

2825-2829

WATT AVENUE
SACRAMENTO
CALIFORNIA



• UP TO ±6,145 SF AVAILABLE FOR LEASE • TURN-KEY IMPROVEMENTS •

FOR MORE INFORMATION, PLEASE CONTACT

CHAD COOK, MCR, SIOR, CCIM

SENIOR DIRECTOR

+1 916 329 1562

chad.cook@cushwake.com

LIC #01711687

ZACH MOSLE, CCIM

SENIOR ASSOCIATE

+1 916 329 1543

zach.mosle@cushwake.com

LIC #01924595

CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800

Sacramento, California 95814

+1 916 288 4800

cushmanwakefield.com

2825-2829

WATT AVENUE
SACRAMENTO
CALIFORNIA

FOR LEASE



ASKING LEASE RATE

\$.93 per SF, MG

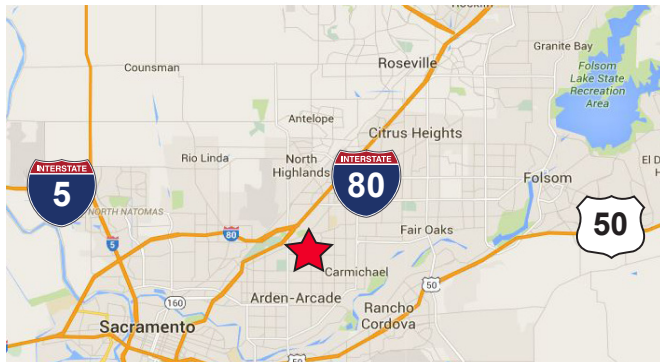
AVAILABILITIES

2825 Watt Avenue: Suite 201: ±4,303 RSF

2829 Watt Avenue: Suite 102: ±1,842 RSF

PROPERTY HIGHLIGHTS

- Active Property - Based Business Improvement District (PBID) in place
- Office building totaling ±83,783 RSF
- ±6,145 SF of available office space which can be divided & built to suit
- Many restaurants & retail amenities within walking distance
- Located at the high traffic intersection of Watt Avenue and Marconi Avenue, with an average daily traffic count of 46,892
- Building-top signage is available
- Free parking included
- Located two (2) miles from the Capitol City Freeway & eight (8) miles from the Downtown Sacramento Central Business District
- Zoned BP (Business Professional) and can accommodate professional & medical users
- The buildings and parking garage are protected by a wet fire protection sprinkler system
- The building is served by two hydraulic elevators
- The building electrical system is 1,600 amp, 480/277 volt, 3-phase, 4-wire service



FOR MORE INFORMATION, PLEASE CONTACT:

CHAD COOK, MCR, SIOR, CCIM

SENIOR DIRECTOR

+1 916 329 1562

chad.cook@cushwake.com

LIC #01711687

ZACH MOSLE, CCIM

SENIOR ASSOCIATE

+1 916 329 1543

zach.mosle@cushwake.com

LIC #01924595

CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800

Sacramento, California 95814

T +1 916 288 4800

Cushman & Wakefield Copyright 2016. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.

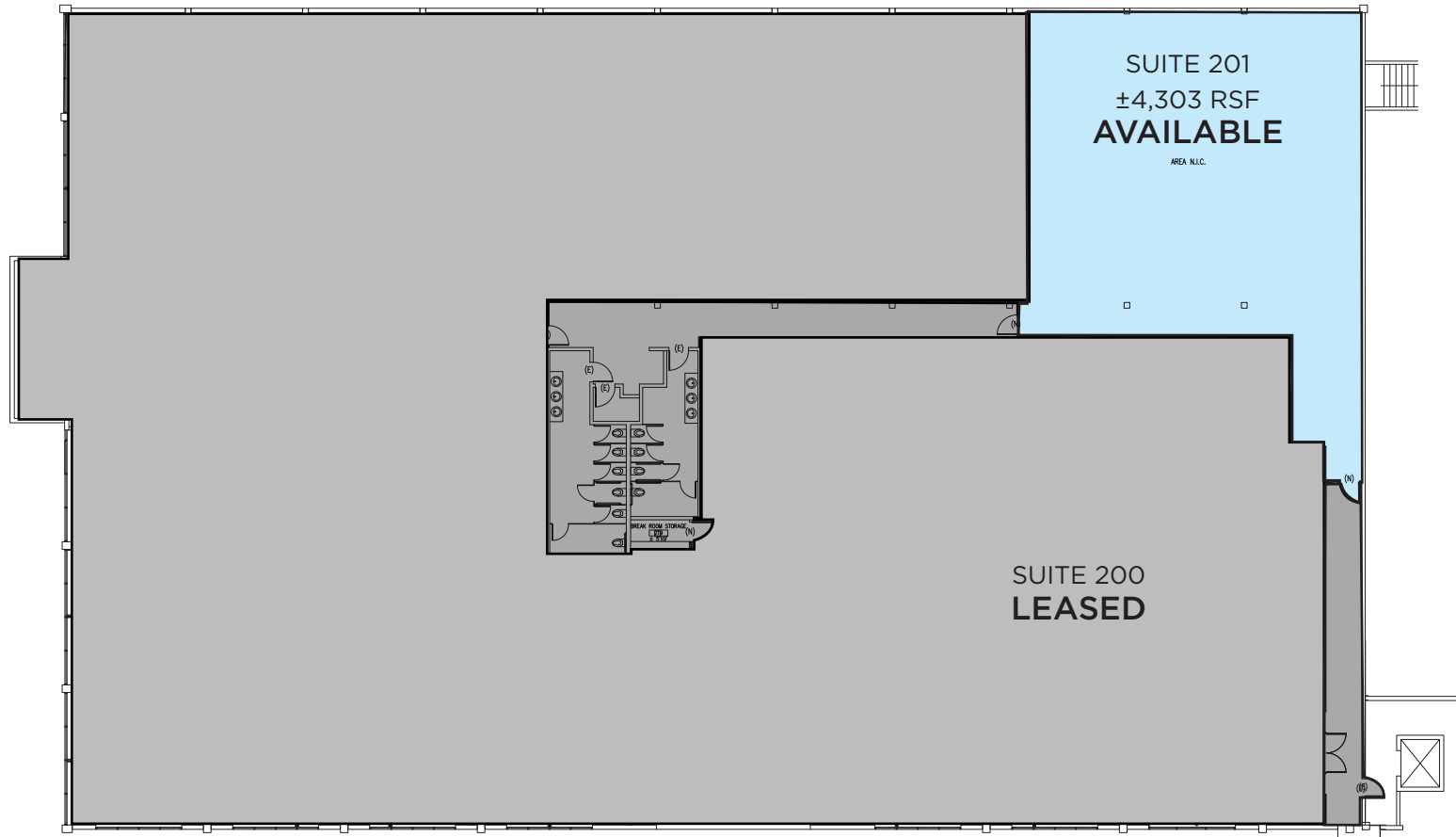
2825-2829

WATT AVENUE
SACRAMENTO
CALIFORNIA

FOR LEASE



2825 WATT AVE. SECOND FLOOR



FOR MORE INFORMATION, PLEASE CONTACT:

CHAD COOK, MCR, SIOR, CCIM

SENIOR DIRECTOR
+1 916 329 1562
chad.cook@cushwake.com
LIC #01711687

ZACH MOSLE, CCIM

SENIOR ASSOCIATE
+1 916 329 1543
zach.mosle@cushwake.com
LIC #01924595

CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800
Sacramento, California 95814
T +1 916 288 4800

Cushman & Wakefield Copyright 2016. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.

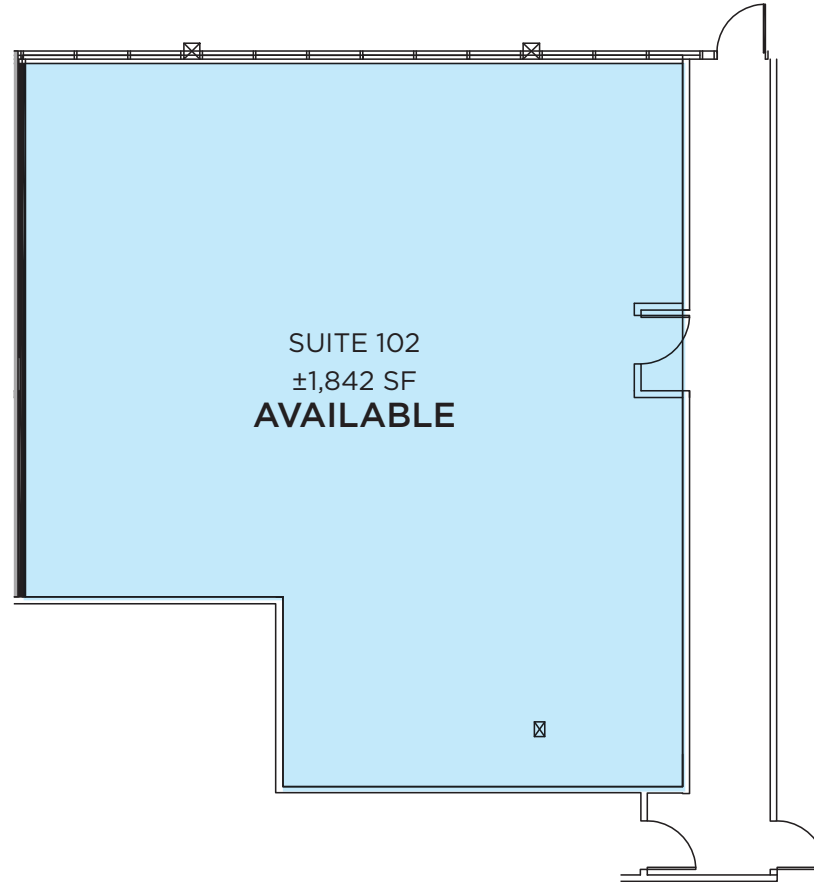
2825-2829

WATT AVENUE
SACRAMENTO
CALIFORNIA

FOR LEASE



2829 WATT AVE. FIRST FLOOR



FOR MORE INFORMATION, PLEASE CONTACT:

CHAD COOK, MCR, SIOR, CCIM

SENIOR DIRECTOR
+1 916 329 1562
chad.cook@cushwake.com
LIC #01711687

ZACH MOSLE, CCIM

SENIOR ASSOCIATE
+1 916 329 1543
zach.mosle@cushwake.com
LIC #01924595

CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800
Sacramento, California 95814
T +1 916 288 4800

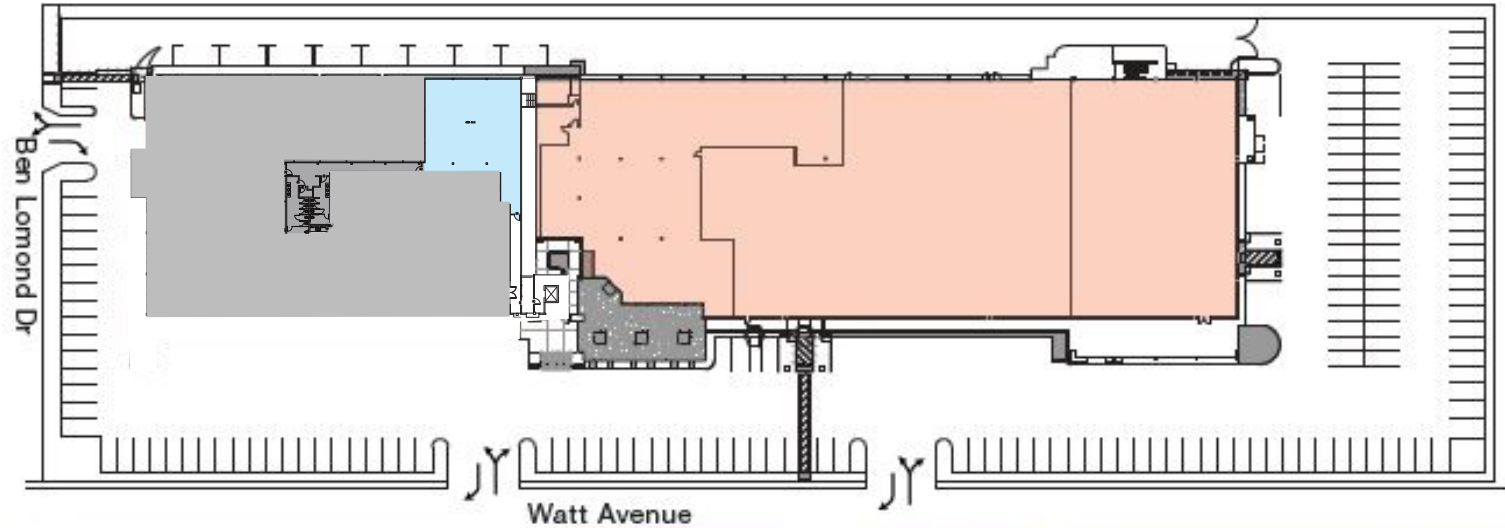
Cushman & Wakefield Copyright 2016. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.

2825-2829

WATT AVENUE
SACRAMENTO
CALIFORNIA



PARKING PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

CHAD COOK, MCR, SIOR, CCIM

SENIOR DIRECTOR

+1 916 329 1562

chad.cook@cushwake.com

LIC #01711687

ZACH MOSLE, CCIM

SENIOR ASSOCIATE

+1 916 329 1543

zach.mosle@cushwake.com

LIC #01924595

CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800

Sacramento, California 95814

T +1 916 288 4800

Cushman & Wakefield Copyright 2016. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.

2825-2829

WATT AVENUE SACRAMENTO CALIFORNIA



MARCONI AVENUE



Raley's



WELLS FARGO



Peet's Coffee & Tea



WATT AVENUE



EL CAMINO AVENUE



SUPERCUTS



usbank



SPORT CHALET

CHASE



FOR MORE INFORMATION, PLEASE CONTACT:

CHAD COOK, MCR, SIOR, CCIM

SENIOR DIRECTOR

+1 916 329 1562

chad.cook@cushwake.com

LIC #01711687

ZACH MOSLE, CCIM

SENIOR ASSOCIATE

+1 916 329 1543

zach.mosle@cushwake.com

LIC #01924595

CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800

Sacramento, California 95814

T +1 916 288 4800

Cushman & Wakefield Copyright 2016. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.