

OFFICE CONDO FOR SALE OR LEASE

Sale Price: \$ 645,000; Lease Rate: \$1.75 psf

3838 WATT AVE # F-600
SACRAMENTO, CA 95821



Property Highlights:

- Office Condominium for sale/lease
- 3,077 sf unit in a business park setting
- Fully improved suites featuring multiple offices, conference room, open office areas, two large restrooms, reception and waiting area
- Abundant parking
- Modified gross lease
- Landscaped grounds
- Immediate freeway access

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



EXECUTIVE SUMMARY

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RE/MAX Gold is pleased to present the opportunity to acquire a fee simple interest in the office condominium located at 3838 Watt Avenue, Building F-600, Sacramento, CA. The property is part of Lincoln Center, a professional business park comprising six buildings divided into multiple office condominiums on approximately 2.8 acres of land. Located immediately off highway 80, the property is centrally located with respect to the entire Sacramento metropolitan area.

Building F-600 was renovated as recently as 2021 and features nine private offices, a large conference room, a reception and waiting area, break room, two large restrooms, a work area and open office space. Extensive window lines throughout the office overlook the landscaped grounds. There is abundant parking in the park shared by all the buildings.

Building F-600 is about 3,077 s.f. and is currently occupied by a law office and a tax office, but will be delivered vacant. The build-out lends itself to being suitable for most professional uses. The property is zoned Business Professional and is within the jurisdiction of the County of Sacramento and is also available for lease.



PROPERTY PHOTOS

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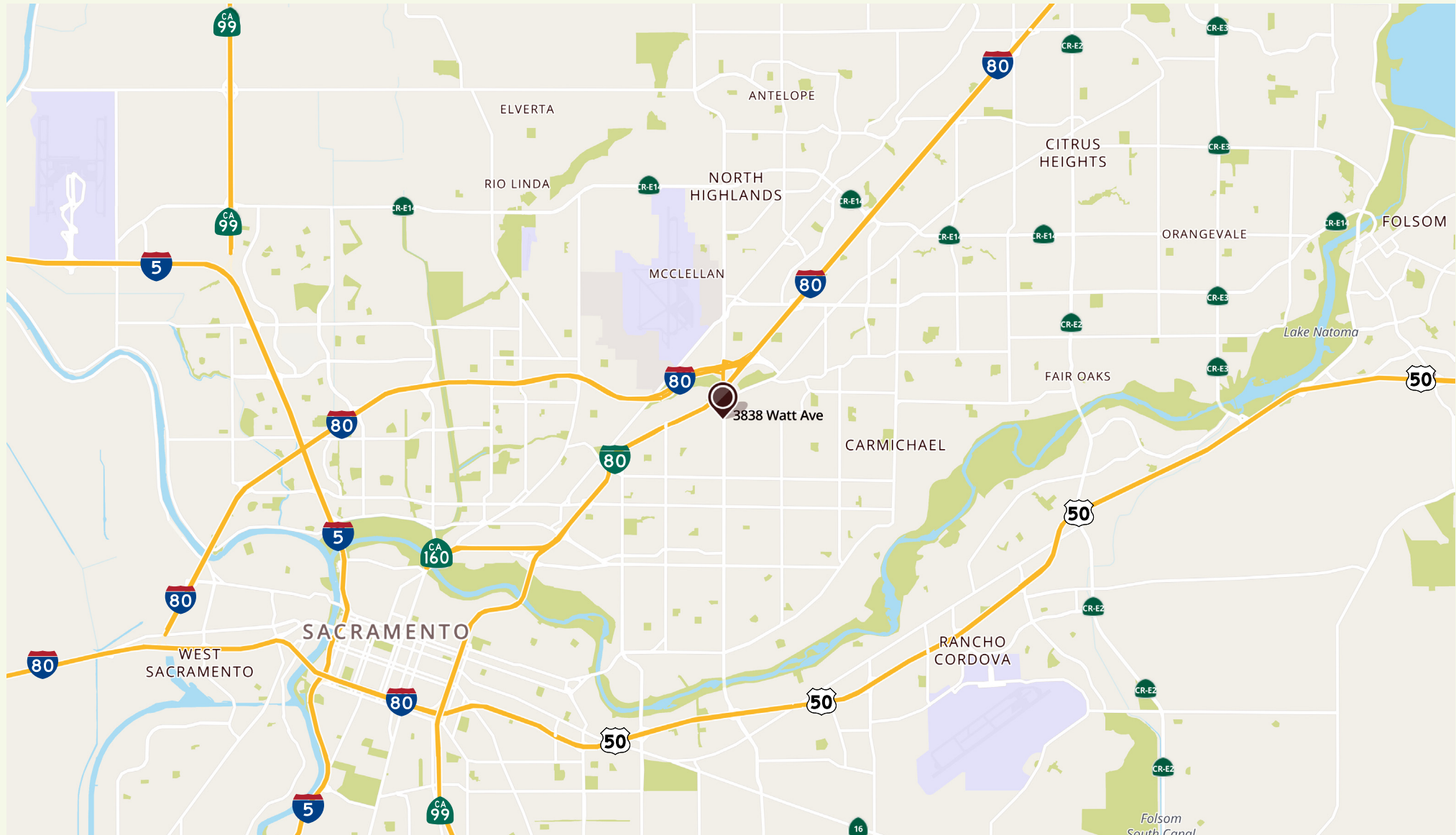
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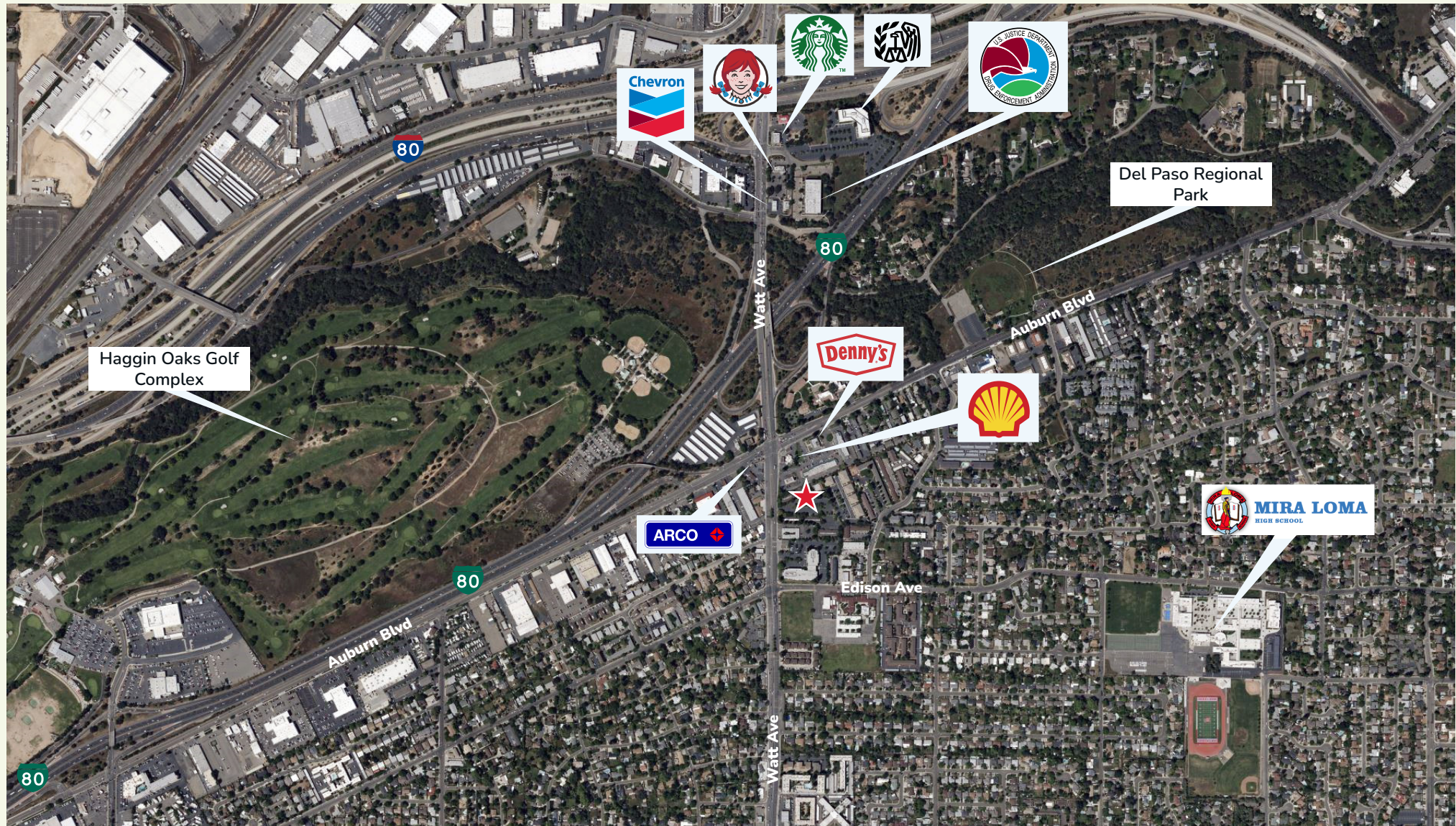
LOCATION MAP

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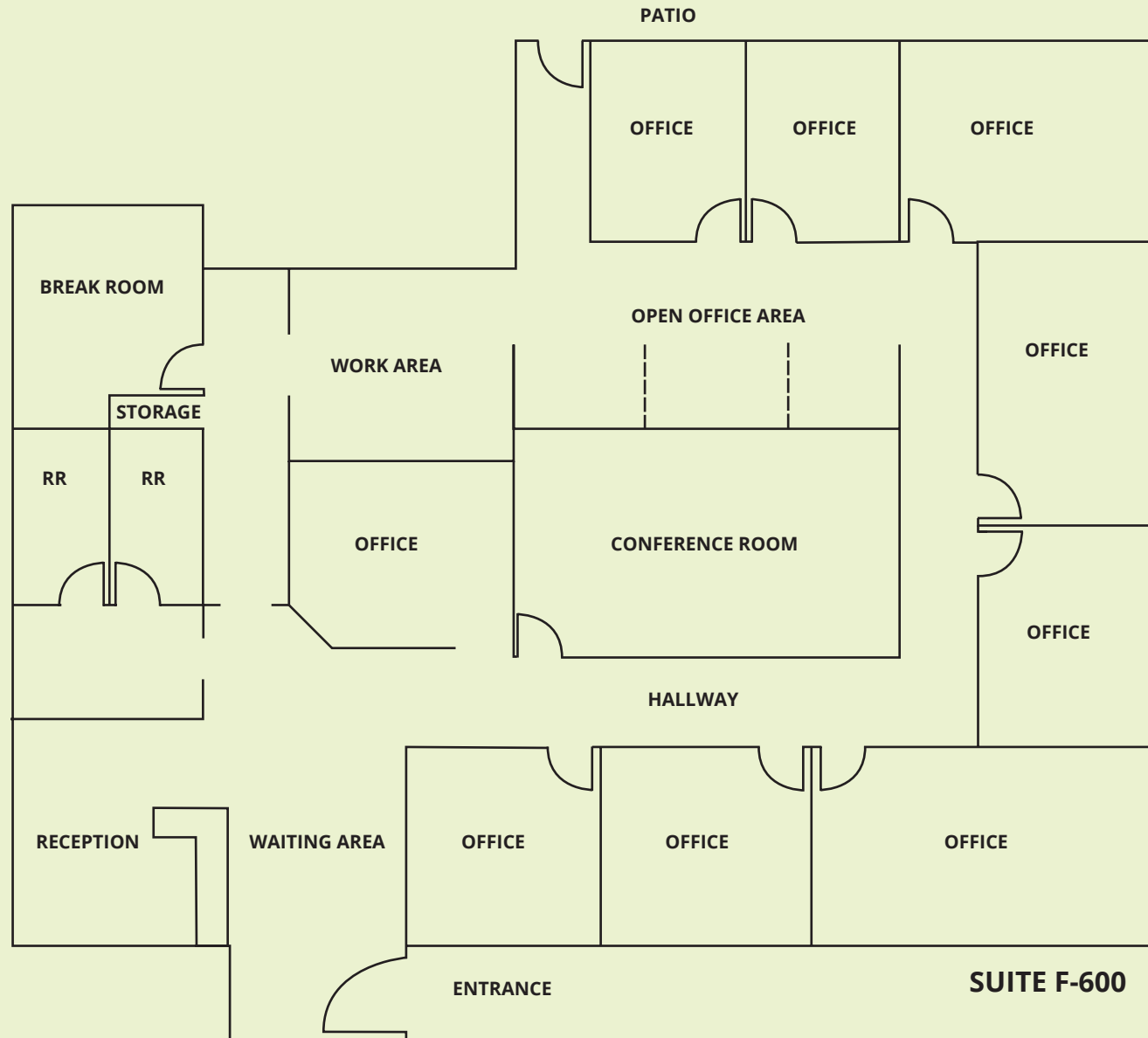
VICINITY MAP

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FLOOR PLAN

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Thumbnail sketch only not to scale

DEMOGRAPHICS

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KEY FACTS: 5 MILE RADIUS



358,891

Total Population 2022



\$80,541

Average Household Income



15,589

Businesses



120,099

Daytime Employees



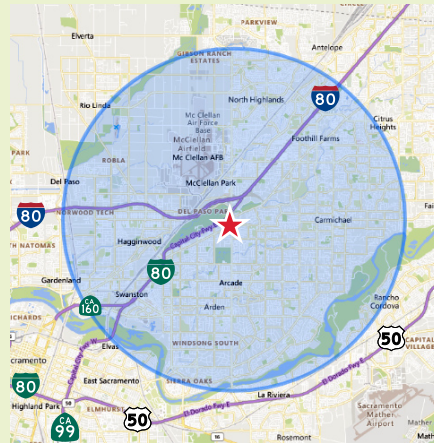
70,699

Owner Occupied Households



\$356,143

Median Home value



ADT 52,219 Watt Ave. at Auburn Blvd. (2022)

Data obtained from CoStar