

High Quality Owner/User Office For Sale

Lincoln Center East - 3840 Watt Ave #B - Sacramento, CA



Price: \$799,000 (\$148 psf)

Year Built: 2005

Building Size: 5,400 sf

Lot Size: 0.30 acres

Parking: Open/Reciprocal

Zoning: Business Professional

Location: Watt Ave & I-80



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

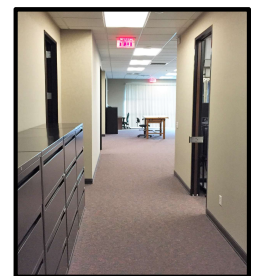
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- Law firm quality, high-end improvements include reception area, conference room, kitchen/break room, copy/mail room, two office-storage rooms, two restrooms, seven private offices, large open area, and second conference-sized room (possible separate suite)
- Interior load bearing walls: none
- Tastefully appointed office furnishings (negotiable)
- High quality wall paper throughout most of building
- Upgraded carpet and pad with peripheral inlays
- 10 foot ceilings with 9 foot solid wood doors
- Five HVAC package units located in rear of building
- Security cameras in place (1 inside lobby / 5 outside)
- Mature, well-manicured landscaping in private setting
- Property photos: <http://tinyurl.com/3840-Watt-Ave>



Unit	3840 Watt Ave Sale Comparison	
	Building B	Building D
Sale Date	Sep 2005	May 2014
Sale Price (cold shell)	\$1,080,000 (\$200 psf)	\$405,000 (\$113 psf)
Tenant Improvements	\$540,000 (\$100 psf)	est. \$360,000 (\$100 psf)
Total Cost / Estimated	\$1,620,000 (\$300 psf)	est. \$765,000 (\$213 psf)
Current Asking Price	\$799,000 (\$148 psf)	Not For Sale
Subject Property (Bldg B) - TURN KEY at \$65 psf less than Bldg D (Sale Comp)		

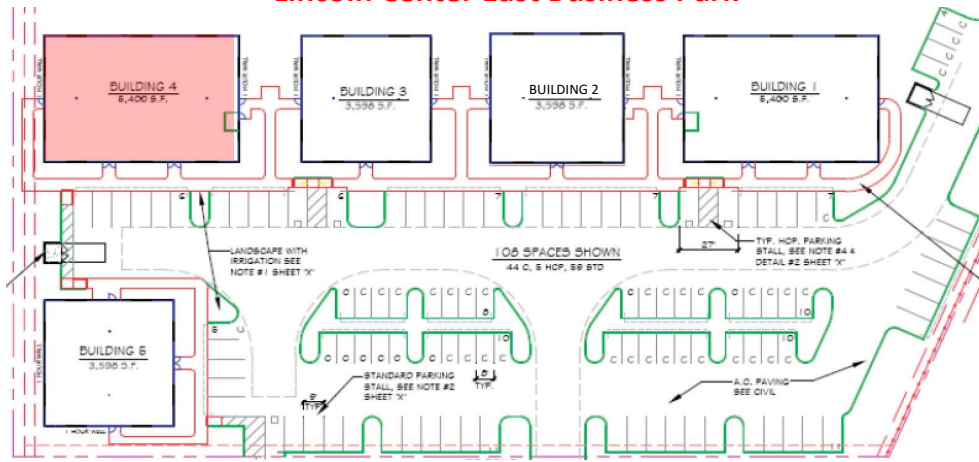
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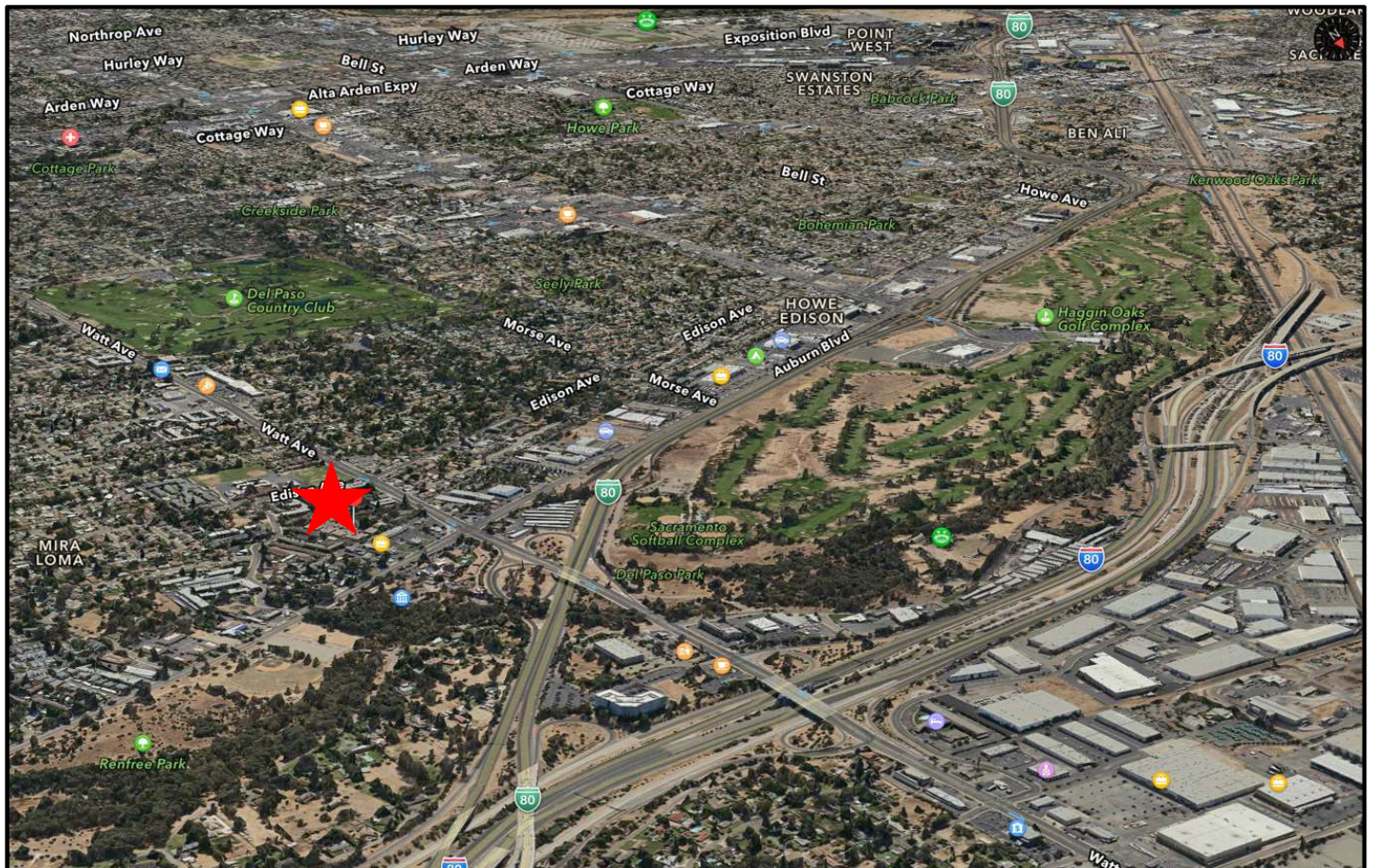
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Lincoln Center East Business Park



- APN: 255-0031-039
- Part of building owner's association (five properties)
- Immediate access to Interstate 80 and Capital City Freeway
- Located within very close proximity to two golf courses



- Watt Ave is a primary north/south arterial running through the entire Sacramento region
- Traffic counts: 45,000 vehicles per day



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