



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



Excellent freeway
access



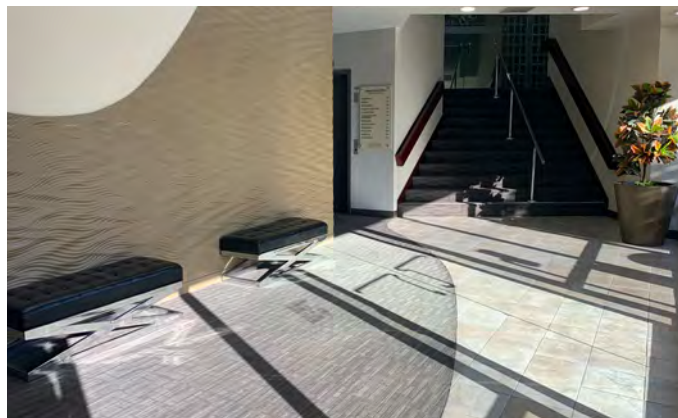
Move-in Ready
office space



Situated near
numerous
restaurants and retail



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



2335 American River Drive / Sacramento

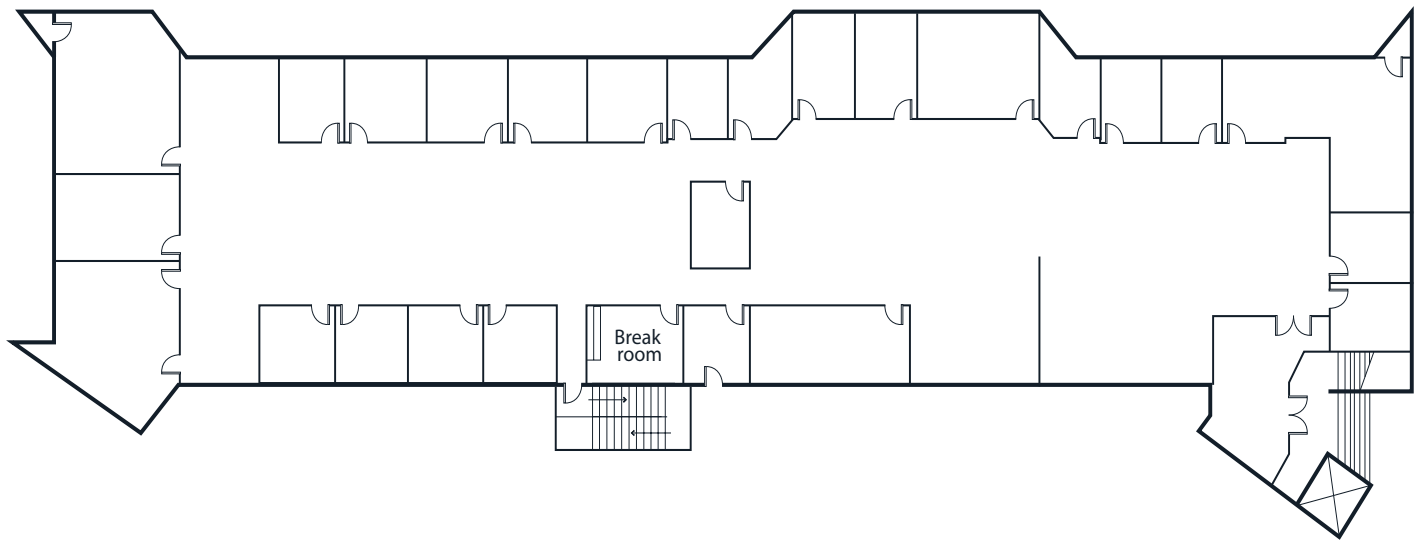
Availabilities

- **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



Floorplans

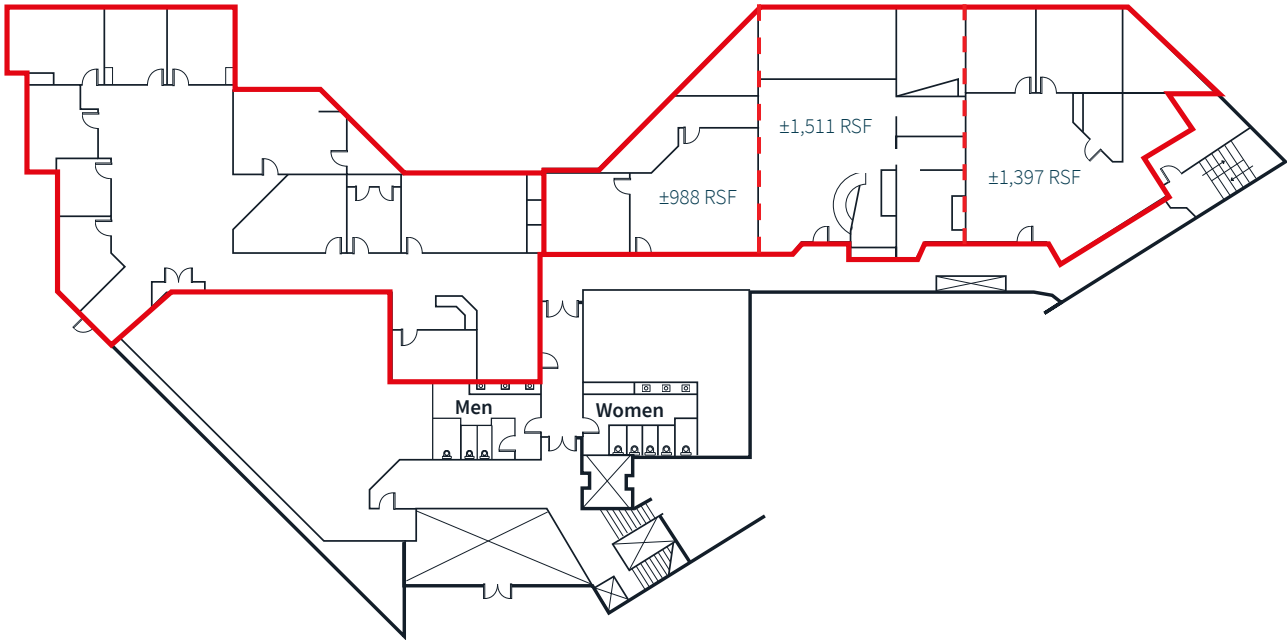
SUITE 200: ±11,945 RSF



Floorplans

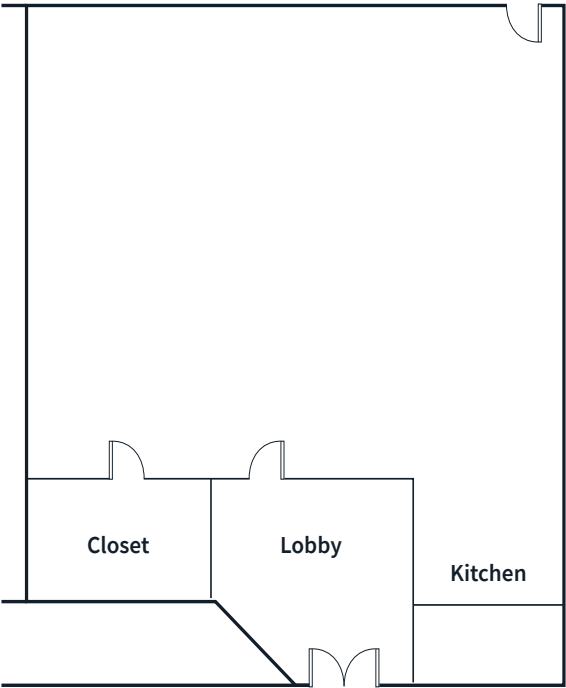
SUITE 301: ±3,911 RSF

SUITE 304: ±3,896 RSF (demisable)



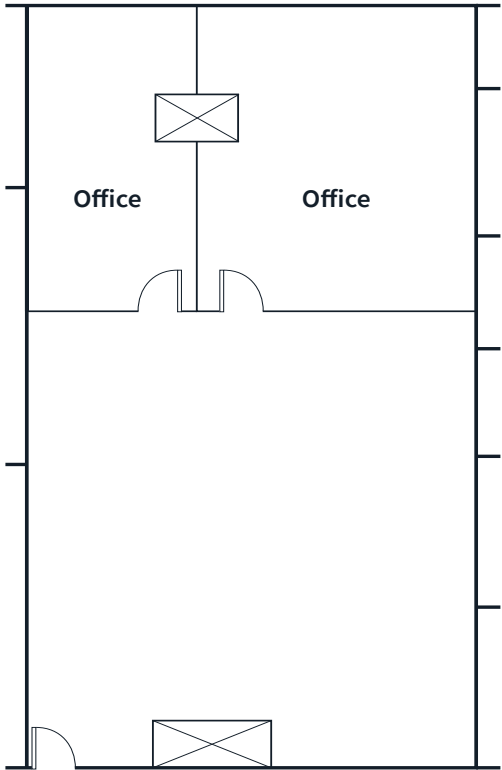
Floorplans

SUITE 400: ±1,886 RSF



Floorplans

SUITE 404: ±1,126 RSF



Amenity Map





JLL

Alexis Garrett

Senior Vice President

alexis.garrett@jll.com

+1 916 491 4316

RE Lic # 01836361

Bernardo Hubbard

Vice President

bernardo.hubbard@jll.com

+1 916 491 4322

RE Lic # 02140127

[jll.com](https://www.jll.com)