

FOR LEASE | OFFICE BUILDING

3800 WATT AVENUE

SACRAMENTO, CA 95821

NEWLY REMODELED!



WEST HAWK
COMMERCIAL REAL ESTATE

6806 Fallsbrook Court, Suite 200, Granite Bay, CA 957456 **916.668.8900** www.WestHawkCRE.com

Zack Gossell

Lic.# 01423381

916.206.3056

zg@WestHawkCRE.com

Kevin Nielsen

Lic.# 02063393

916.735.2015

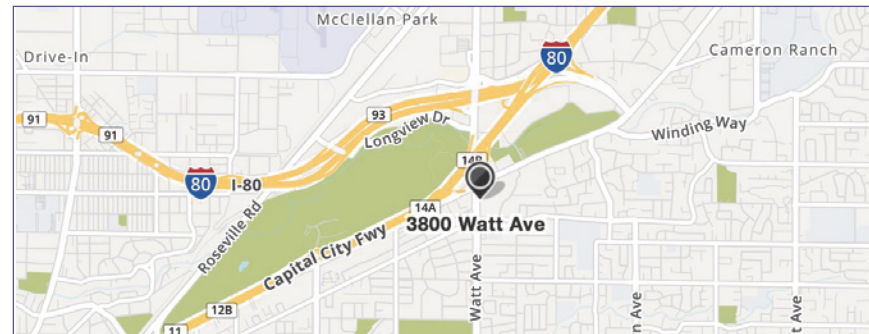
knielsen@WestHawkCRE.com

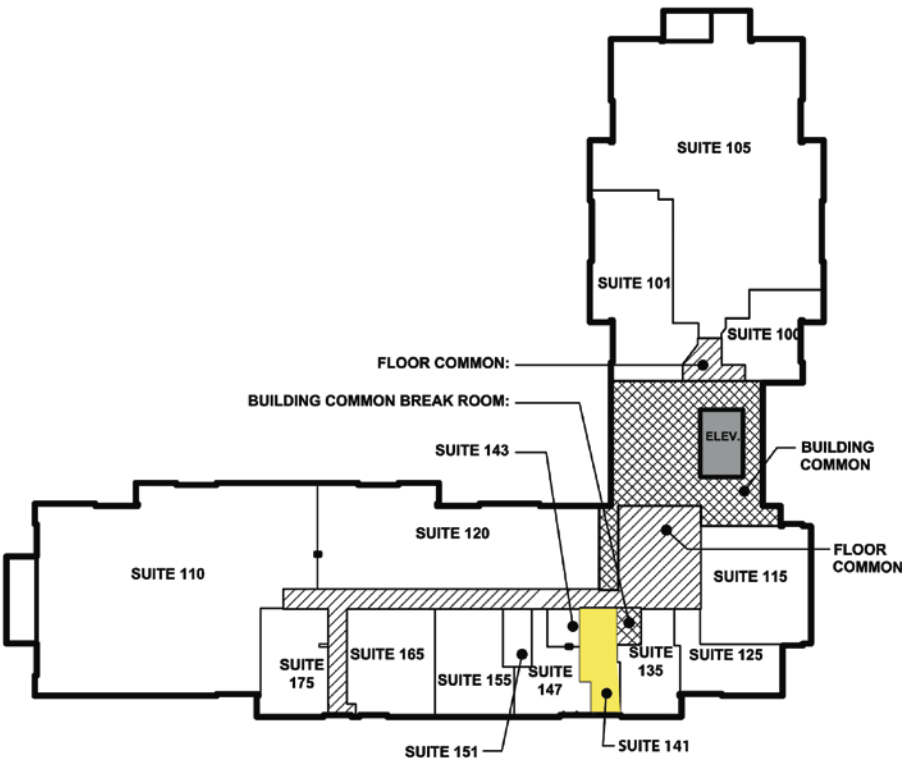
BUILDING OVERVIEW

We are pleased to offer the following space:

- Premier “Class A” Suburban Office Space
- Easy access to I-80/Bus 80, Downtown, Roseville, Airport etc.
- High visibility monument signage available
- Mature landscaping in a park like setting
- Two-story full glass lobby atrium at front and rear
- Abundant on-site parking for tenants and visitors
- Showers and lockers available to tenants
- Covered public transportation access onsite
- Shared common break area with vending services
- Tenant improvement allowance available
- Three blocks from light rail access
- Ready for immediate occupancy

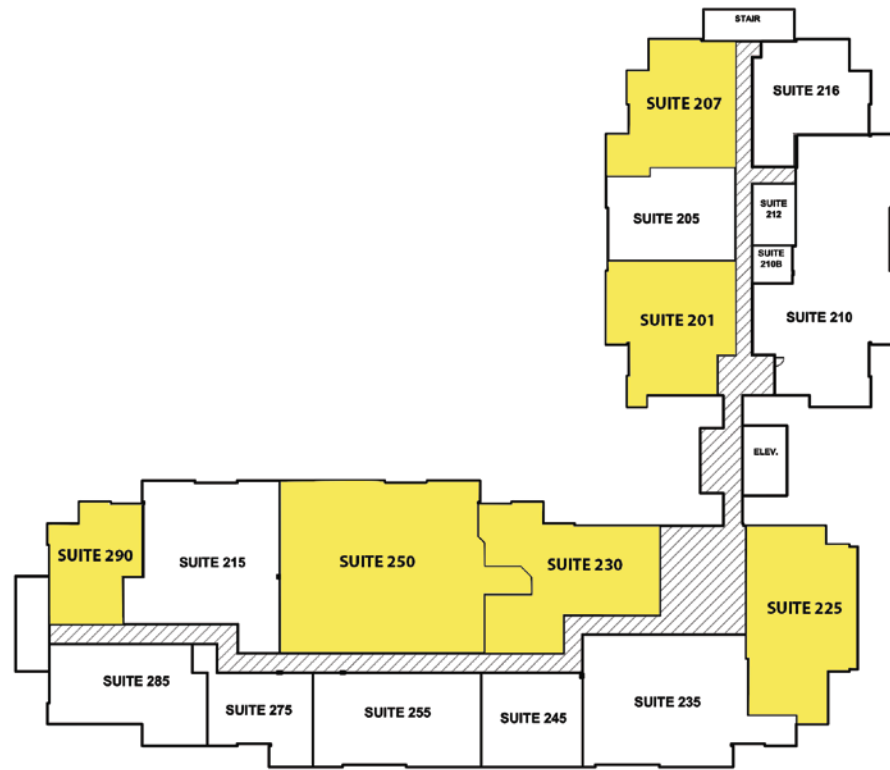
Asking Rent \$1.45 - 1.55/sf FSG





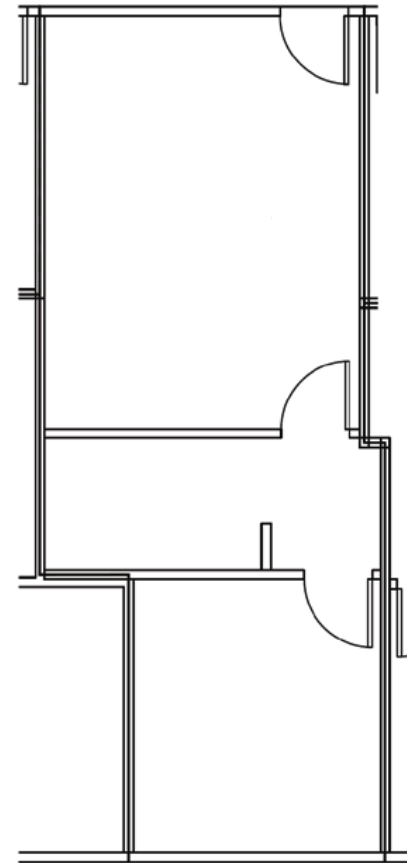
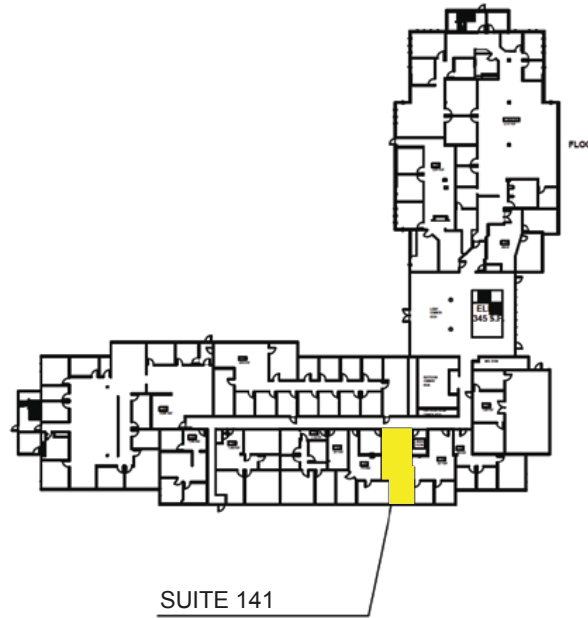
FIRST FLOOR

Suite 141: ±606rsf \$1.50/SF
1 office, 1 storage room, open area



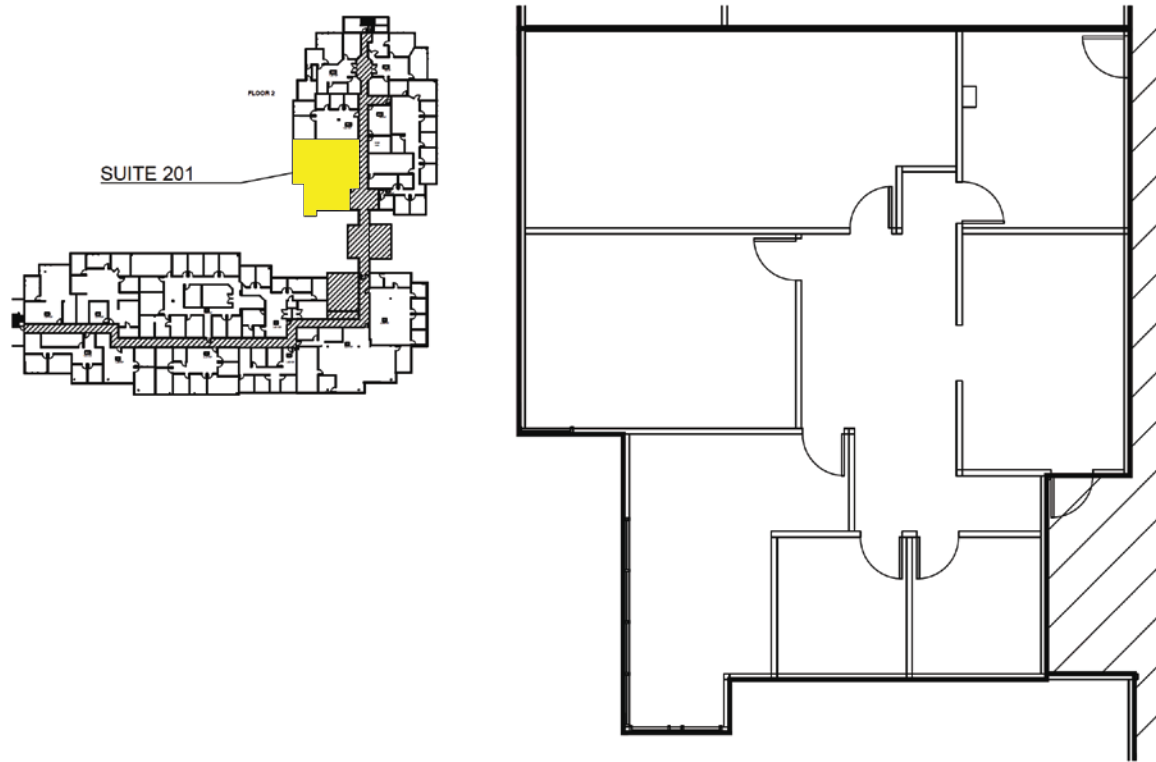
SECOND FLOOR

Suite 201: ±2,226rsf \$1.45/SF
6 offices/rooms, four are large and can be used as conferences, reception
Suite 207: ±1,796rsf \$1.45/SF
5 offices (3 window), interior conference room, reception, open office, private executive restroom
Suite 225: ±2,209rsf \$1.55/SF
4 offices (2 window) 12 cubicles installed (6'x6'). Furnished
Suite 230: ±2,431rsf \$1.50/SF
7 offices/conference, 2 storage rooms, small kitchenette w/sink, open area
Suite 250: ±4,906rsf \$1.50/SF
11 offices, large conference, break room, storage, IT
Suite 230/250: ±7,337rsf \$1.45/SF
18 offices, large conference, 3 storage rooms, break room, small kitchenette w/ sink, IT
Suite 290: ±1,491rsf \$1.50/SF
2 offices (1 window), corner glass, large open area



1st Floor: Suite 141

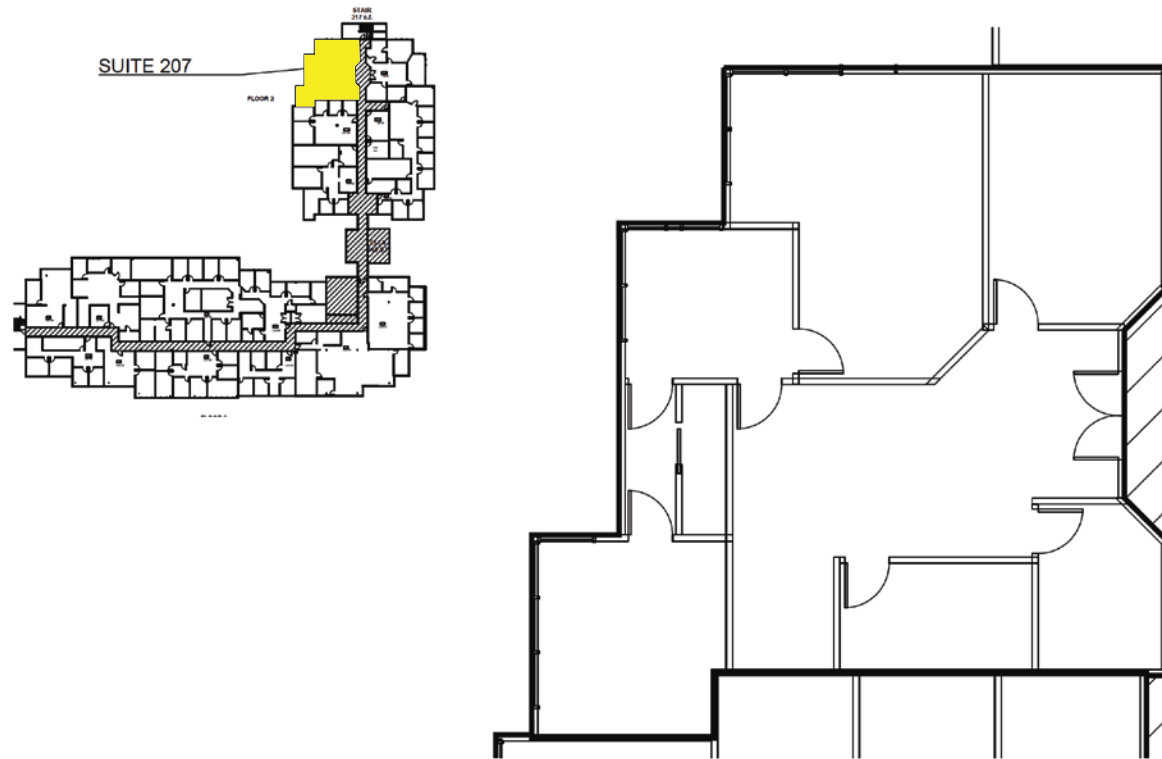
Suite 141: ±606rsf \$1.45/SF
1 office, 1 storage room, open area



2nd Floor: Suite 201

±2,226rsf \$1.45/SF

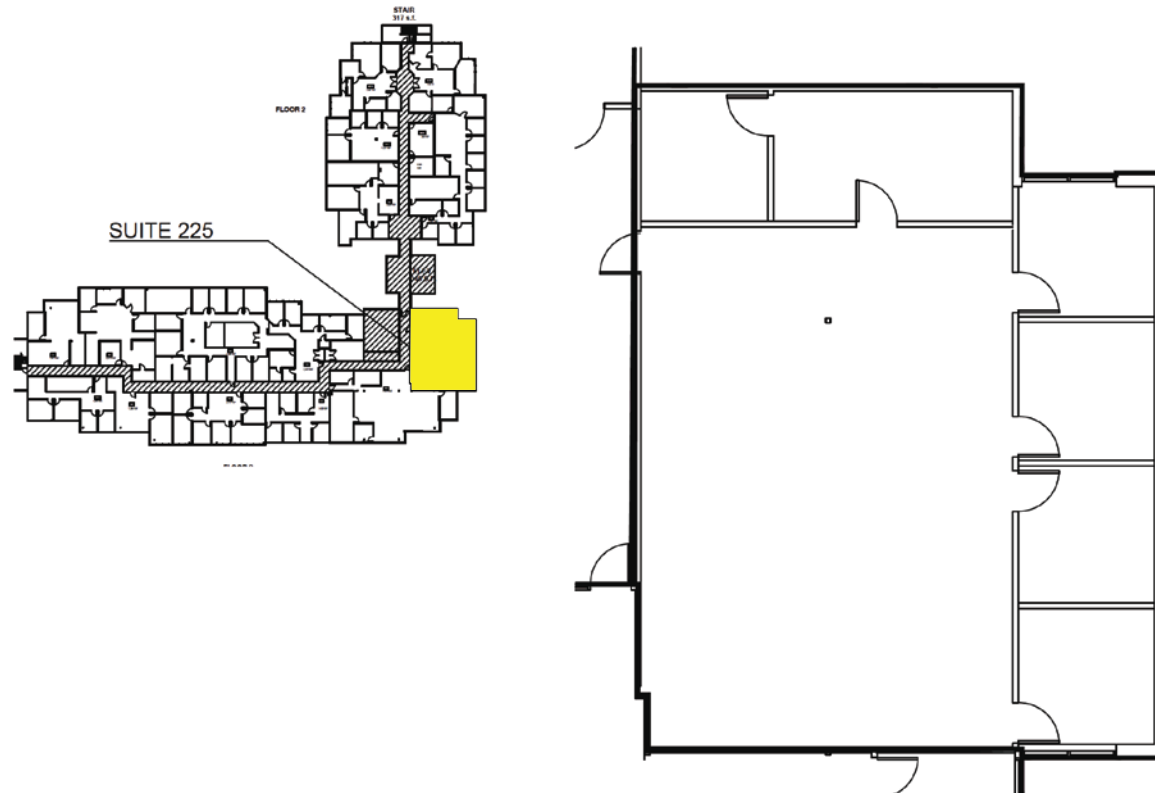
6 offices/rooms, four are large and can be used as conferences, reception



2nd Floor: Suite 207

±1,796rsf \$1.45/SF

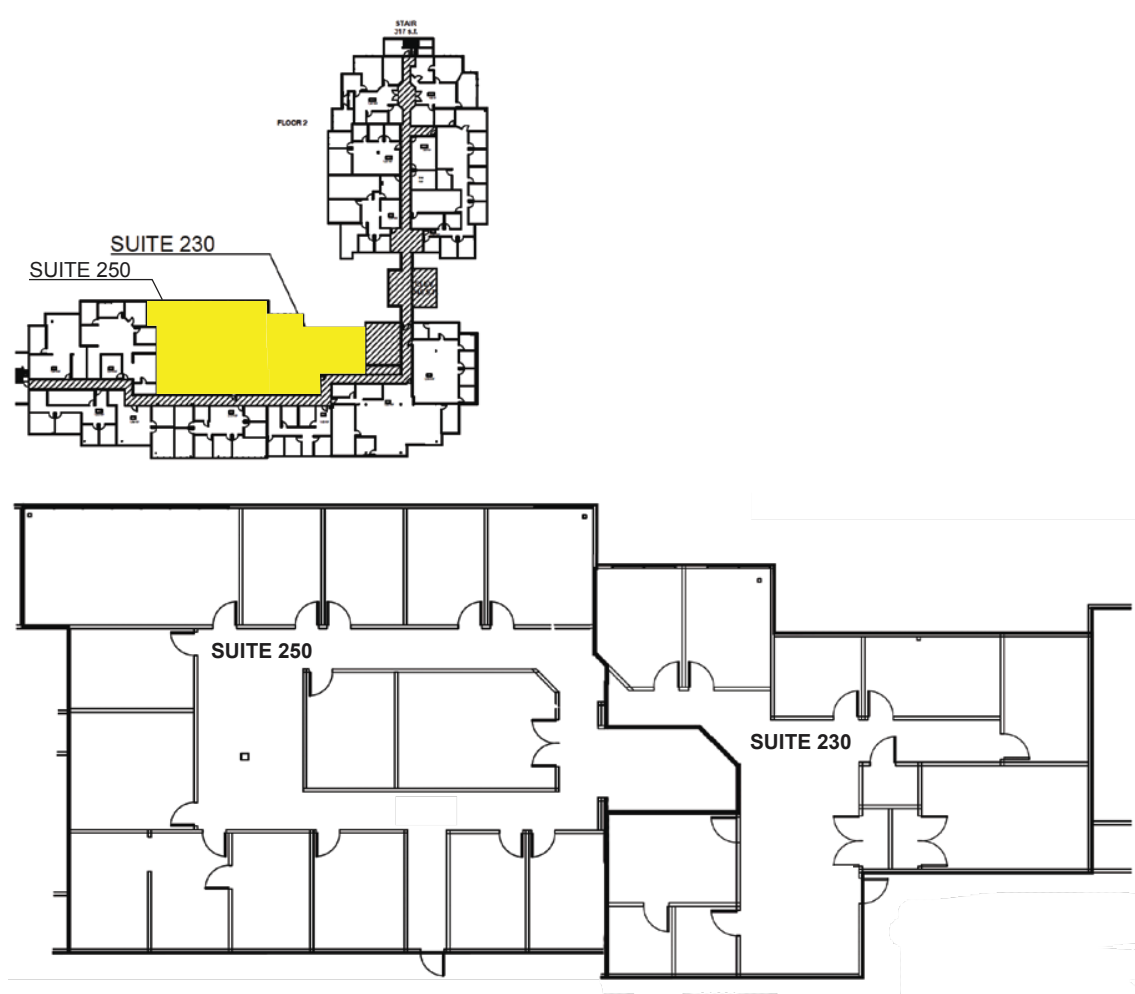
5 offices (3 window), interior conference room, reception,
open office, private executive restroom



2nd Floor: Suite 225

±2,226rsf \$1.55/SF

6 offices/rooms, four are large and can be used as conferences, reception



2nd Floor: Suites 230 & 250

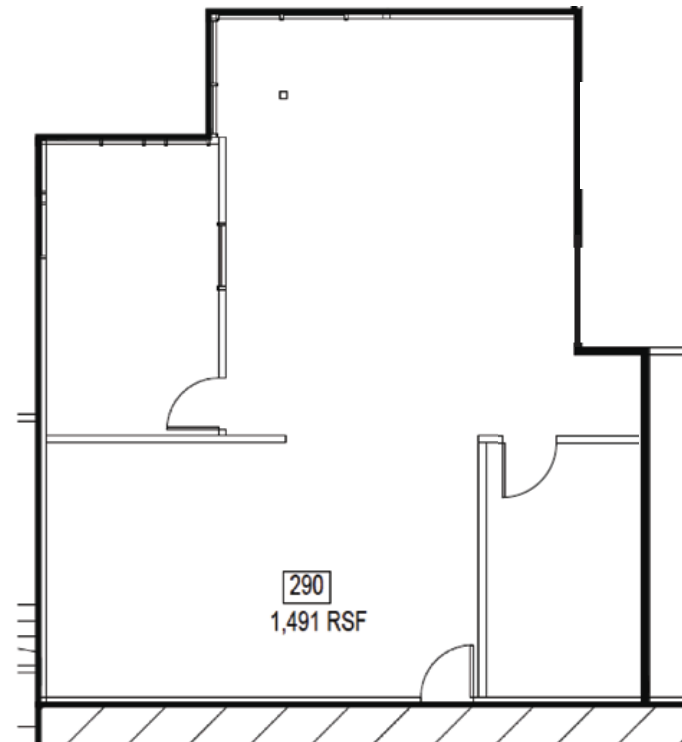
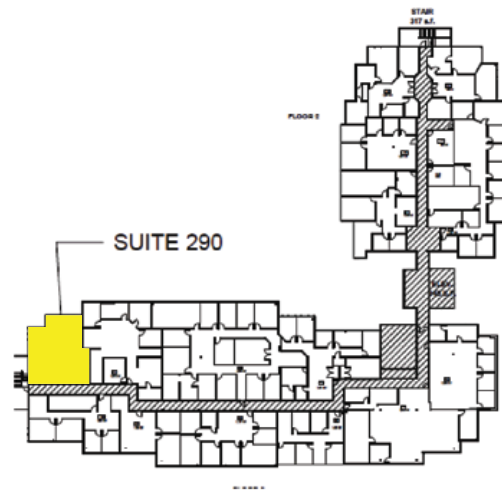
Suite 230/250 Combined $\pm 7,337$ SF \$1.45/SF

Suite 230: $\pm 2,431$ rsf \$1.50/SF

7 offices/conference, 2 storage rooms, small kitchenette w/sink, open area

Suite 250: $\pm 4,906$ rsf \$1.50/SF

11 offices, large conference, break room, storage, IT



2nd Floor: Suite 290

Suite 290: ±1,491rsf \$1.50/SF

2 offices (1 window), corner glass, large open area



6806 Fallsbrook Court, Suite 200, Granite Bay, CA 957456 **916.668.8900** www.WestHawkCRE.com

Zack Gossell

Lic.# 01423381

916.206.3056

zg@WestHawkCRE.com

Kevin Nielsen

Lic.# 02063393

916.735.2015

knielsen@WestHawkCRE.com