

REDUCED PRICE

PRIME CAMPUS COMMONS OFFICE CONDOMINIUM
FOR SALE

885 UNIVERSITY AVENUE | SACRAMENTO



PROPERTY INFORMATION

Property Address: 885 University Avenue
Asking Price: ~~\$625,000~~ \$589,600 (\$400 PSF)
Building Size: 1,474± SF

FEATURES

- 4 private offices, conference room, reception area, lobby, 2 restrooms
- Vaulted ceilings with lots of windows and natural light throughout
- Conveniently located in the attractive Campus Commons submarket
- Easy access to Fair Oaks Blvd., Howe Avenue, J Street and Hwy-50
- Situated in a lush, park-like setting with water feature and mature trees
- Well-maintained office property with versatile layout
- Surrounded by a multitude of services, eateries and retail
- High traffic counts and strong area demographics

Fritz Brown

Brown Stevens Elmore & Sparre

President

916.565.2212

fritz@brownstevens.com

DRE 00312635

**BROWN
STEVENS
ELMORE
& SPARRE**

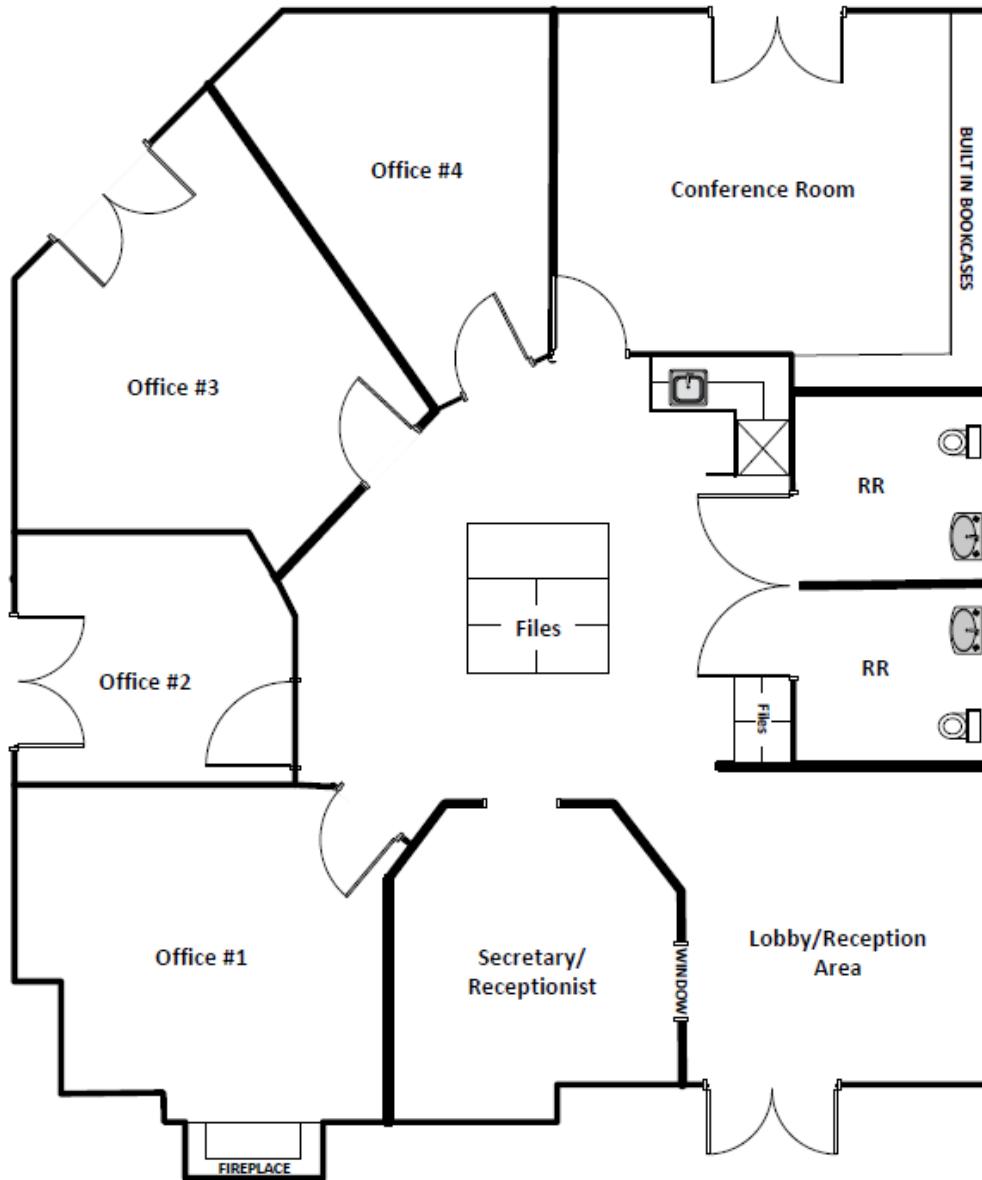
COMMERCIAL REAL ESTATE

The owner and broker make no representation as to the accuracy of the information contained herein. It is the responsibility of the reader to independently verify all information.

PRIME CAMPUS COMMONS OFFICE CONDOMINIUM FOR SALE

885 UNIVERSITY AVENUE | SACRAMENTO

1,474 SQUARE FEET

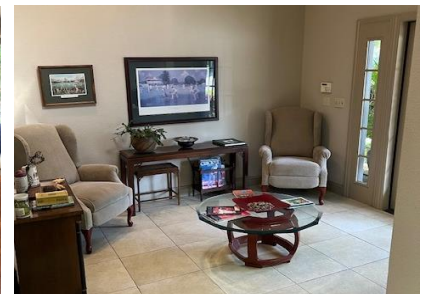


Note: Floor Plan not to scale.

885 UNIVERSITY AVENUE

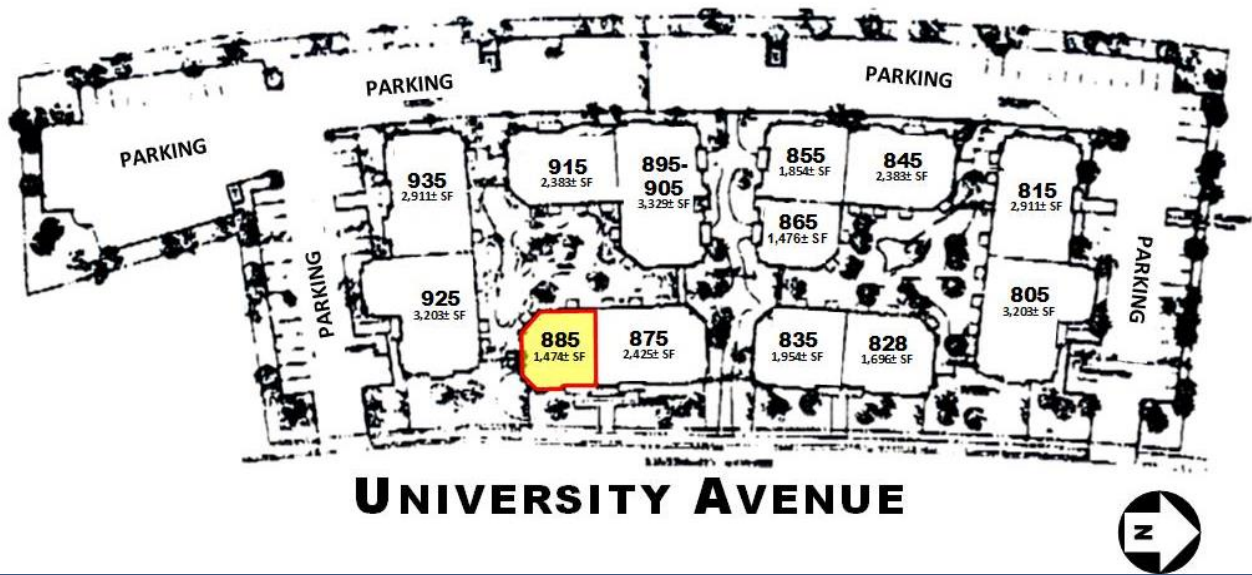
- 4 Private Offices
- Conference Room
- Lobby/Reception Area
- Secretary/Reception Area
- 2 Restrooms
- Kitchenette
- Vaulted Ceilings
- Fireplace

Note: Some furnishings may be included in the sale.



PRIME CAMPUS COMMONS OFFICE CONDOMINIUM FOR SALE 885 UNIVERSITY AVENUE | SACRAMENTO

Executive Guild II





PRIME CAMPUS COMMONS OFFICE CONDOMINIUM
FOR SALE
885 UNIVERSITY AVENUE | SACRAMENTO



CONTACT:

Fritz Brown

Brown Stevens Elmore & Sparre

President

916.929.0262

fritzs@brownstevens.com

DRE 00312635

**BROWN
STEVENS
ELMORE
& SPARRE**
COMMERCIAL REAL ESTATE

BROWN STEVENS ELMORE & SPARRE | 3600 AMERICAN RIVER DRIVE, SUITE 120 | SACRAMENTO, CA 95825
916.929.0262 | CA DRE 00532987
WWW.BROWNSTEVENS.COM