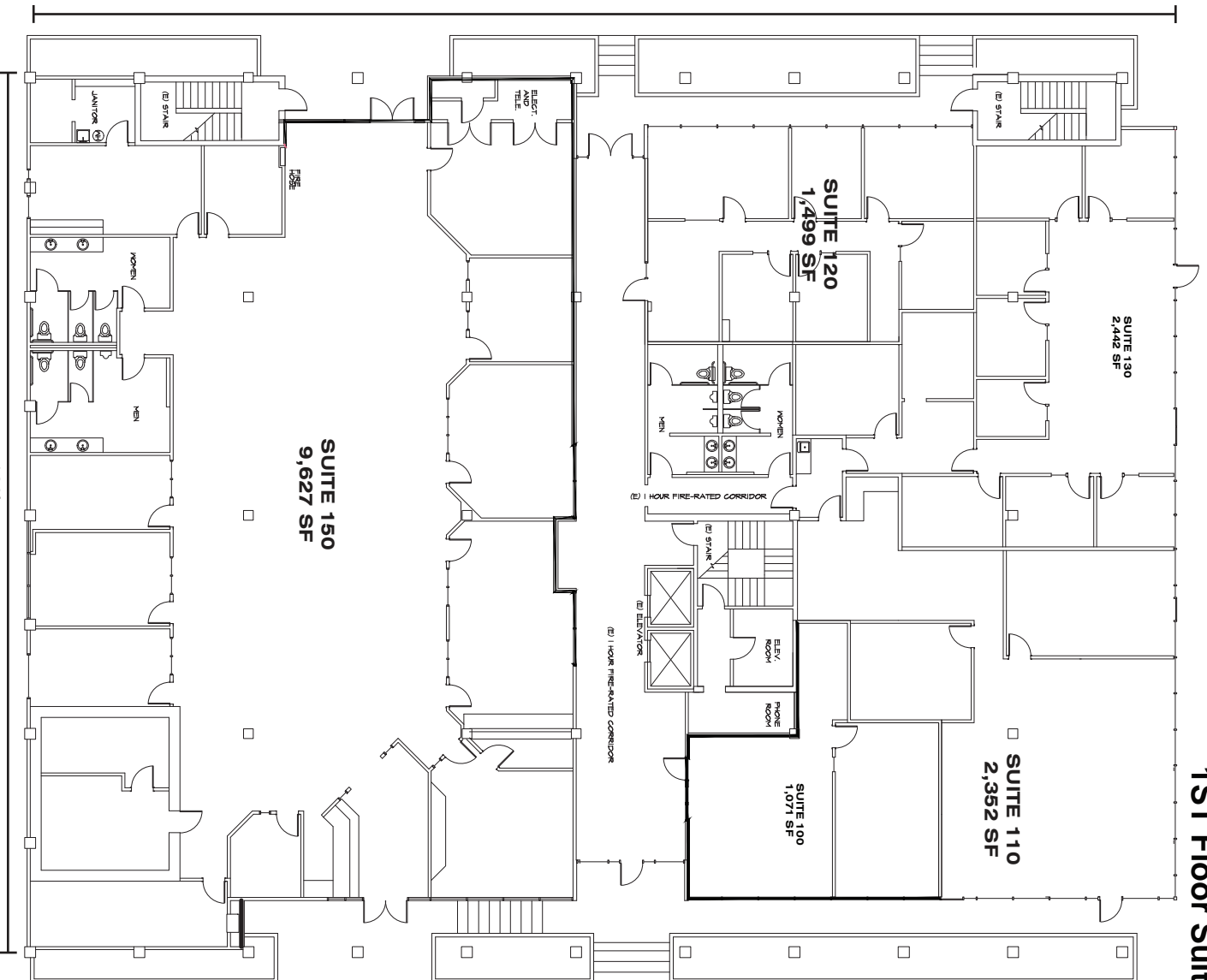


# 2233 Watt Avenue, Sacramento CA

## 1ST Floor Suite Plan



165'

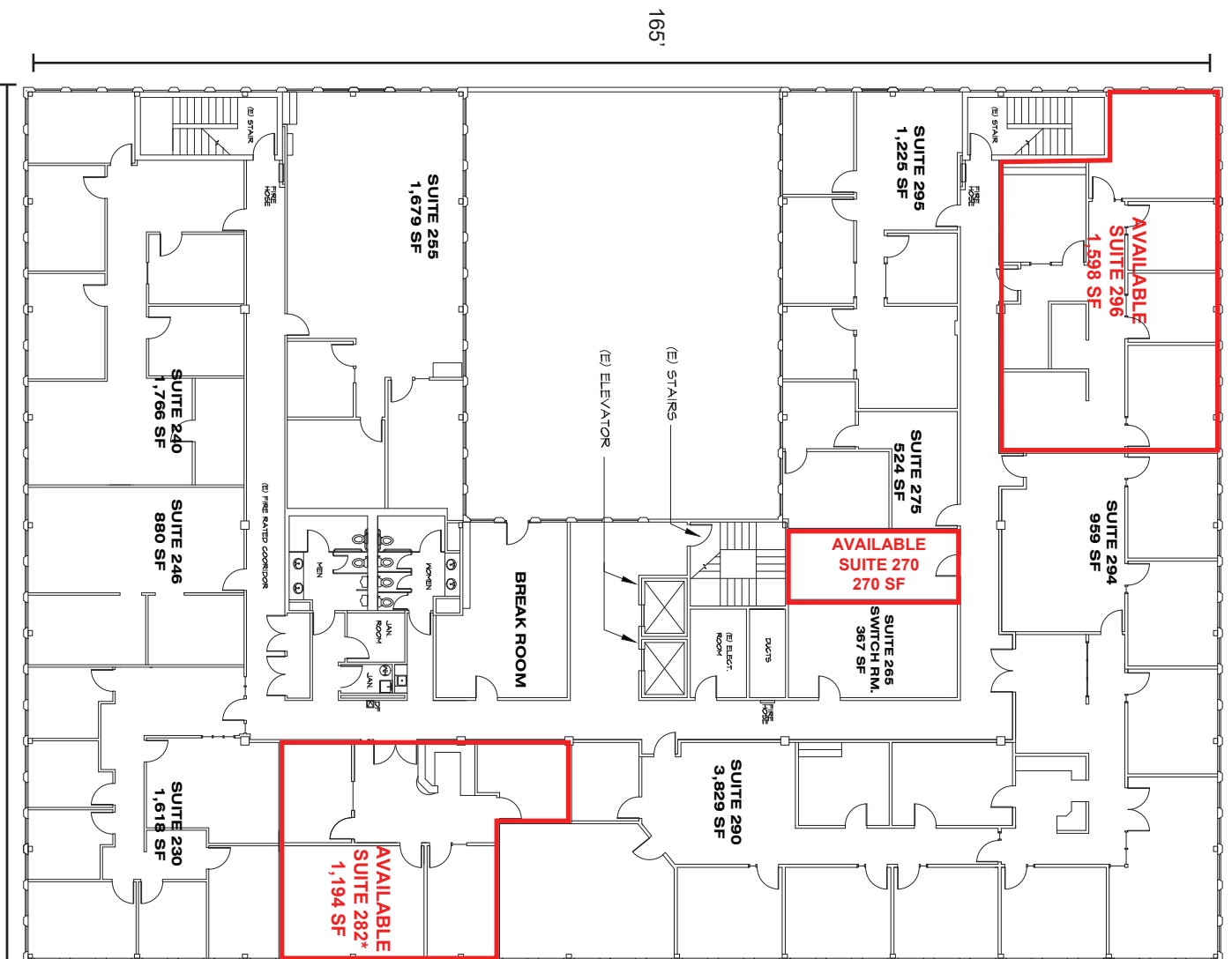


Watt Avenue

# 2233 Watt Avenue, Sacramento CA

## 2ND Floor Suite Plan

Watt Avenue



AVAILABLE  
SUITE 282\*  
1,194 SF

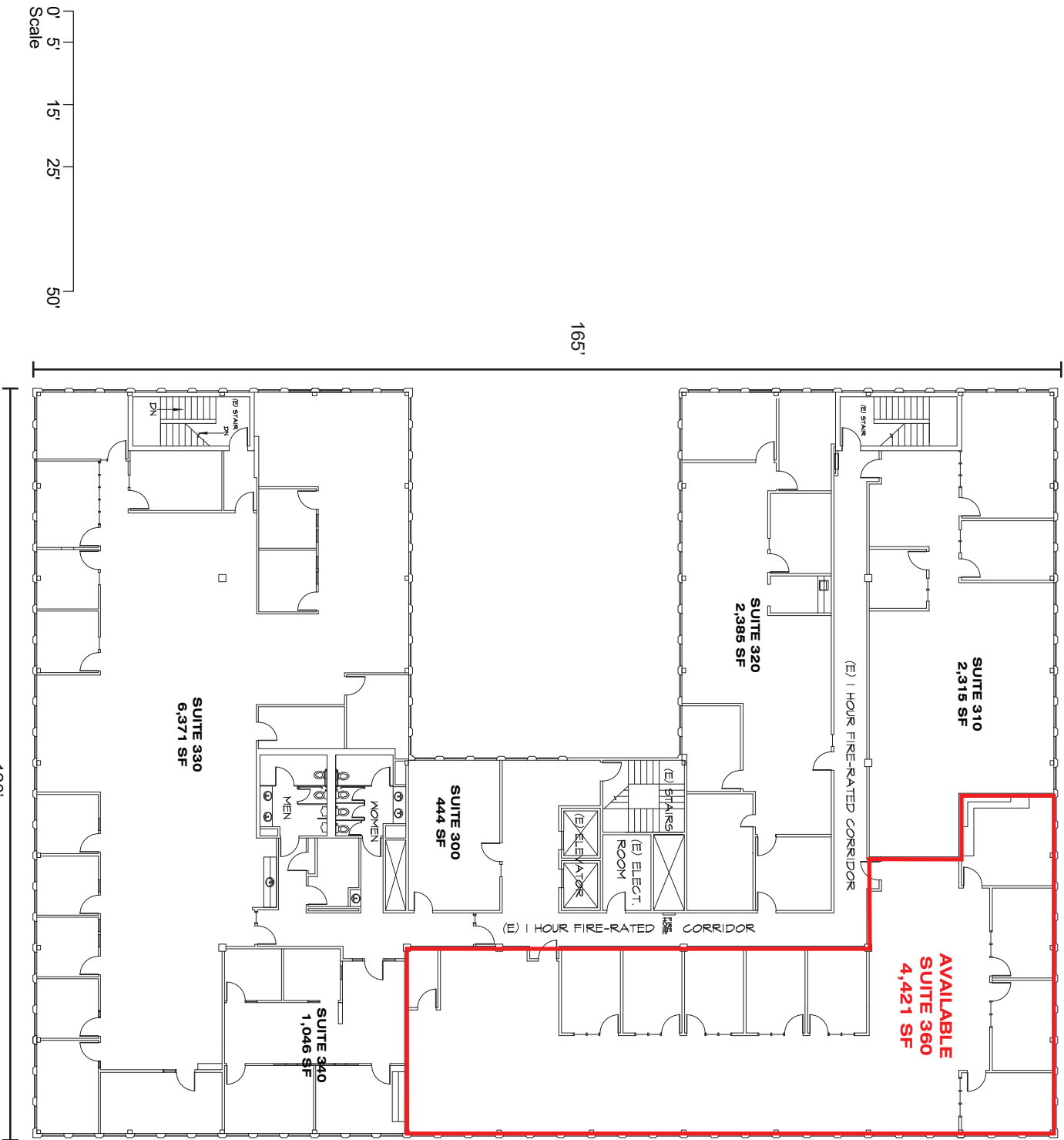
AVAILABLE  
SUITE 270  
270 SF

AVAILABLE  
SUITE 296  
1,598 SF

\*Available with 30 days notice.

3RD Floor Suite Plan

Watt Avenue



165'

120'

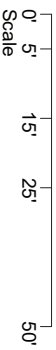
0' 5' 15' 25' 50'  
Scale

# 2255 Watt Avenue, Sacramento CA

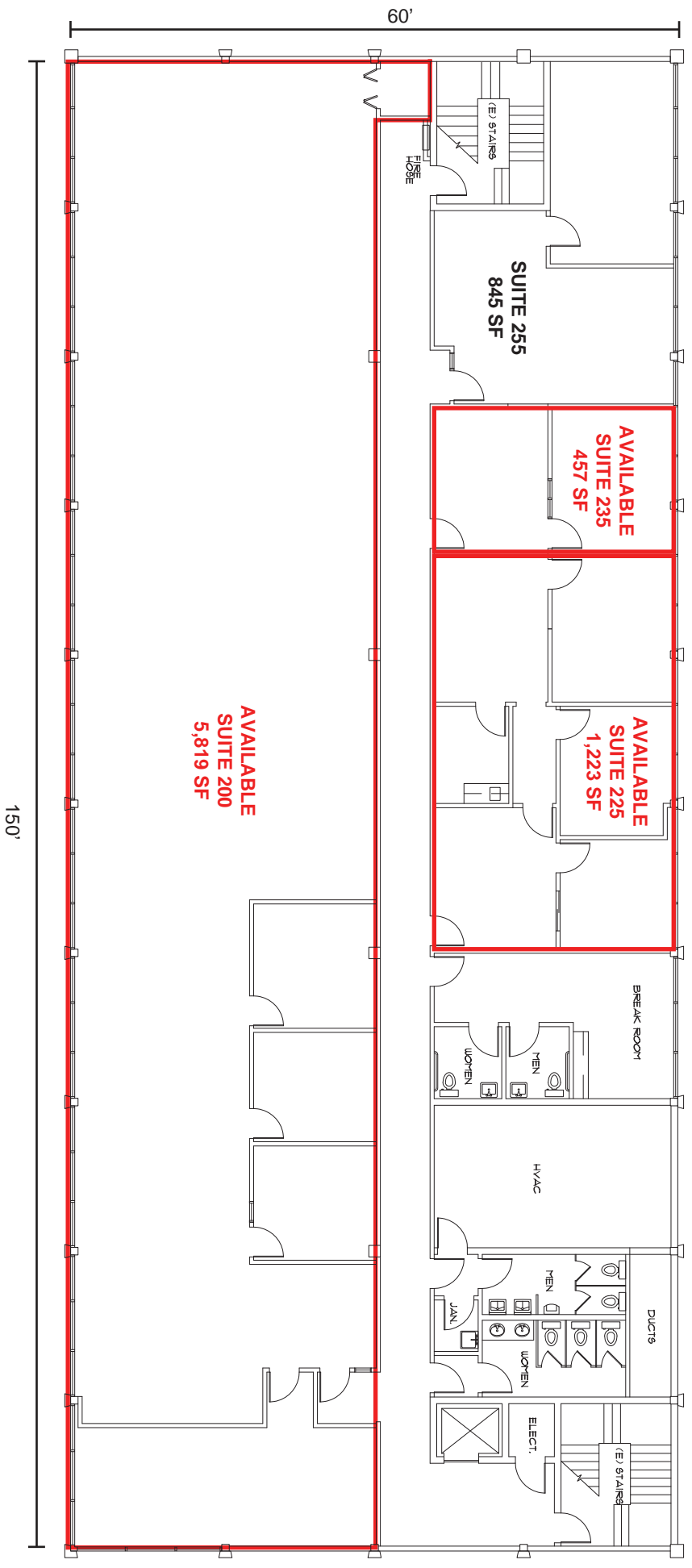
## 1ST Floor Suite Plan



Watt Avenue



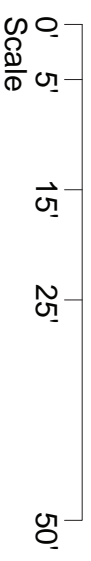
2ND Floor Suite Plan



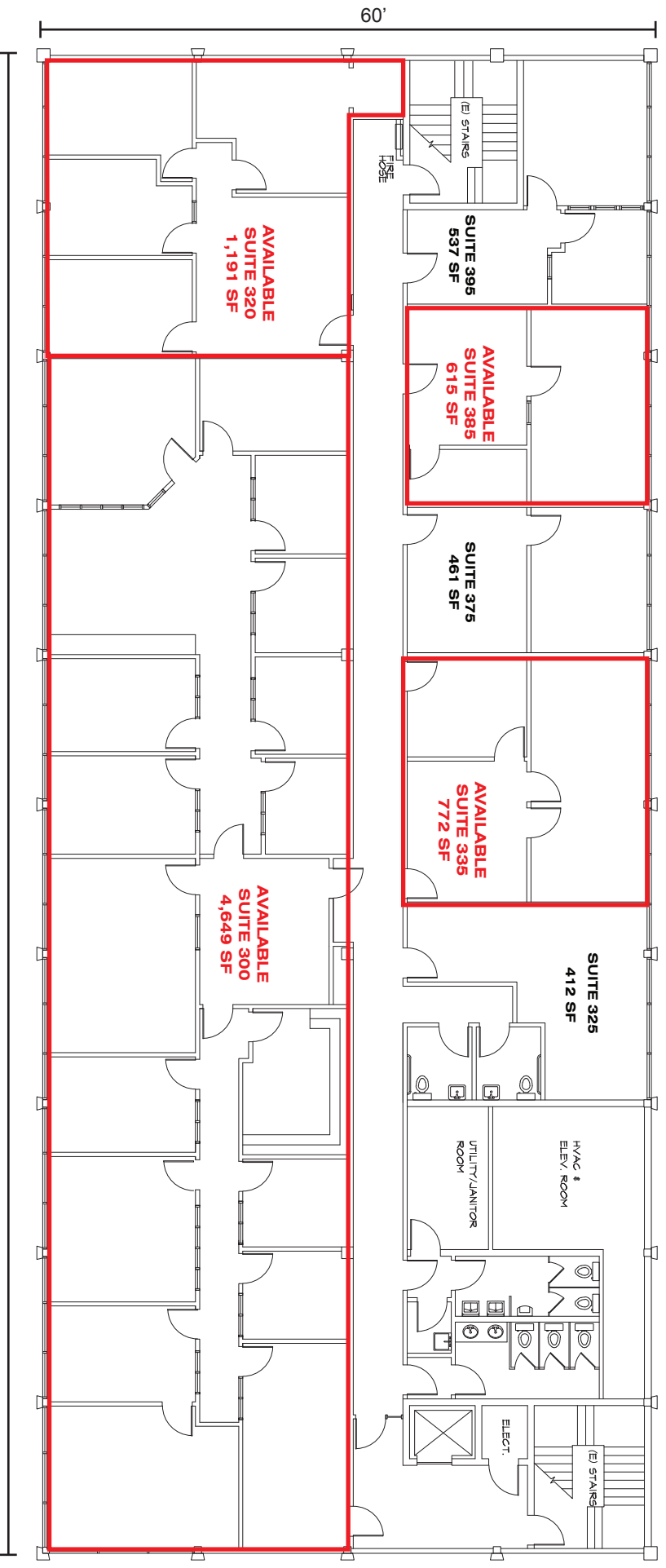
60'

150'

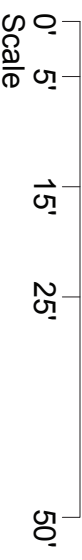
Watt Avenue



3RD Floor Suite Plan



Watt Avenue





**ETHAN CONRAD PROPERTIES**  
**2233 WATT AVE, SACRAMENTO, CA**  
**CURRENT AVAILABLE SUITES**

Suites	Rentable Sq. Ft.	Rent
<b>2233 Watt Ave, Suite 270</b> Single-room office.	270	\$1.49 PSF, \$402.00
<b>2233 Watt Ave, Suite 282</b> Office with double door entry, three (3) offices and file room. <i>Available with 30 days notice.</i>	1,194	\$1.49 PSF, \$1,779.00
<b>2233 Watt Ave, Suite 296</b> Corner office suite with excellent glass line, four (4) private offices and breakroom.	1,598	\$1.49 PSF, \$2,381.00
<b>2233 Watt Ave, Suite 360</b> Large corner office suite with excellent glass line, open plan, eight (8) private offices and breakroom. Includes cubicle furniture if desired.	4,421	\$1.39 PSF, \$6,145.00

*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.*

**ETHAN CONRAD PROPERTIES**  
**2255 WATT AVE, SACRAMENTO, CA**  
**CURRENT AVAILABLE SUITES**

<b>2255 Watt Ave, Suite 10</b> This Quasi-retail space has glass on 4-sides and visibility to Watt Ave. It is a very attractive and unique space that is mostly open with 2 private rooms and a small storage area.	1,520	\$1.59 PSF, \$2,417.00
<b>2255 Watt Ave, Suite 50</b> This suite has a reception area, break room, large work area/cubicles and three private offices with floor to ceiling windows. Excellent signage and visibility on Watt Ave. Generator available. Separate HVAC unit.	2,962	\$1.45 PSF, \$4,295.00
<b>2255 Watt Ave, Suite 100</b> Attractive office suite with a reception area and two private offices.	693	\$1.44 PSF, \$998.00
<b>2255 Watt Ave, Suite 120</b> Single private office.	210	\$1.49 PSF, \$313.00
<b>2255 Watt Ave, Suite 165</b> Small ground floor office with a reception area and two attractive offices on the window line.	727	\$1.44 PSF, \$1,047.00
<b>2255 Watt Ave, Suite 180</b> Ground floor office with a reception area and three private offices, all with windows.	913	\$1.39 PSF, \$1,269.00
<b>2255 Watt Ave, Suite 200</b> No lights needed in this large mostly open suite with 2 sides of glass. Includes a server room, 2 private offices and a conference room. It can be demised.	5,819	\$1.24 PSF, \$7,216.00
<b>2255 Watt Ave, Suite 225</b> This suite has a reception area, break room, large work area/cubicles and three large private offices with floor to ceiling windows.	1,223	\$1.34 PSF, \$1,640.00
<b>2255 Watt Ave, Suite 235</b> One private office with floor to ceiling windows and a reception area.	457	\$1.44 PSF, \$658.00
<b>2255 Watt Ave, Suite 300</b> Large former attorney office suite with 15 private offices, conference, copier room and reception.	4,649	\$1.29 PSF, \$5,997.00
<b>2255 Watt Ave, Suite 320</b> Reception area and four (4) private offices.	1,191	\$1.34 PSF, \$1,596.00
<b>2255 Watt Ave, Suite 335</b> Reception area, a private office and meeting room.	772	\$1.44 PSF, \$1,112.00
<b>2255 Watt Ave, Suite 385</b> Reception area, a private office and file room	615	\$1.44 PSF, \$886.00

*All of the above rent is based on leasing the suites in good condition but without any tenant improvements.*

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