

# 401

WATT AVENUE

PRICE  
REDUCED  
15%

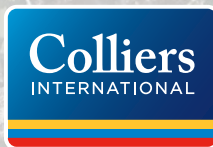
NOW ONLY

\$5,800,000



FOR SALE OR LEASE

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- 💰 \$5,800,000
- 📐 \$2.65 PSF FULL SERVICE
- 📏 ±27,585 SF
- 🔍 HIGH VISIBILITY
- 📅 SIGNAGE OPPORTUNITY
- 🚗 P 3.71/1000SF

## PROPERTY OVERVIEW

401 Watt Avenue Office is strategically located one-half block south of Fair Oaks Boulevard. This quality office building has exceptional visibility and convenient freeway access. It is considered by many the most beautiful well-located office building in the marketplace.

This class "A" property is within walking distance to restaurants and adjacent to Sierra Oaks, a well-established and desired community. The classic Mediterranean designed and well-landscaped office building contains a total of 25,873 sq. ft. including 20,828 sq. ft. on the ground floor and 5,045 sq. ft. on the second floor.





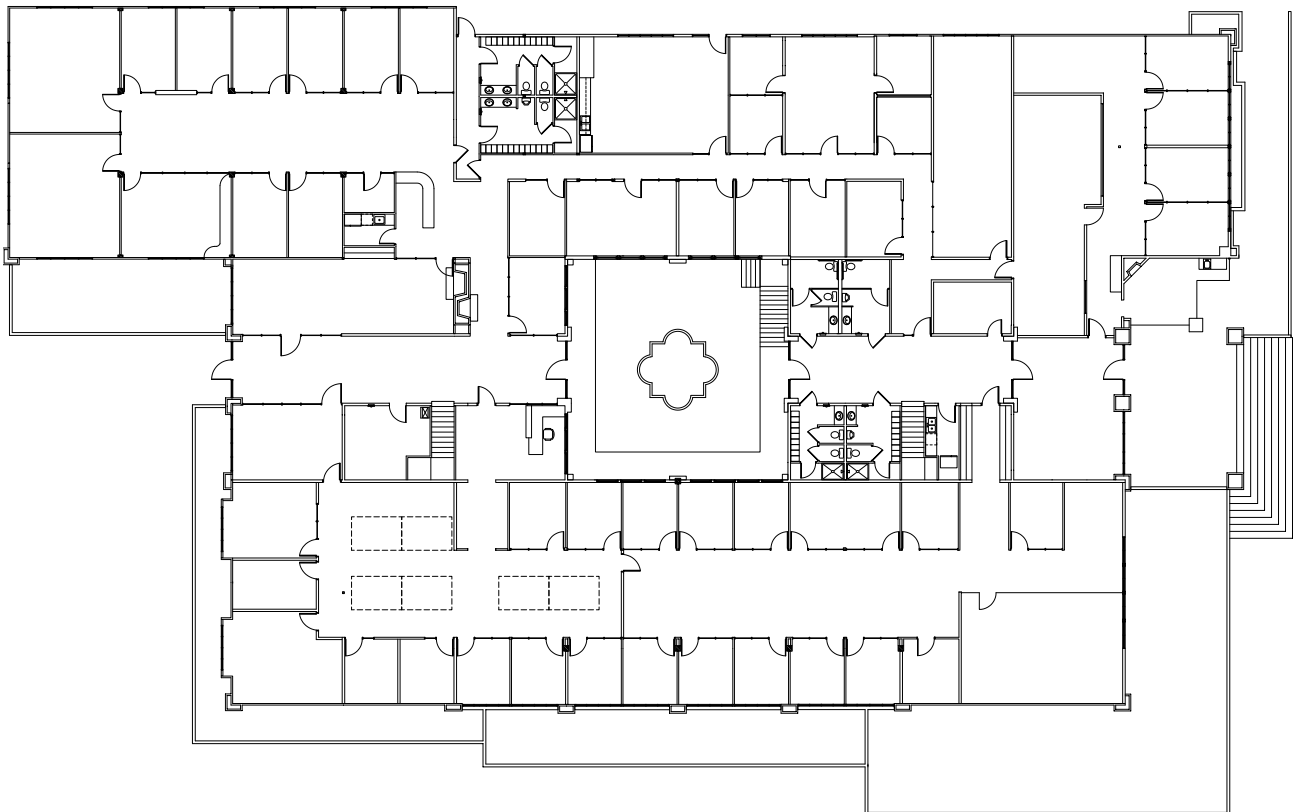


## 401 WATT AVENUE - FOR SALE OR LEASE

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The amenities include a picturesque courtyard, multiple conference rooms, fireplaces, spectacular fountain, breathtaking appointments, multiple private offices downstairs, conference rooms, expansive lunchroom, outdoor courtyard and much more.

The entire building area was renovated in 2004, including substantial interior refinishes, new roof, bathrooms, electrical, plumbing, state of the art computer and telecommunications equipment, HVAC, landscaping, etc. The 1.98 acre site includes 96 parking places.







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