

FOR LEASE - 1,000 to 9,000 RSF IMMEDIATELY AVAILABLE

Watt-Fair Oaks Professional Centre

Northwest Corner of Watt Avenue & Fair Oaks Boulevard
591 Watt Avenue and 3461 Fair Oaks Boulevard, Sacramento, California



Excellent Signage and Incredible Traffic Counts!



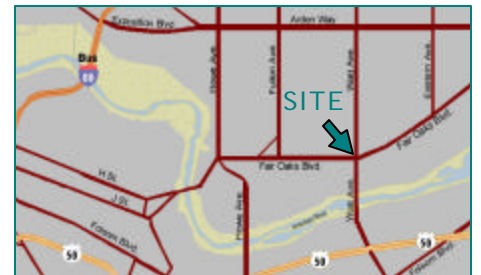
Medical/Dental Parking

PROJECT HIGHLIGHTS

- Incredible Daily Traffic Counts:
 - Over 100,000 vehicles per day
- Substantial Signage on both Watt Avenue & Fair Oaks Boulevard
- Easy Access off both Watt Ave. and Fair Oaks Blvd.
- Quasi-retail Uses Possible
- Abundant Parking Available
- Walking Distance to Retail Services
- Only 1/2 mile off Highway 50
- Fiber Optics/DSL Available

ASKING RENTS

- \$2.20 MG (with Janitorial included)
- TI's Negotiable
- \$1.50-\$1.65 FSG for quasi-basement space (Depending on size of Suite)
- Medical/Dental uses quoted separately



CONTACT EXCLUSIVE AGENT

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OFFERED BY:



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591 Watt Avenue
Immediately Available:
Newly Completed Second Story
1,505 ± rsf Suite 220

3461 Fair Oaks Boulevard
(First Floor 100% Leased)
Immediately Available: 9,073±
rsf of Atrium-Served, Built-Out
office space at Aggressive Rents

AVAILABLE
Entire Atrium Office
Area 9,073± rsf
(DIVISIBLE TO 2,500 ± RSF)

ATRIUM

Signage Available

1st Floor Fully-Leased

1st Floor Fully-Leased

Available Suite 220

Lucas Suite 240

Commonwealth Land Title

Atrium Office Area

Atrium

Chevron Gas Station

Watt Avenue

Fair Oaks Boulevard

Parking

Driveway Entrance

Driveway Entrance

Driveway Entrance