

For Lease

2335 American River Drive | Campus Commons Center Office Space Available



Property Highlights



New creative Tenant Improvements



Highly visible location



Abundant Parking 4.73/1,000 SF



Tenant Improvement allowance available





Move-in Ready office space



Situated near numerous restaurants and retail



1 block from UV Shopping Center 2 blocks from Pavillions & Loehmann's Plaza







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Availabilities

• **Suite 404:** ±1,126 RSF

• **Suite 400:** ±1,886 RSF

• **Suite 304:** ±3,896 RSF

• **Suite 301:** ±3,911 RSF

• **Suite 200:** ±11,945 RSF

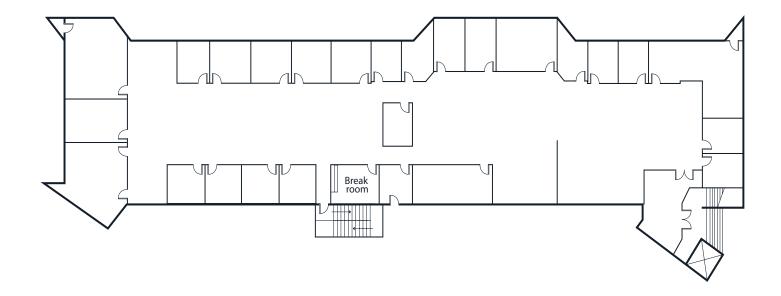




2335 American River Drive / Sacramento

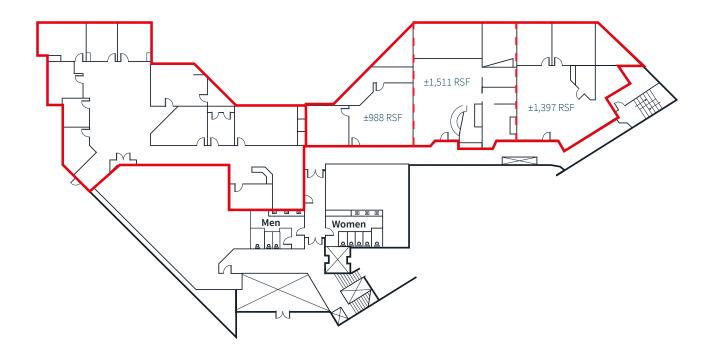
Floorplans

SUITE 200: ±11,945 RSF



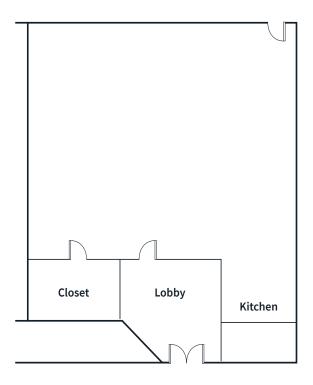
Floorplans

SUITE 301: ±3,911 RSF **SUITE 304:** ±3,896 RSF (demisable)



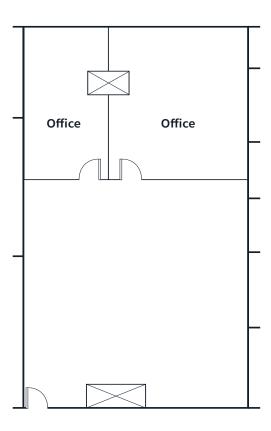
Floorplans

SUITE 400: ±1,886 RSF



Floorplans

SUITE 404: ±1,126 RSF



Amenity Map





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