

# 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

**Ranga Pathak  
Broker Associate  
RE/MAX Gold  
CA DRE 01364897  
916-201-9247  
ranga.pathak@norcagold.com**

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.

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# 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

3838 WATT AVE # F-600  
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# PROPERTY PHOTOS

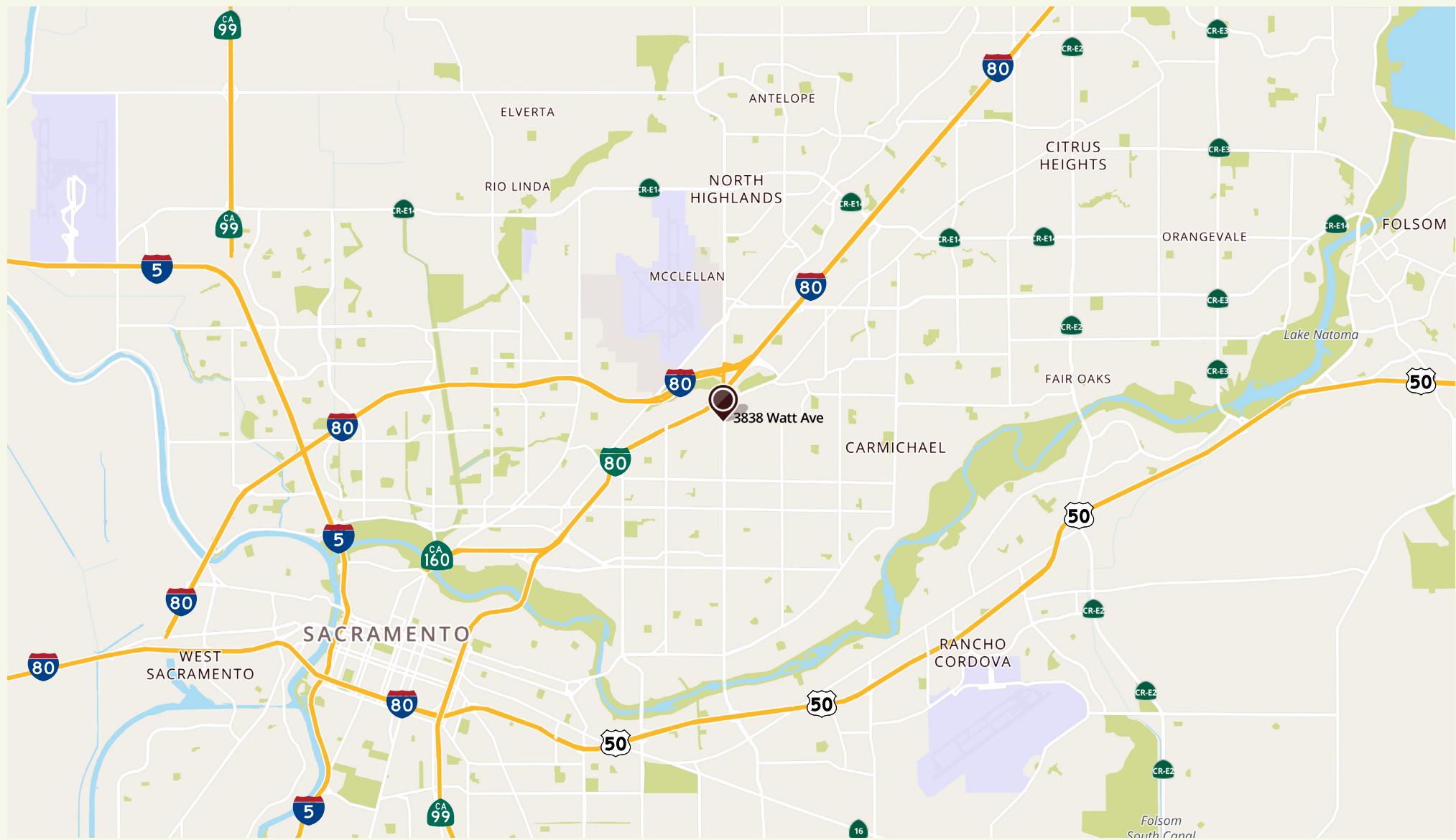
3838 WATT AVE # F-600  
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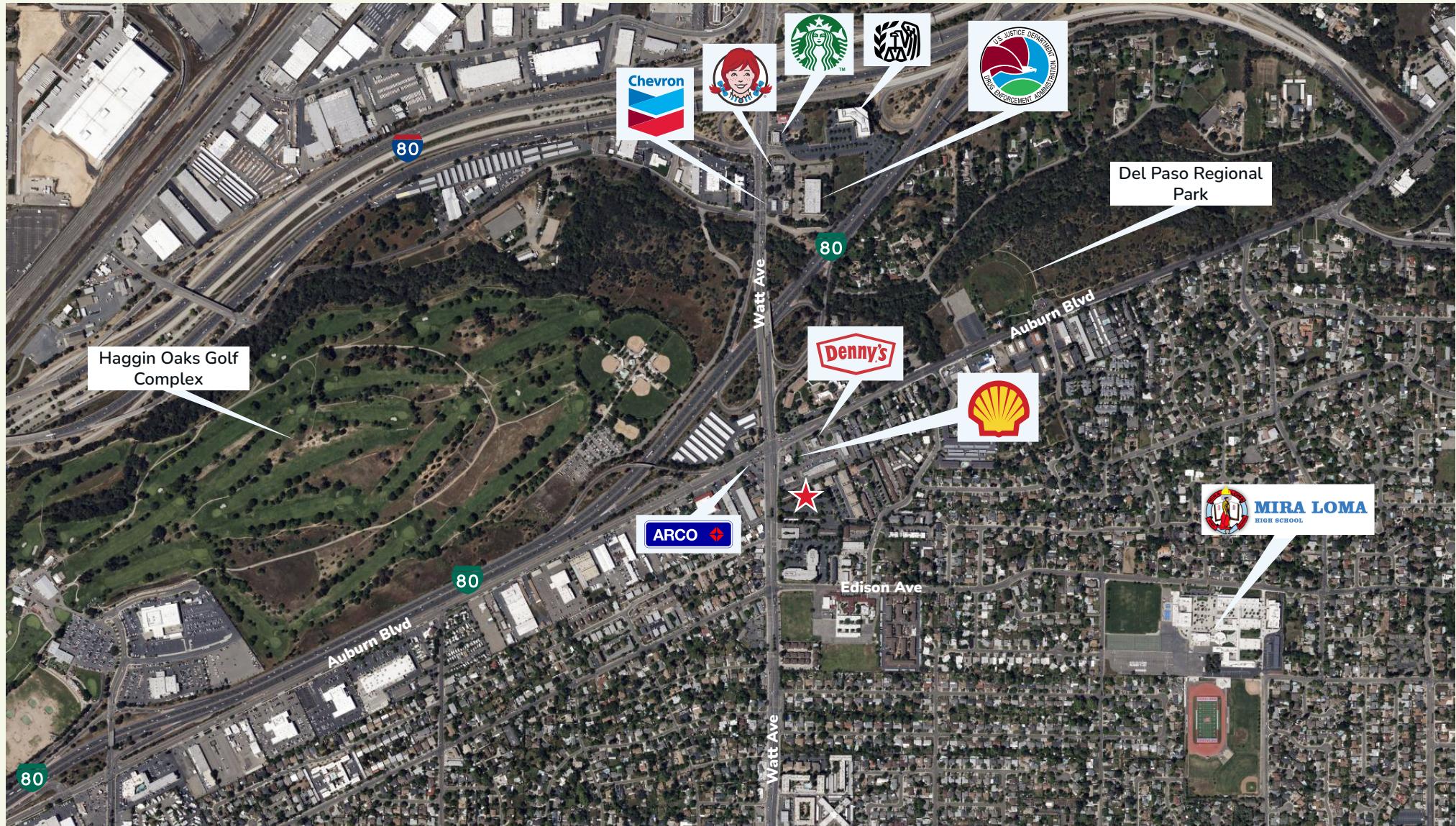
# LOCATION MAP

3838 WATT AVE # F-600  
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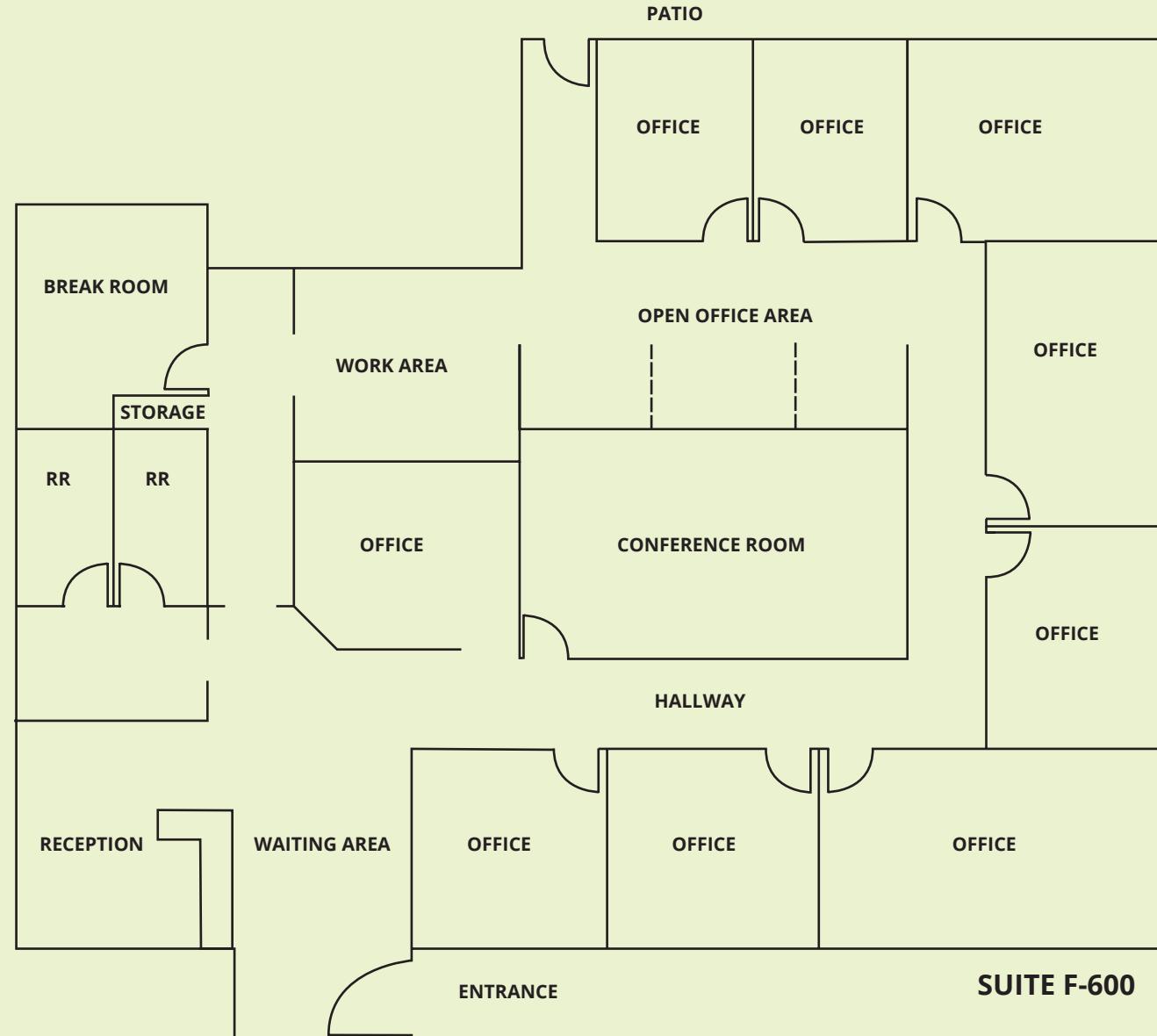
# VICINITY MAP

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# FLOOR PLAN

3838 WATT AVE # F-600  
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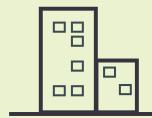
Thumbnail sketch only not to scale

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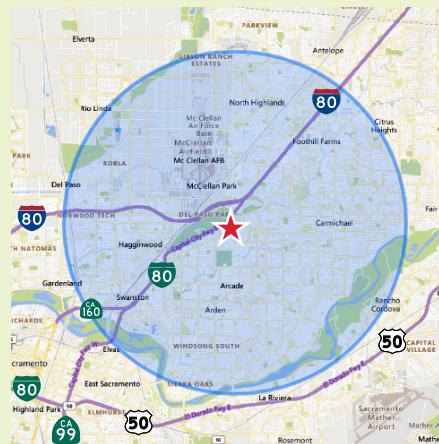
## KEY FACTS: 5 MILE RADIUS



**358,891**  
Total Population 2022



**15,589**  
# Businesses



**70,699**  
Owner Occupied Households



**\$80,541**  
Average Household Income



**120,099**  
Daytime Employees



**\$356,143**  
Median Home value

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

Data obtained from CoStar