

**3800 WATT AVENUE
SACRAMENTO, CA**

**FOR LEASE
383 RSF - 8,147 RSF OFFICE SUITES
AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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VIEW VIRTUAL TOUR

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Easy access to I-80 and Business 80
- Excellent visibility on Watt Ave and Edison Ave
- Remodeled in 2020
- Mature landscaping in a park like setting
- Two-story full glass lobby atrium at front and rear
- Showers and lockers available
- Monument and building signage available



PROPERTY DETAILS:

Located on well traveled Watt Ave and Edison Ave, the property has been fully remodeled inside and out. Many retail and dining options close by. The property features abundant parking with mature landscaping throughout.

LEASE RATES:

Suite 101:	2,251 RSF	\$ 3,489.00 (\$1.55 PSF, FSG)
Suite 105:	8,147 RSF	\$10,510.00 (\$1.29 PSF, FSG)
Suite 115:	1,924 RSF	\$ 2,982.00 (\$1.55 PSF, FSG)
Suite 175:	1,060 RSF	\$ 1,643.00 (\$1.55 PSF, FSG)
Suite 205*:	1,537 RSF	\$ 2,136.00 (\$1.39 PSF, FSG)
Suite 212:	383 RSF	\$ 670.00 (\$1.75 PSF, FSG)
Suite 235:	3,322 RSF	\$ 4,618.00 (\$1.39 PSF, FSG)
Suite 250:	5,057 RSF	\$ 6,524.00 (\$1.29 PSF, FSG)
Suite 275:	1,269 RSF	\$ 1,764.00 (\$1.39 PSF, FSG)
Suite 290:	1,491 RSF	\$ 2,072.00 (\$1.39 PSF, FSG)

*Available 08/01/26.

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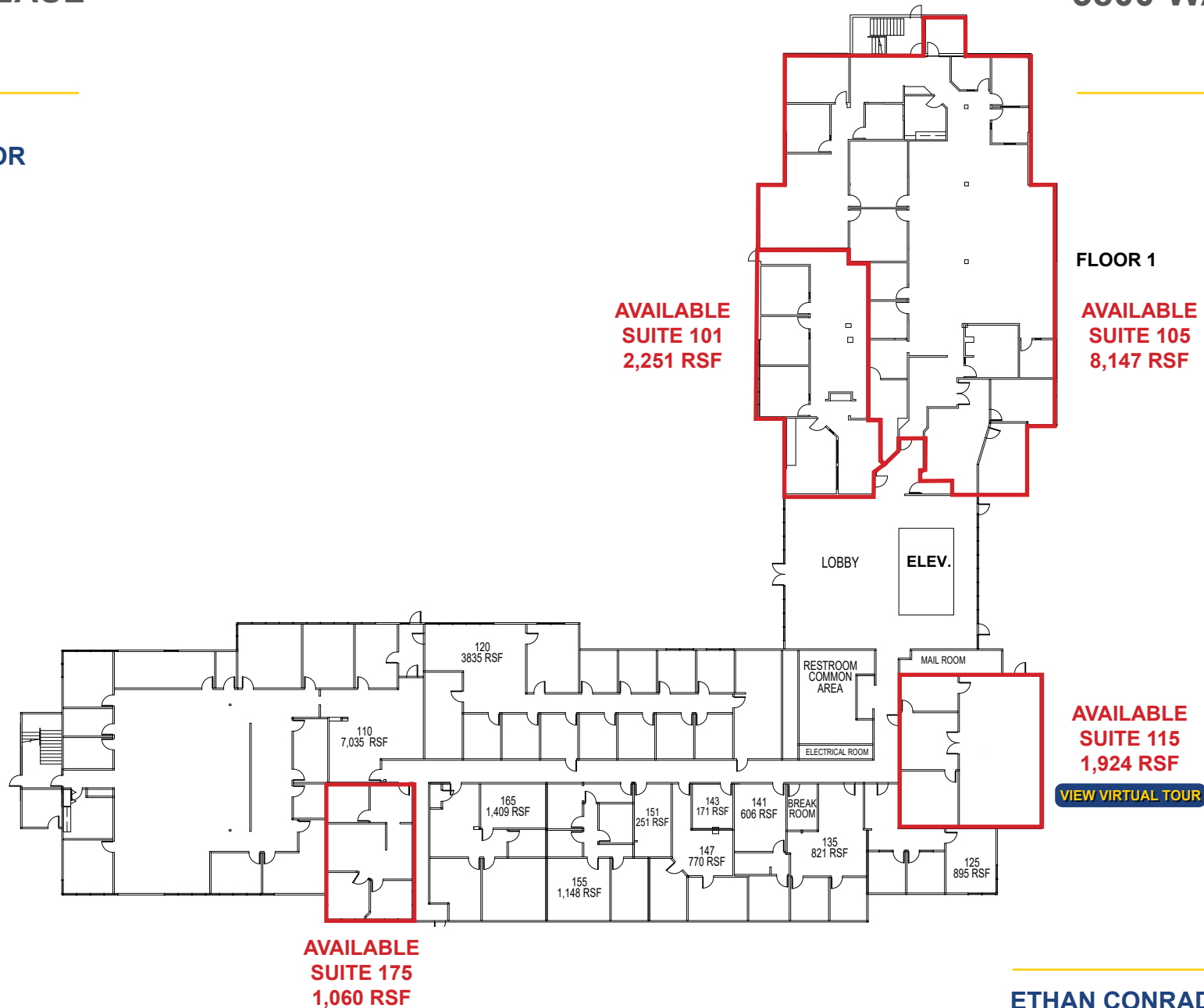
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

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1ST FLOOR



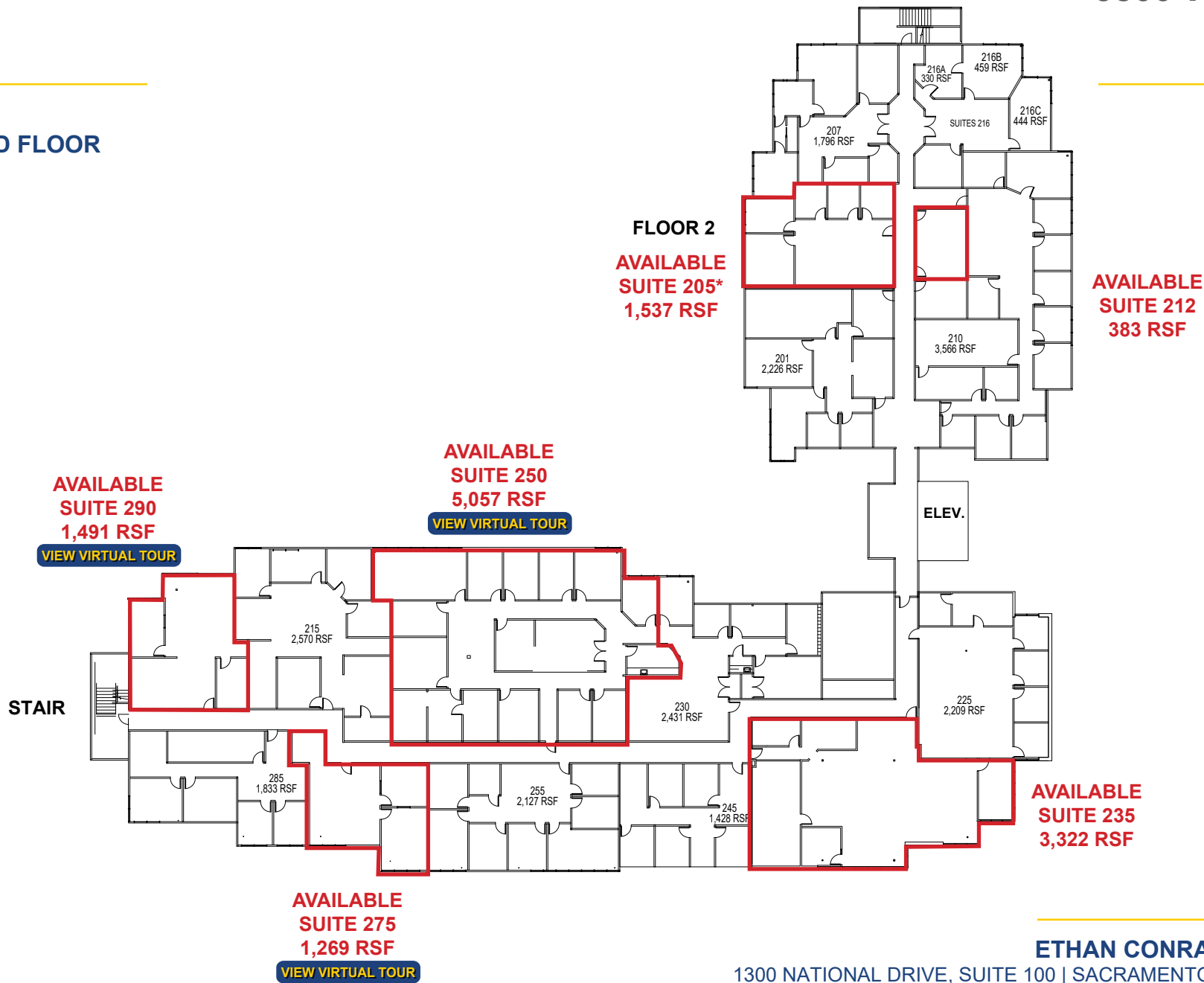
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FOR LEASE

3800 WATT AVENUE
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2ND FLOOR



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PAGE

5