

Watt-Fair Oaks Professional Center

3461 Fair Oaks Blvd. Sacramento, CA

±4,142 RSF Available
(Expandable up to ±13,598 RSF)

High Quality Common Area Lobby and Building Entryway Finishes

Property Highlights



Fair Oaks Blvd.
Prime Signage
Available



Easy Access to
Highway 50



Wonderful Retail
Amenities Nearby



Daily Traffic
Count 140,000



Building
Atrium



High Quality Common
Area Lobby and
Building Entryway
Finishes

Availabilities

Suite 100* ±4,142 RSF \$2.25/RSF Full Service Gross

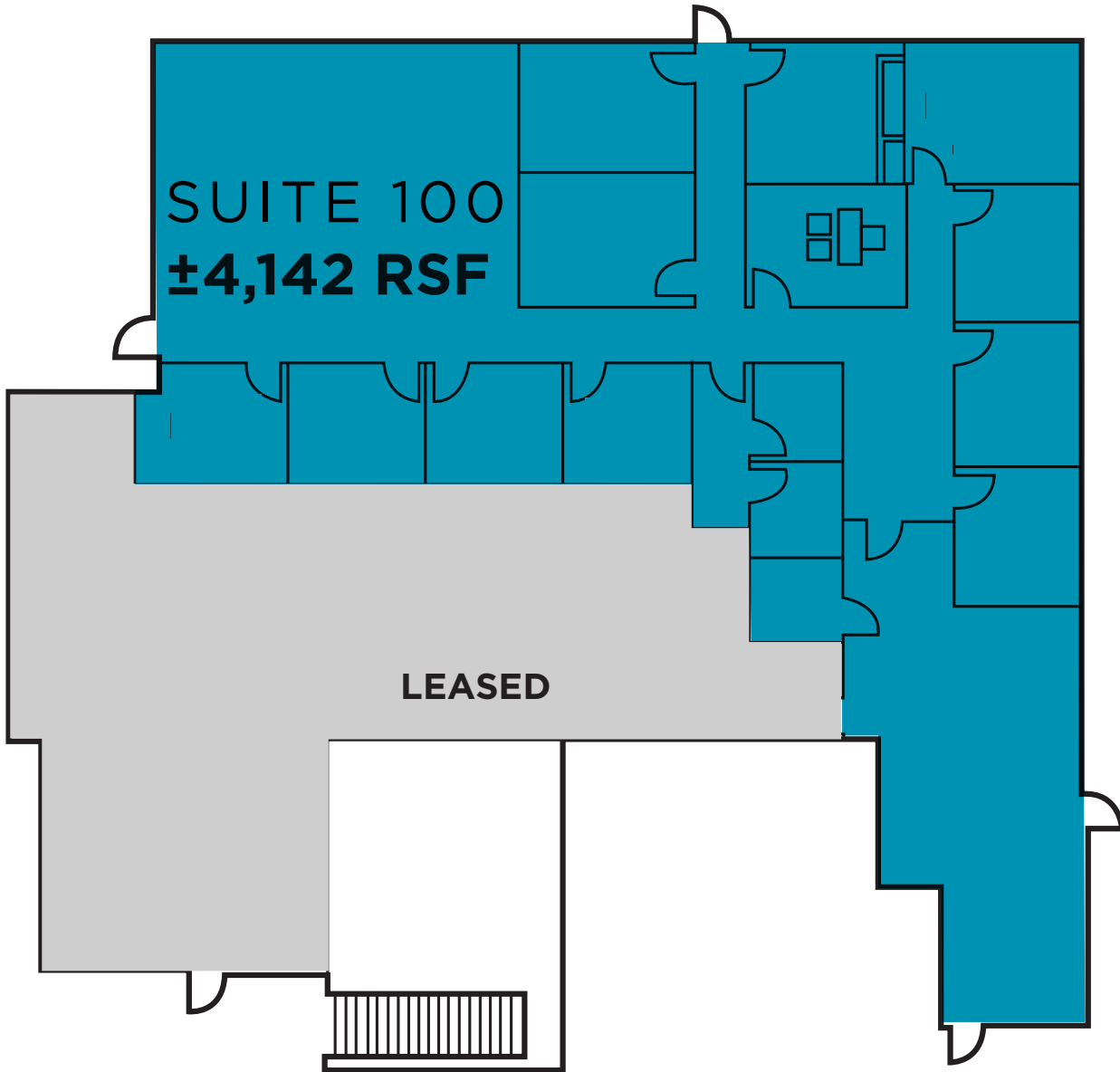
Suite 200 ±9,456 RSF \$1.25/RSF Full Service Gross

* Suite 100 can be available with 30 days notice



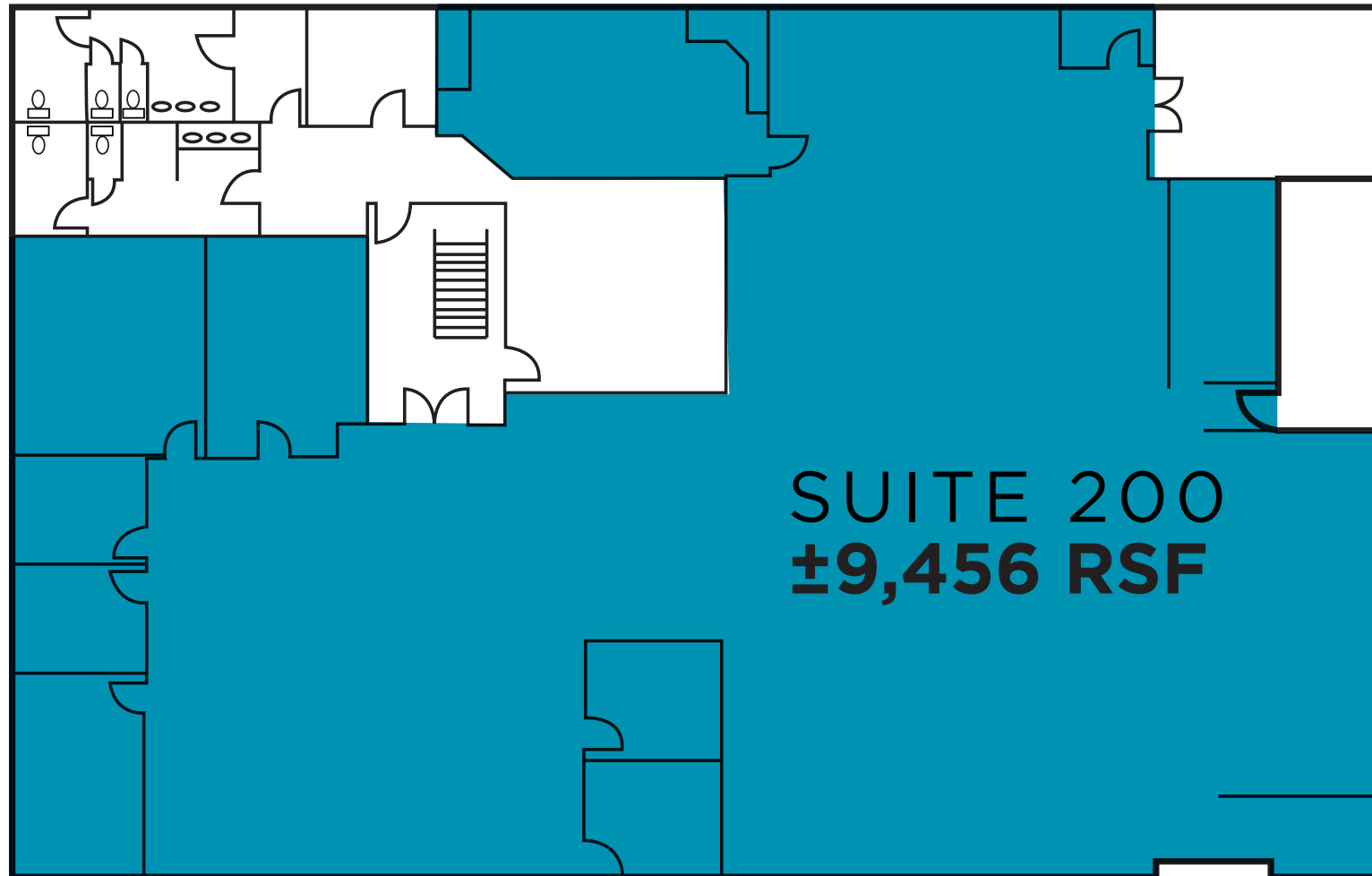
Availability

Suite 100 ±4,142 RSF \$2.25/RSF Full Service Gross



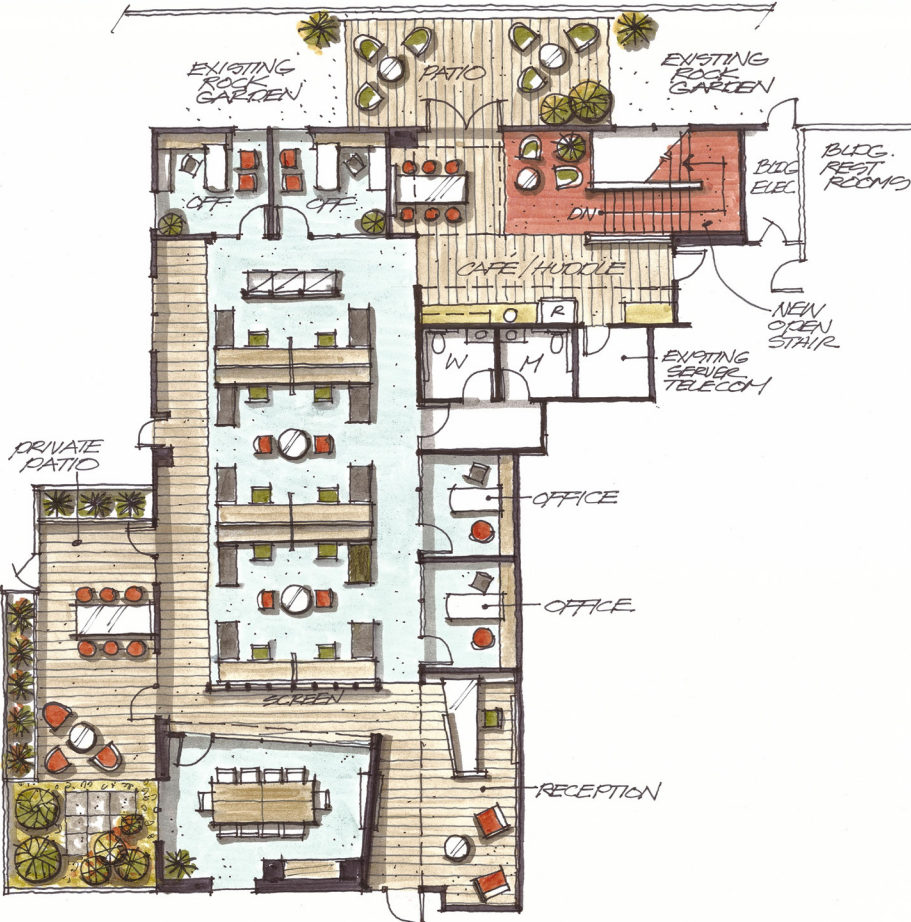
Availability

Suite 200 ±9,456 RSF \$1.25/RSF Full Service Gross



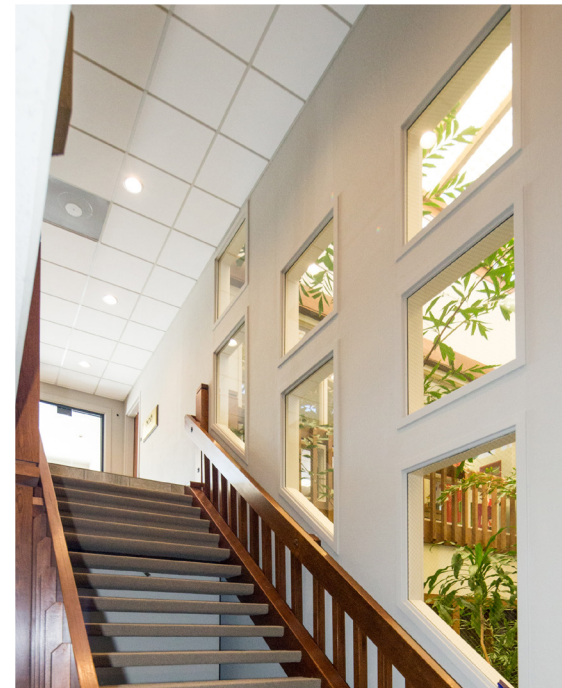
Hypothetical Renderings

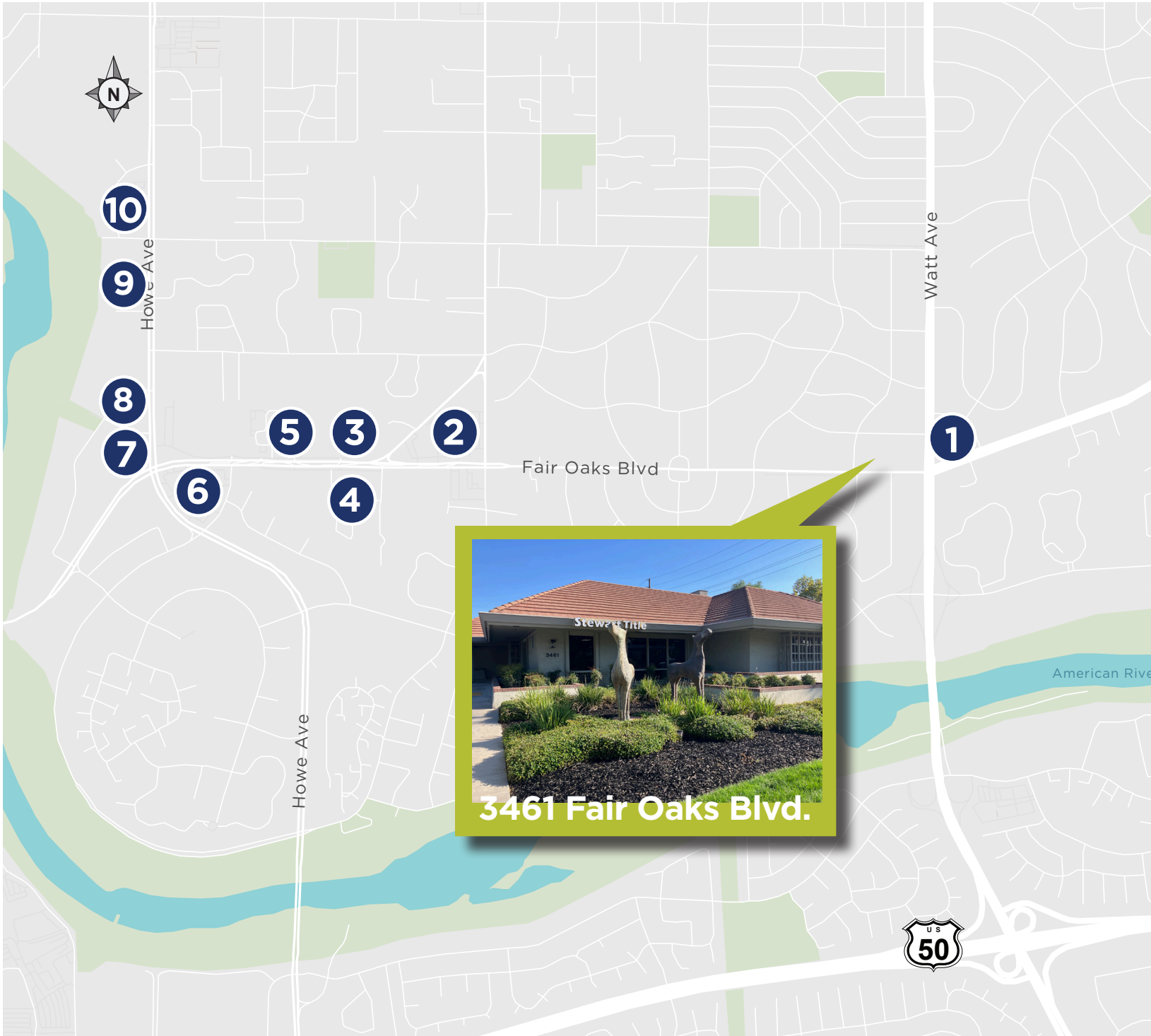
SUITE 100



SUITE 200







- 1**
 - Jersey Mike's Subs
 - Starbucks Coffee
 - Mas Taco
 - Danielle's Crêperie
 - Varimax Fitness
 - FitGolf Performance
 - Chase
- 2**
 - Jack's Urban Eats
 - Chipotle
 - Lemon Grass
 - Beach Hut Deli
 - Bento Box
 - Boudin SF
 - Thai House Restaurant
 - The UPS Store
 - Noodles & Company
 - Noah's Bagels
 - Grateful Bread
 - Jamba Juice
 - Save Mart
 - GNC
 - Bank of the West
 - Petfood Express
 - Sees Candy
 - Nothing Bundt Cakes
 - Temple Coffee
- 3**
 - Kaiser Permanente
- 4**
 - Zinfandel Grille
 - Ettore's Bakery & Café
 - Makisu Sushi
- 5**
 - Ruth's Chris Steak House
 - Piatti Ristorante & Bar
 - Café Bernardo
 - Wildwood Kitchen & Bar
 - Williams-Sonoma
 - Mikuni
 - Mendocino Farms
- 6**
 - Safeway
 - Poke Noke
 - Buckhorn BBQ + Grill
 - Starbucks Coffee
 - Bennett's American Cooking
 - Zocalo's
 - DryBar
 - Capitol Beer and Tap Room
 - Menchie's Frozen Yogurt
 - US Bank
 - AT&T
 - Pearl's Boba
 - Citibank
 - Great Clips
- 7**
 - CVS Pharmacy
 - Starbucks Coffee
 - Raley's
 - Orangetheory Fitness
 - KB Nails
- 8**
 - Mel's Diner
 - Bruchi's Cheese Steak
 - Twin Peaks
- 9**
 - California Sun
 - Sushi Hook
 - Ramen & More
- 10**
 - Panera Bread
 - La Bou
 - Jack in the Box
 - Korean BBQ

Watt-Fair Oaks Professional Center

3461 Fair Oaks Blvd. Sacramento, CA 3461

**For more information,
please contact:**

Sean Mullen
Managing Director
+1.916.288.4811
sean.mullen@cushwake.com
CA LIC #01845406

Spencer Nielsen
Senior Associate
+1.916.288.4531
spencer.nielsen@cushwake.com
CA LIC #01964163

Cushman & Wakefield
400 Capitol Mall, Suite 1800
Sacramento, CA 95814
+1.916.288.4800
cushmanwakefield.com