

2829

WATT AVENUE
SACRAMENTO
CALIFORNIA



2829

- SUITE 102 - ±1,842 SF | SUITE 130 - ±7,148 SF | SUITE 202 - ±2,857 SF •
- AVAILABLE FOR DIRECT LEASE •

FOR MORE INFORMATION, PLEASE CONTACT

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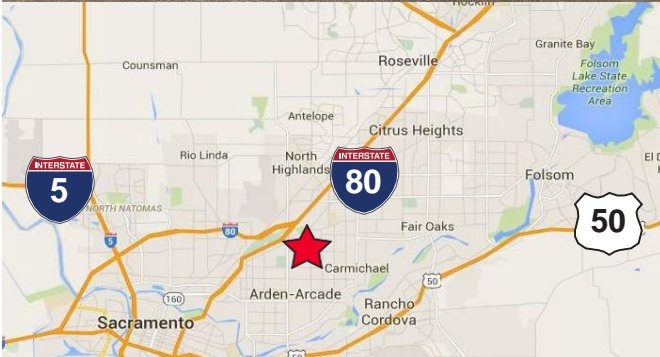


AVAILABLE FOR DIRECT LEASE

- Suite 102: ±1,842 RSF
- Suite 130: ±7,148 RSF
- Suite 202: ±2,857 RSF
- Lease Rate: \$1.59/SF, Full Service

PROPERTY HIGHLIGHTS

- Active Property - Based Business Improvement District (PBID) in place
- Office building totaling ±83,783 RSF
- 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



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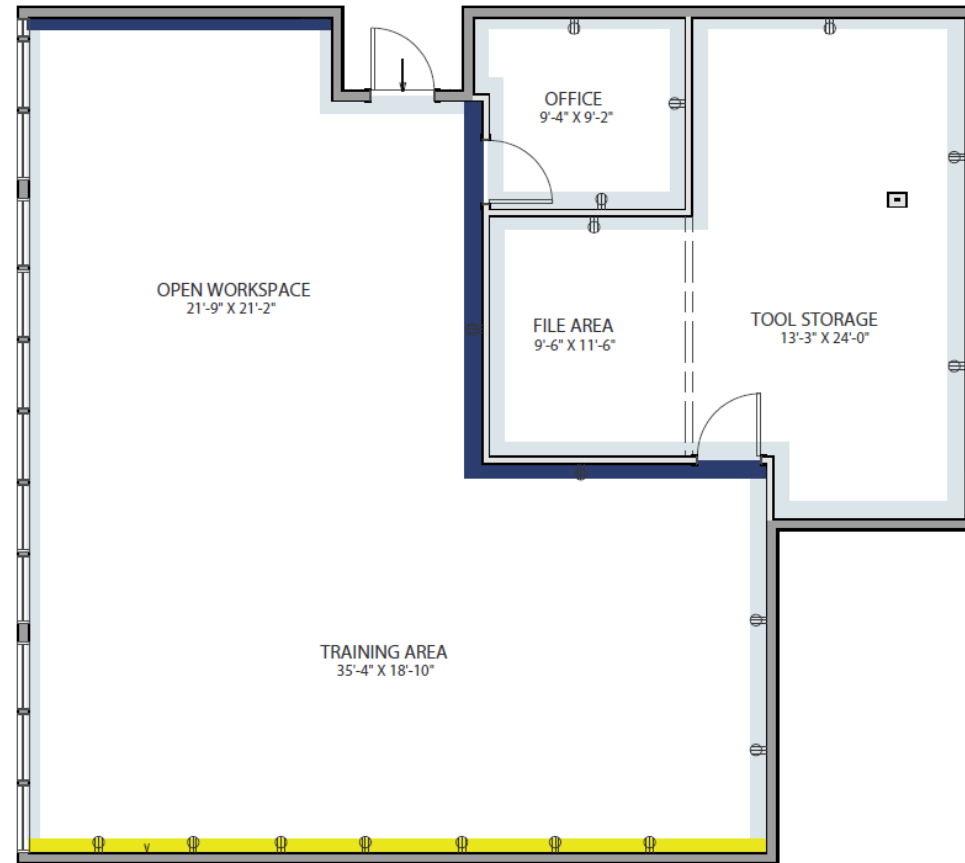
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- Suite 130: $\pm 7,148$ RSF

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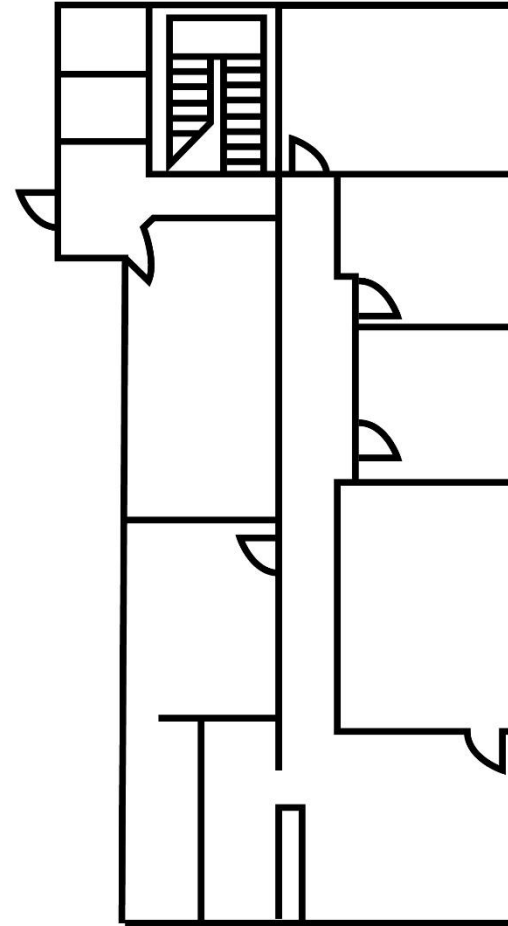
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MARCONI AVENUE



WATT AVENUE



EL CAMINO AVENUE



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