

OFFICE FOR LEASE | ±1,450 SF - ±3,425 SF AVAILABLE

2100-2114 WATT AVE, SACRAMENTO, CA 95825

EXCELLENT VISIBILITY, LOCATED ON ONE OF SACRAMENTO'S BUSIEST THOROUGHFARES



TRI CORFAC
INTERNATIONAL
COMMERCIAL

Veronica Sukkary

Associate | Office & Retail

Dir: 916.677.8144

Cell: 916.475.9865

veronica.sukkary@tricommercial.com

LIC: #01905861

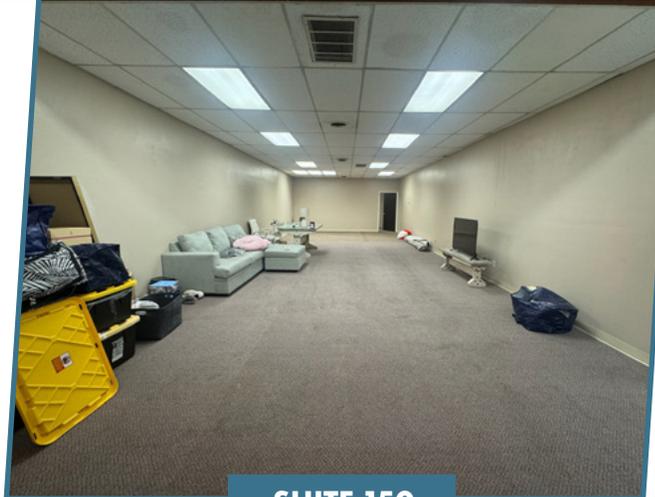
3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

OFFICE FOR LEASE

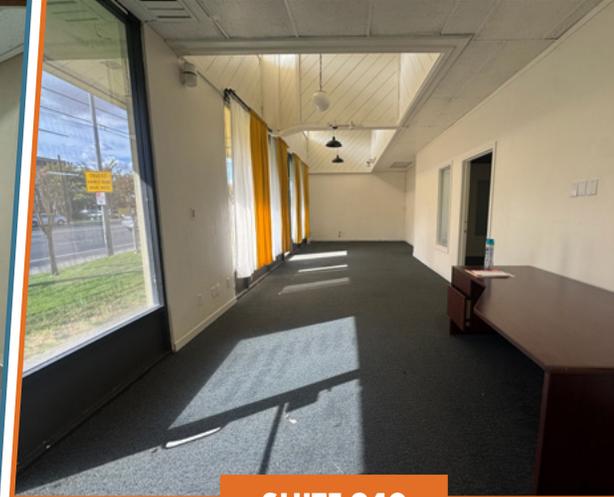
**2100-2114 WATT AVE
SACRAMENTO, CA**

Available For Lease

- Suite 150: ±1,450 SF
 - Open Floor Plan
 - One (1) Private Office
 - Small Kitchenette Area
- Suite 240: ±1,975 SF
 - Frontage on Watt Ave
 - Reception Area
 - Six (6) Private Offices



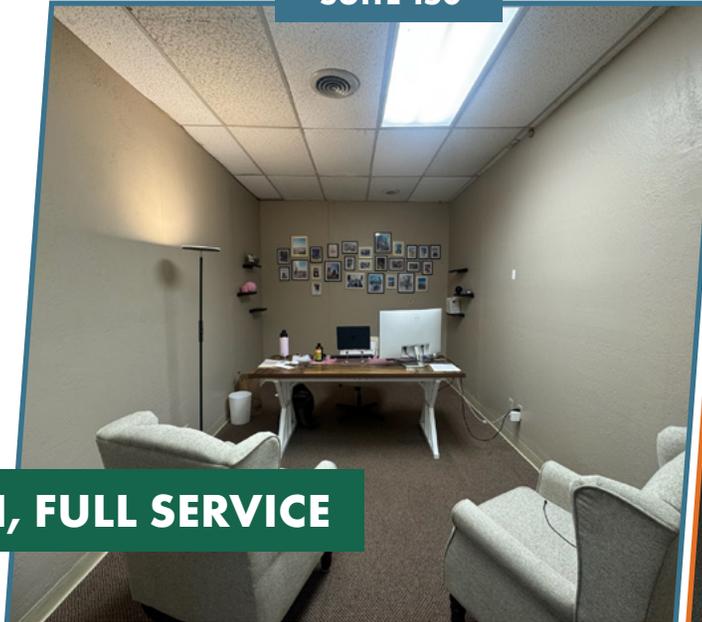
SUITE 150



SUITE 240

Property Details

- Excellent Visibility
- Located on a High Traffic Thoroughfare
- Ample Parking
- Strong Demographics
- Located in a Dense, Mature Neighborhood.
- Close Proximity to Many Amenities



LEASE RATE: \$1.25/SF/MONTH, FULL SERVICE

* Tenant pays for Janitorial, internet, and phone.

Veronica Sukkary

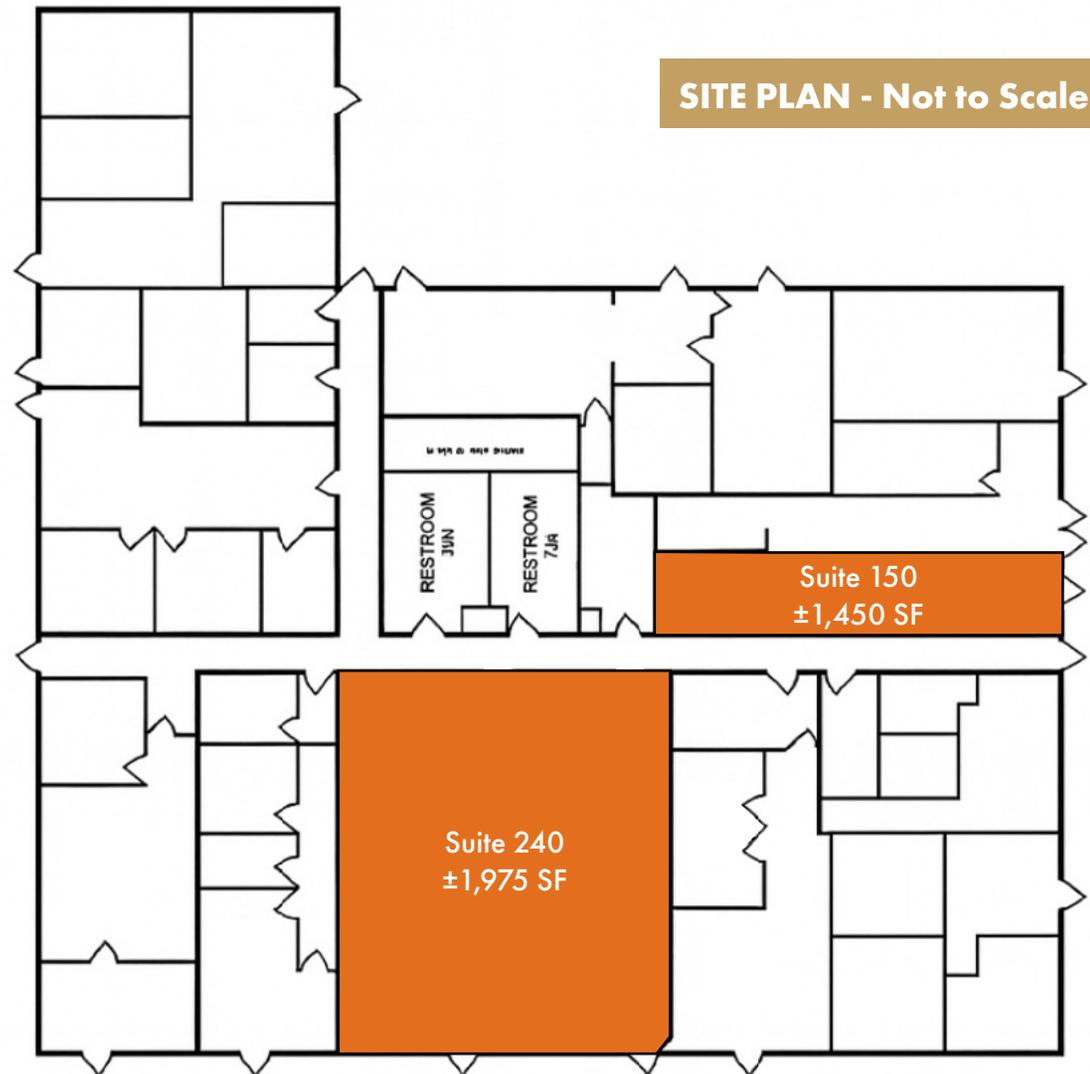
D: 916.677.8144 | C: 916.475.9865
veronica.sukkary@tricommercial.com
LIC: #01905861



www.tricommercial.com

OFFICE FOR LEASE

**2100-2114 WATT AVE
SACRAMENTO, CA**



WATT AVENUE

Veronica Sukkary

D: 916.677.8144 | C: 916.475.9865

veronica.sukkary@tricommercial.com

LIC: #01905861

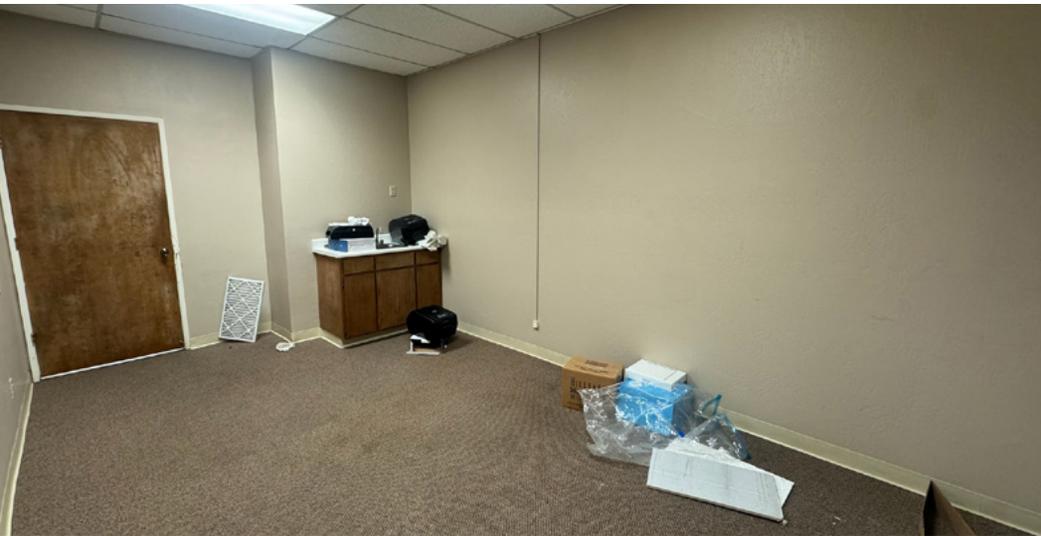


www.tricommercial.com

OFFICE FOR LEASE

2100-2114 WATT AVE
SACRAMENTO, CA

Suite 150
±1,450 SF



Veronica Sukkary

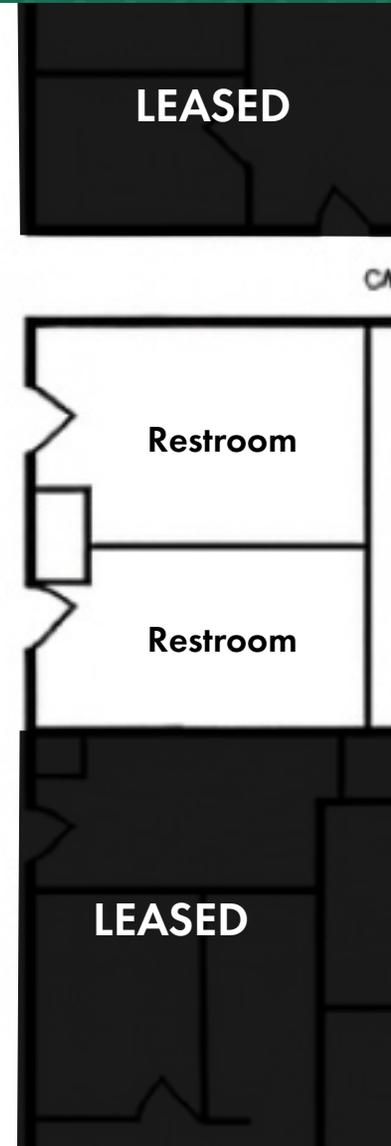
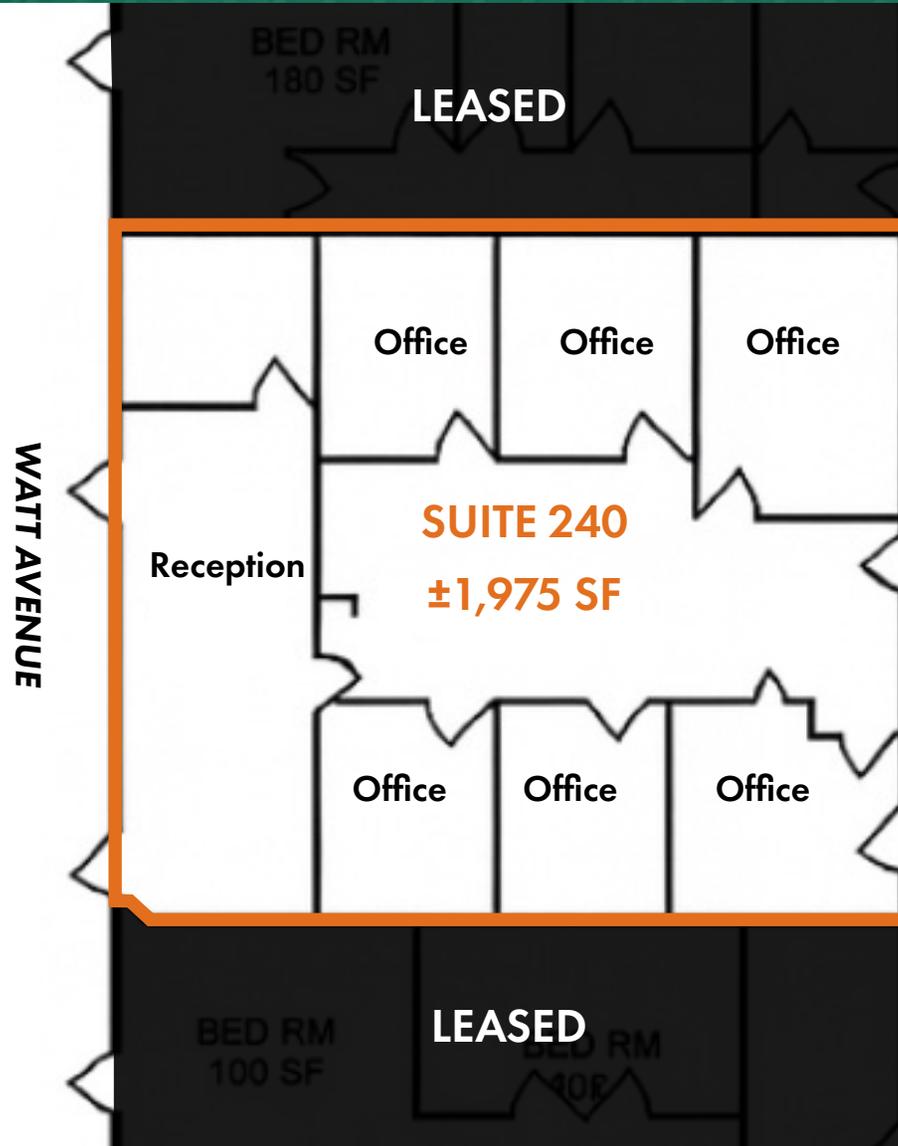
D: 916.677.8144 | C: 916.475.9865
veronica.sukkary@tricommercial.com
LIC: #01905861



www.tricommercial.com

OFFICE FOR LEASE

2100-2114 WATT AVE
SACRAMENTO, CA



Veronica Sukkary

D: 916.677.8144 | C: 916.475.9865

veronica.sukkary@tricommercial.com

LIC: #01905861



www.tricommercial.com

OFFICE FOR LEASE

**2100-2114 WATT AVE
SACRAMENTO, CA**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	16,223	143,368	375,588
Households	6,579	59,170	145,965
Average Household Income	\$130,133	\$118,407	\$113,077
Median Age	38.7	38.7	37.1
Total Businesses	1,479	7,254	16,050
Daytime Demographics 16+	12,844	115,194	301,372
White Collar Workers	62.7%	62.5%	60.7%
Blue Collar Workers	37.3%	37.5%	39.3%

Veronica Sukkary

D: 916.677.8144 | C: 916.475.9865

veronica.sukkary@tricommercial.com

LIC: #01905861



www.tricommercial.com