

FOR LEASE | 3550 WATT AVENUE, SACRAMENTO, CA 95821

BUSINESS CENTRAL SACRAMENTO | OFFICE SUITES AVAILABLE

Move In Ready Offices From 250 SF & Suites From 500 SF



Special Leasing Bonus Included!

For the next 90 days, earn \$1 per SF in your choice of gift cards (Costco, Nordstrom, etc) for every executed 24 month lease on any of our featured spaces!

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BUSINESS CENTRAL
The next generation of business environments

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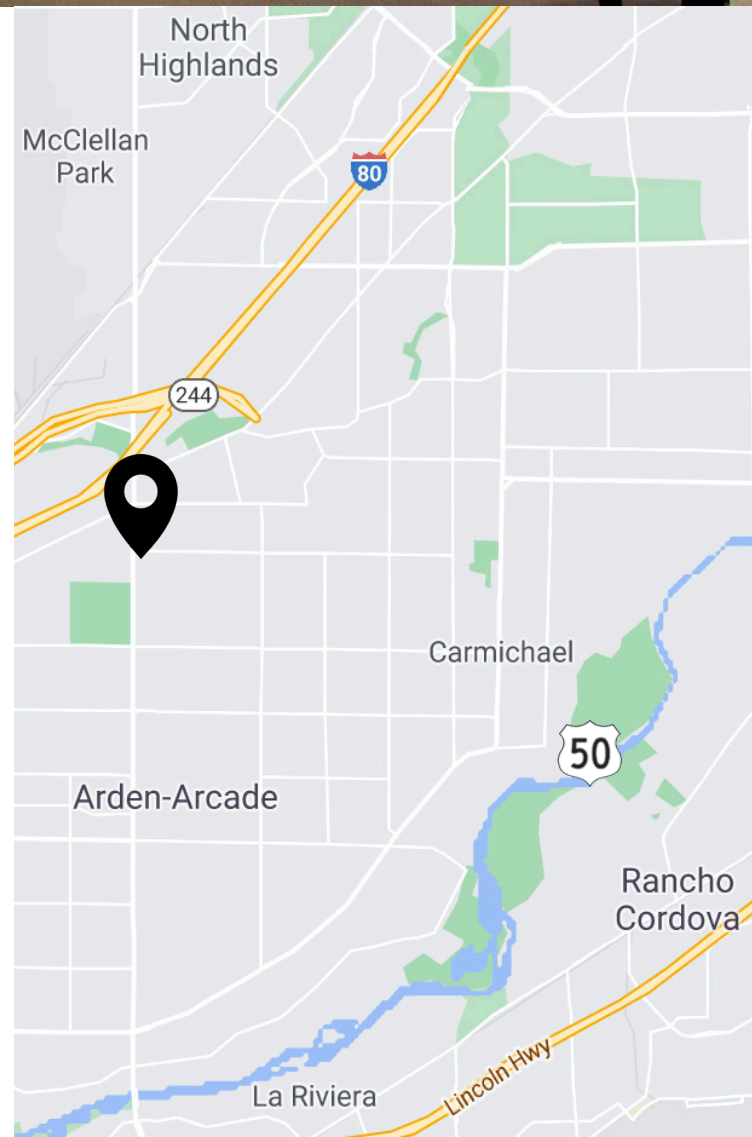
Lobby Interior

Property Overview

Business Central Sacramento is centrally located within one mile of Capital City Freeway, and Interstate 80. This location is a 10-minute drive to downtown Sacramento and 20-minutes to the Sacramento International Airport. The property is located at 3550 Watt Avenue which is a major north-south artery in Sacramento that connects to Highway 50 a very convenient location to those living in Sacramento, Carmichael, Arden-arcade, Fair Oaks, and Citrus Heights. There is a wide variety of restaurants, shopping and hotels nearby. This comfortable business center features a garden-like atmosphere with fountains at the entry and a courtyard. A large central reception area greets you with an impressive grand stairway. The lounge is the place to go for coffee drinks of your choice and breakfast every Friday morning to mingle with your office space neighbors. Our clients share many amenities and centralized spaces not found elsewhere. Due to the economies of scale, the cost for these services and common area enhancements are minimal because they are shared by all clients resulting in a very upscale, flexible and affordable office space.

The Business Central Office Difference

- Move in ready single offices from 250 SF
- Move in ready suites from 500 SF
- Hospitality-driven environment
- Culture that motivates, connects and grows
- Entrepreneurial energy
- Collaborative & creative community
- Variety of office space sizes and configurations
- Flexible contract terms on scalable spaces and services
- Furnished or unfurnished
- From a one-person single office space to a 15-person contiguous office suite
- Perfect for local businesses, satellite and branch offices of regional and national company's



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Receptionist & Concierge



Shared Workspace



Printing & Mailing Center

Shared Space Areas & Amenities

The centralized shared space in our buildings allows companies the luxury of leasing less space than they would need in traditional buildings. Due to the size of our properties and the economies of scale, the costs for this enhanced environment are minimized because they are shared by all the building Clients.

Shared Space:

- Impressive, grand and centralized reception area
- Service center with on-site support staff, equipment, and supplies
- Professional conference rooms which can accommodate 1 to 25 people
- Centralized, fully equipped and supplied mail room
- Copy/Print/Scan/Ship Center similar to FedEx Kinko centers
- Impressive lounges with coffee bar
- Fully equipped and supplied kitchen areas
- Café or vending room for snacks and drinks
- 24/7 HVAC data rooms

Business Central's clients also share many upscale amenities and services that are not found elsewhere. The atmosphere is upbeat and vibrant and makes it a great and productive place to work.



Weekly Continental Breakfast with Coffee Bar, Tea & Filtered Water



Receptionist, Office Manager & Concierge Services



Mail Handling & Newspaper/Magazine Subscriptions



Security System & Services



Office Equipment & Supplies



Common Area Furnishings with Cable TV

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Office Space



Conference Room



Break Room



Conference Room



Exterior

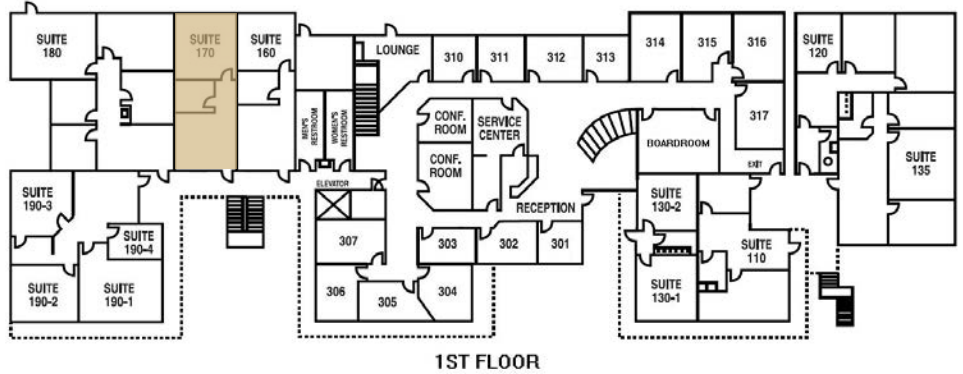
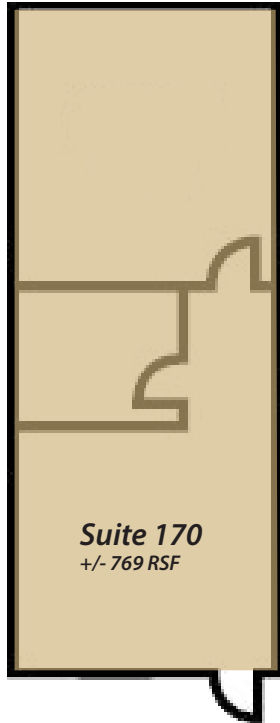
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3550 Watt Avenue | Floor Plans

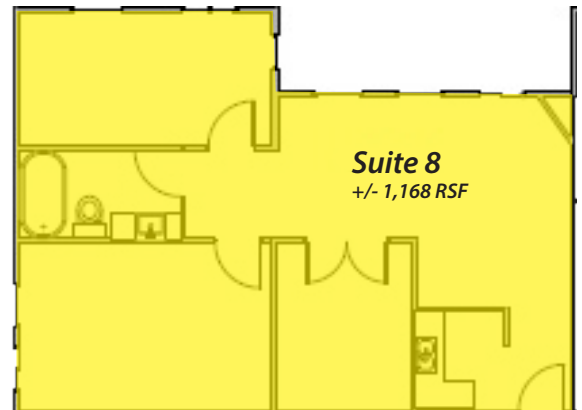
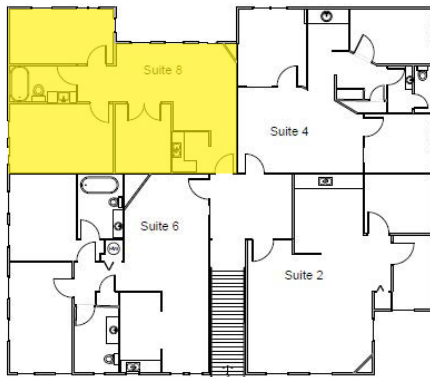
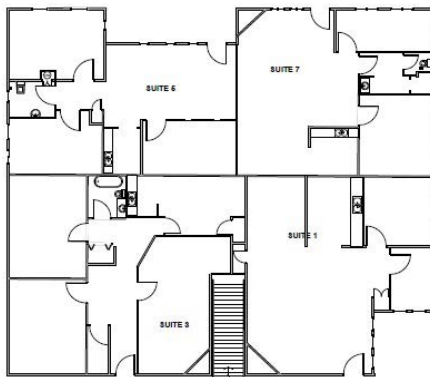
First Floor

Suite 170 = +/- 769 RSF



Back Suites

Suite 8 = +/- 1,168 RSF



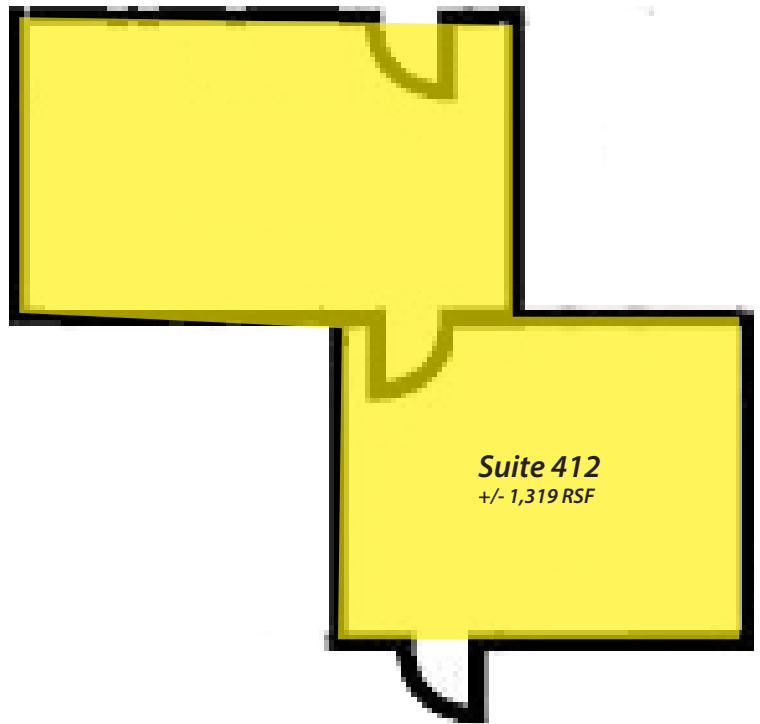
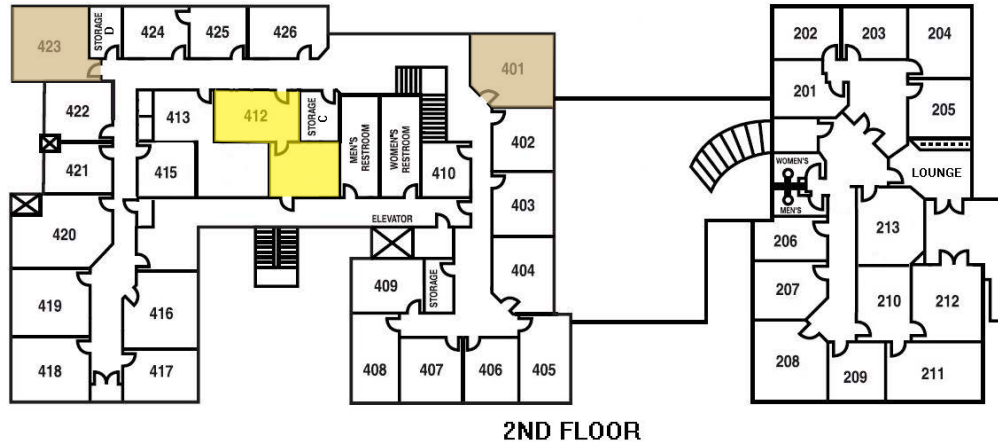
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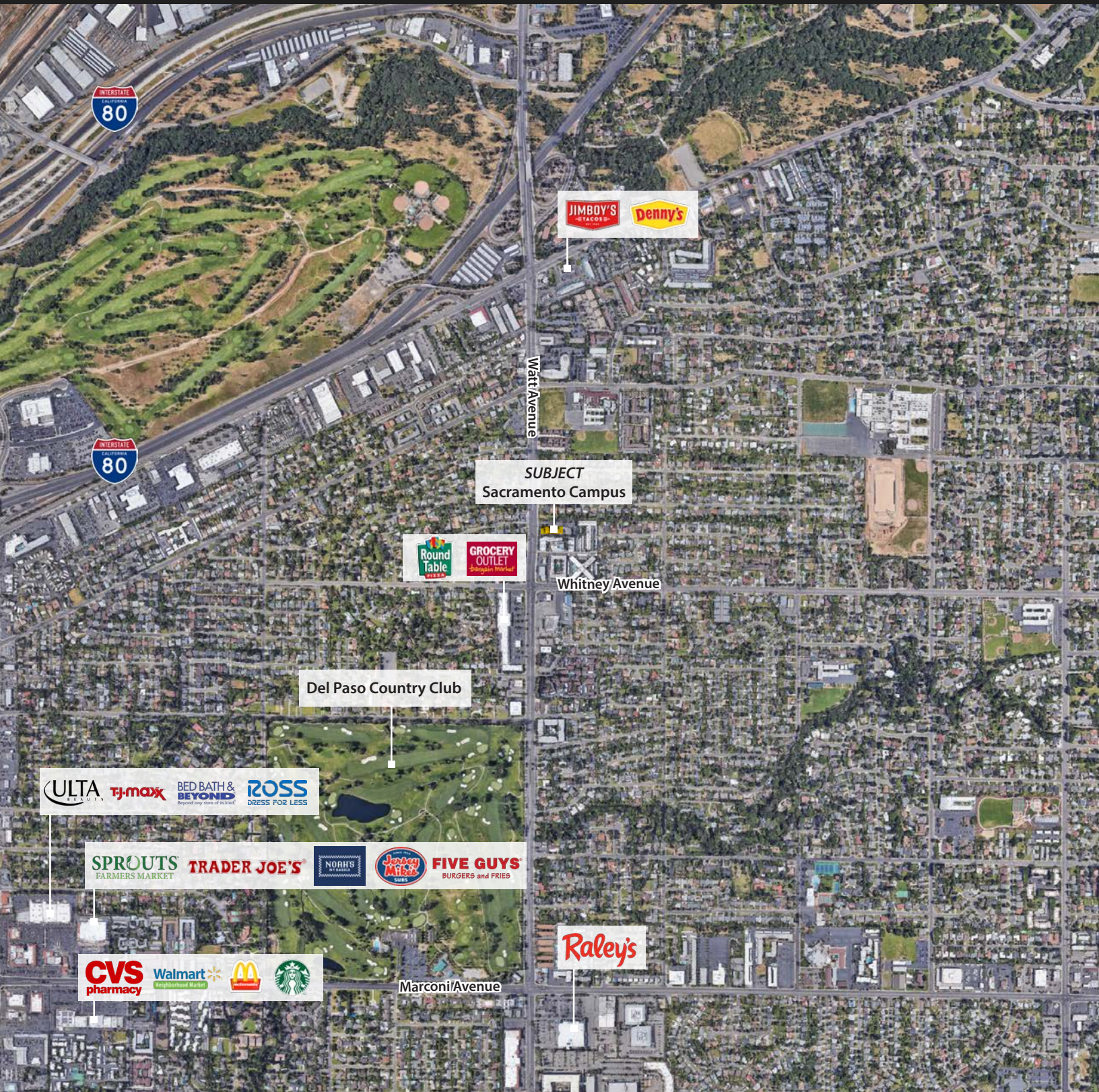
Second Floor

- Suite 401 = +/- 427 RSF
- Suite 412 = +/- 1,319 RSF
- Suite 423 = +/- 497 RSF



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