

WATT & FAIR OAKS

445 WATT AVE, SACRAMENTO, CA



1,483

RSF OFFICE

\$1.75

PER RSF MG

MONUMENT

SIGNAGE

~52K

CARS PER DAY

Professional private office space available with high exposure monument signage and ample parking.

Property Overview

- Immediate occupancy.
- 3 private offices, open work area, and kitchen.
- Retail / office tenant mix.
- Locally owned and managed.
- Modified Gross lease structure.
- 5.8/1,000 SF parking ratio.

Property Location

- Highly trafficked Watt Avenue location.
- Prestigious Sierra Oaks and Arden Park neighborhood.
- 1 mile to Highway 50.
- 97,718 employees within a 1 mile radius.

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816

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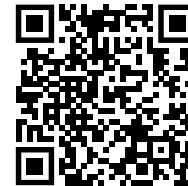
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