

# 800 Howe Avenue

OFFICE SPACE AVAILABLE FOR LEASE



For more information, contact:

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# Project Highlights



## Garden-Style Setting

Single-story office building wrapped around a landscaped central courtyard

## Full Service Lease

\$2.05/SF/month full service with negotiable lease terms

## On-site Parking

4.5/1,000 SF parking ratio with 118 surface spaces

## Prime Howe Avenue Location

Central Sacramento address minutes from Cal Expo, US-50 and Business 80



● Built 1996, 25,920 SF building

● Building signage opportunities

● On bus line, close to public transit

● Extensive window line

● Suites face quiet interior courtyard

● Professionally managed

● Exceptionally car & bike friendly area

● High-quality tenant mix

# Availability & Property Details

Suite	SF Available	Rent/SF/Mo	Services	Occupancy
140	±3,669 SF	\$2.05 FS	Full Service	MTM
210	±2,309 SF	\$2.05 FS	Full Service	Vacant
440	±2,086 SF	\$2.05 FS	Full Service	Vacant



Lease terms negotiable | Suites will not be divided

## ADDRESS

800 Howe Avenue, Sacramento, CA 95825

## BUILDING SIZE

25,920 SF | Single story

## YEAR BUILT

1996

## LAND AREA

2.77 acres (120,661 SF)

## PARKING

4.5/1,000 SF | 118 surface spaces

## ZONING

BP, Sacramento County

## SUBMARKET

Howe Ave / Fulton Ave / Watt Ave

## AMENITIES

Bus line, signage, central courtyard

**8,100+**

vehicles per day on Howe Ave

**12 min**

drive to commuter rail

**25 min**

to Sacramento Int'l Airport

**90 / 100**

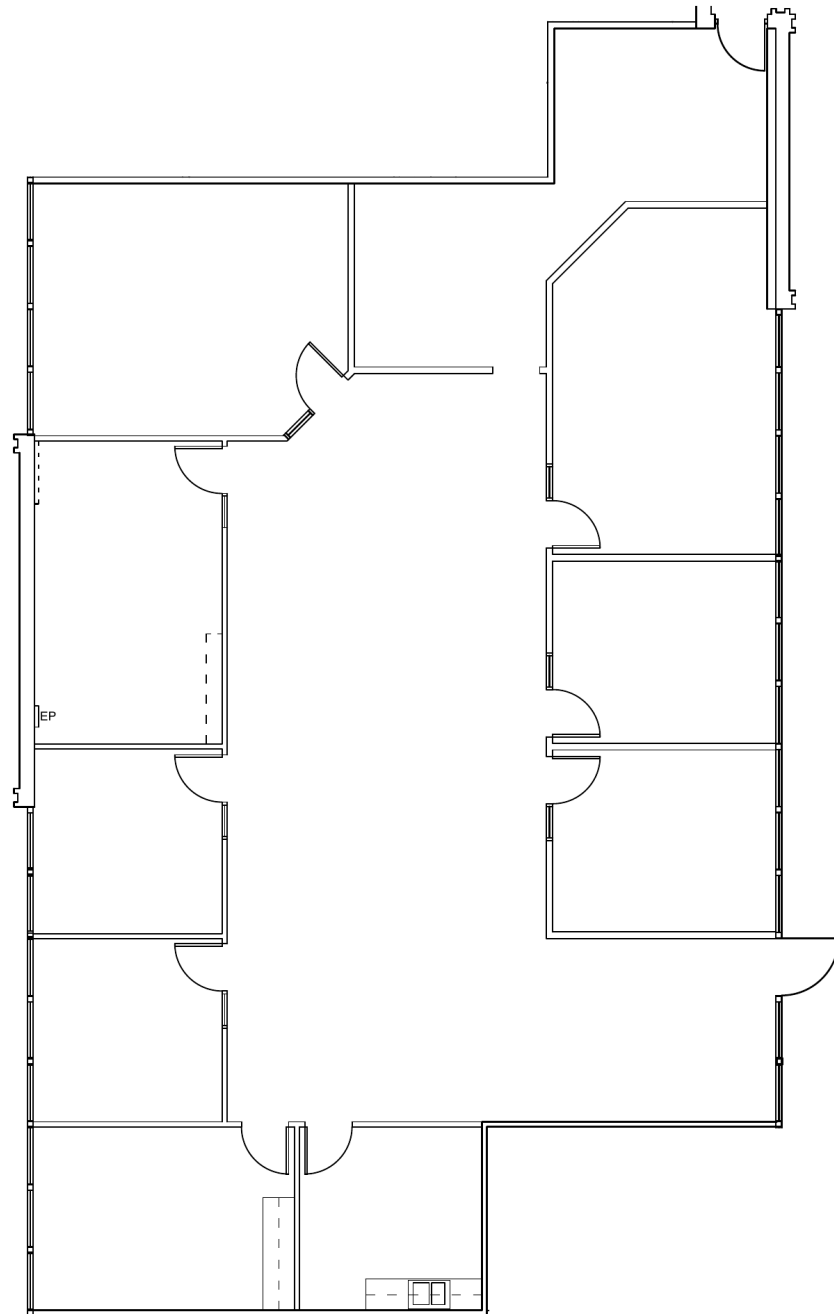
bike & car friendly scores

# 800 Howe Avenue

## Floor Plan

Suite 140 | ±3,669 RSF

- Numerous private offices surrounding a large open central area for workstations
- Multiple entry points
- Extensive window line throughout the suite



### KEY PLAN

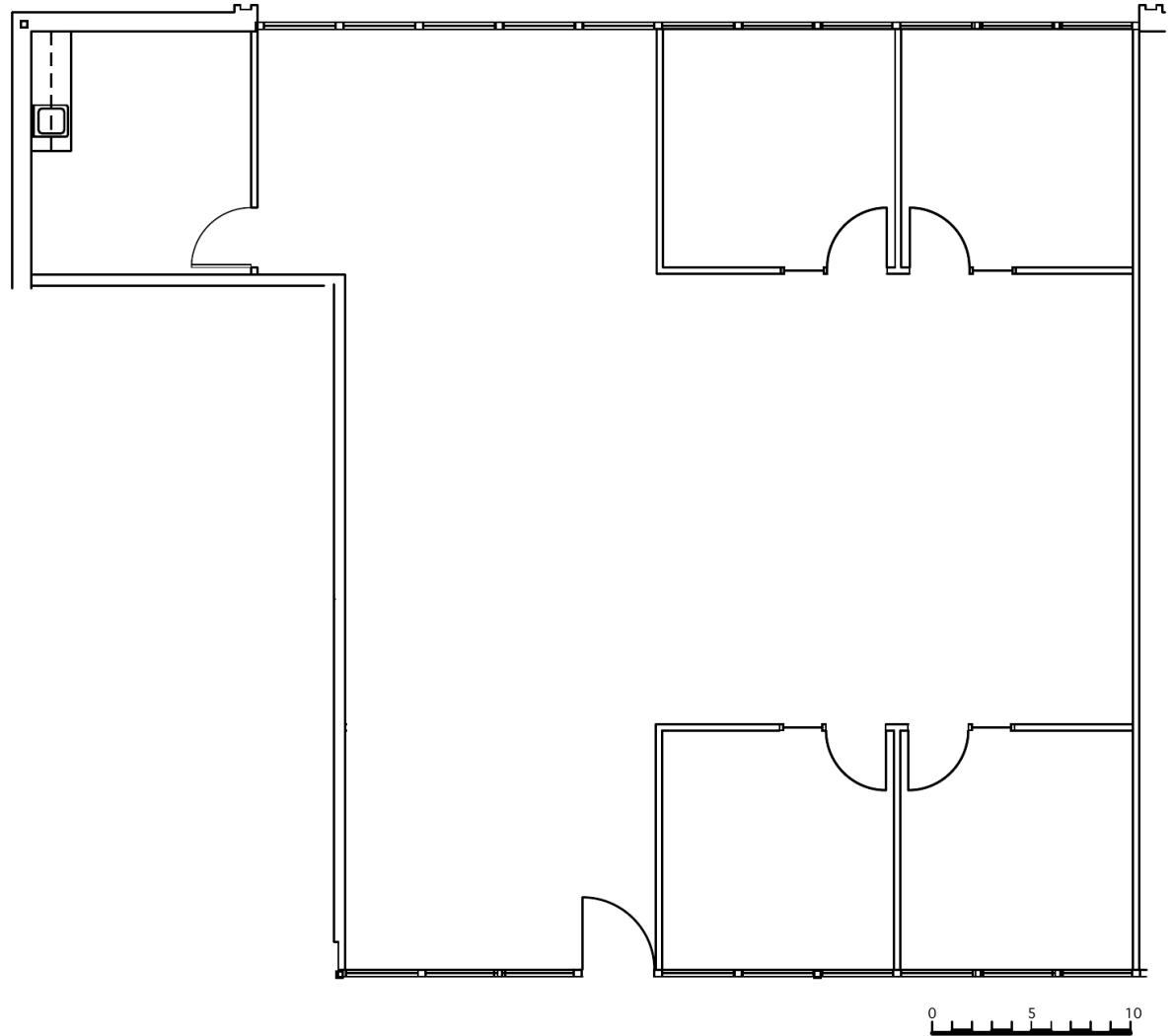


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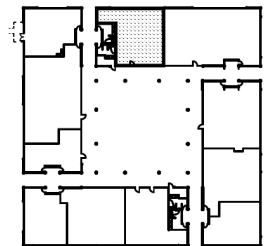
## Floor Plan

Suite 210 | ±2,309 RSF

- Four private offices with glass fronts
- Large open area for workstations and collaboration
- Extensive window line on two sides
- Direct access to building common areas and restrooms



### KEY PLAN



# 800 Howe Avenue

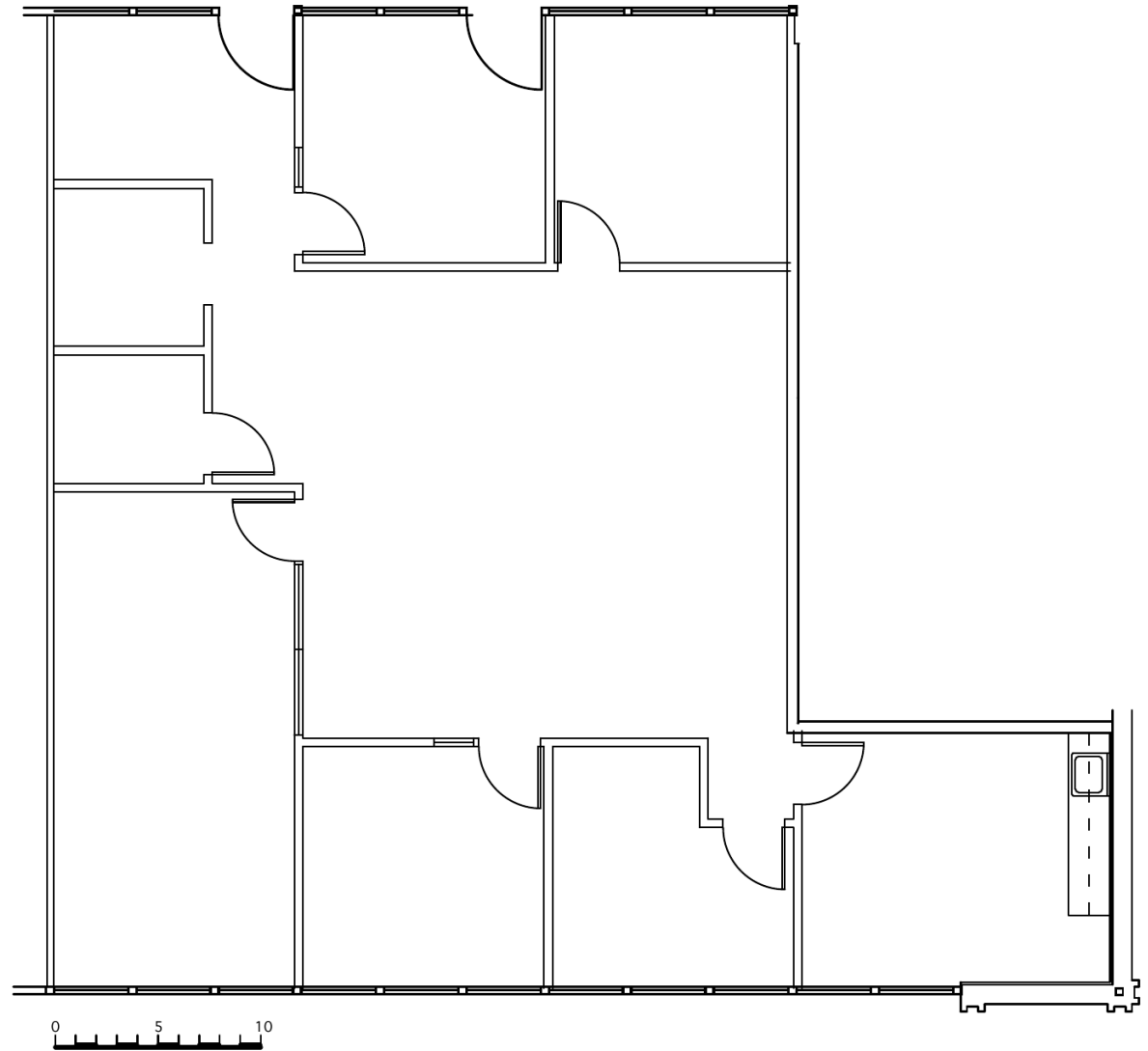
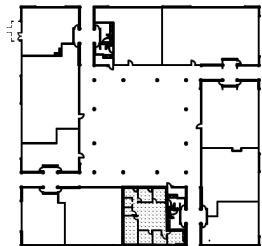
## Floor Plan

Suite 440 | ±2,086 RSF

- Multiple private offices along the window line
- Open central area for workstations and collaboration
- Wrap-around glass line with abundant natural light



### KEY PLAN



# Property Photos



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