

**3600 - 3620**  
AMERICAN RIVER DRIVE



# HIGHLIGHTS

-  Tenant lounge and conference center
-  Fitness center with shower facilities
-  Reserved covered parking available
-  Mature landscaping in a garden-style setting with water features
-  24-hour access via key-card
-  Professional ownership and management

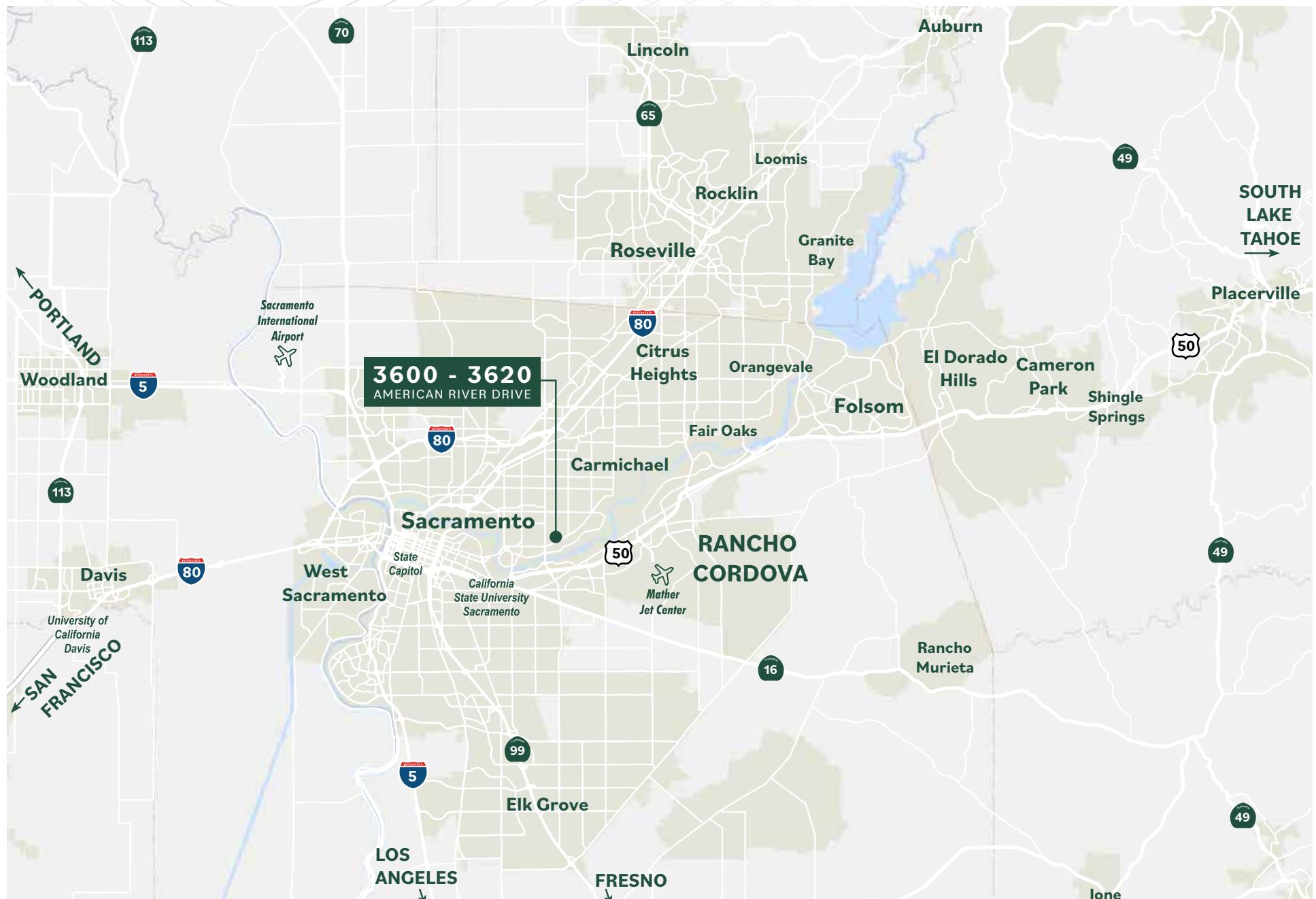
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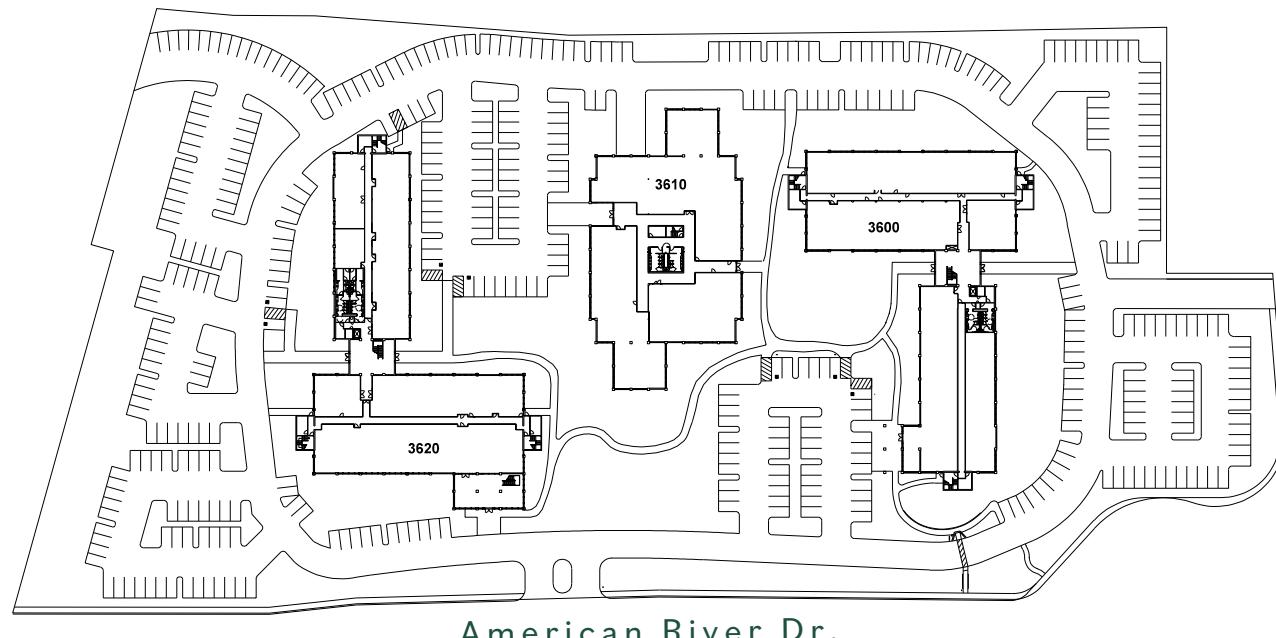




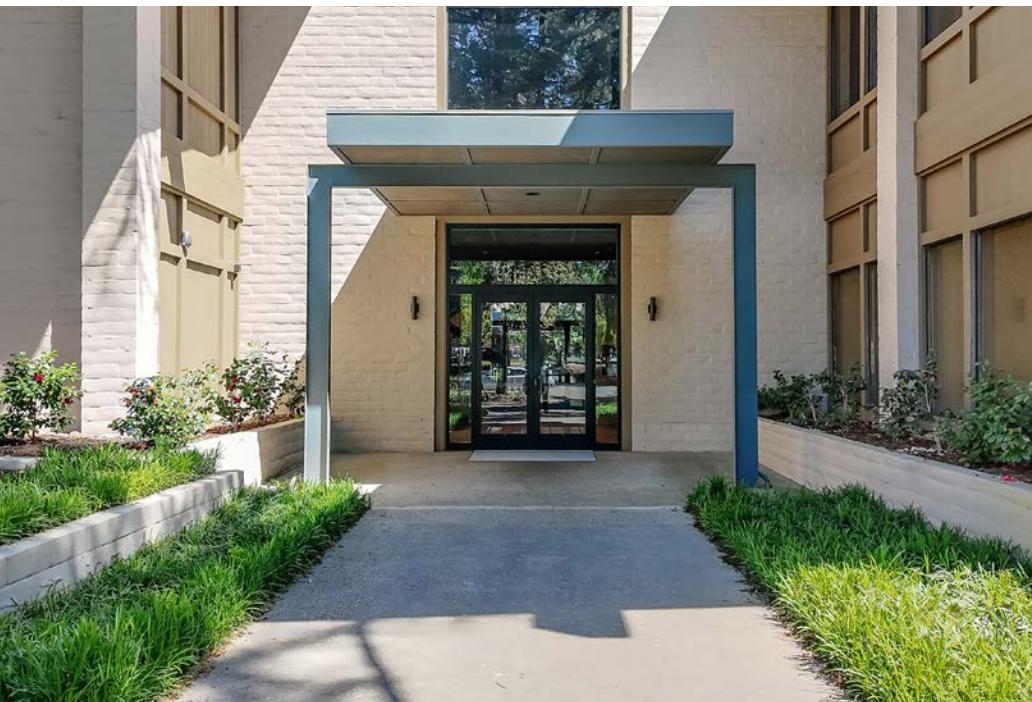
## LOCATION OVERVIEW



## SITE PLAN



American River Dr.





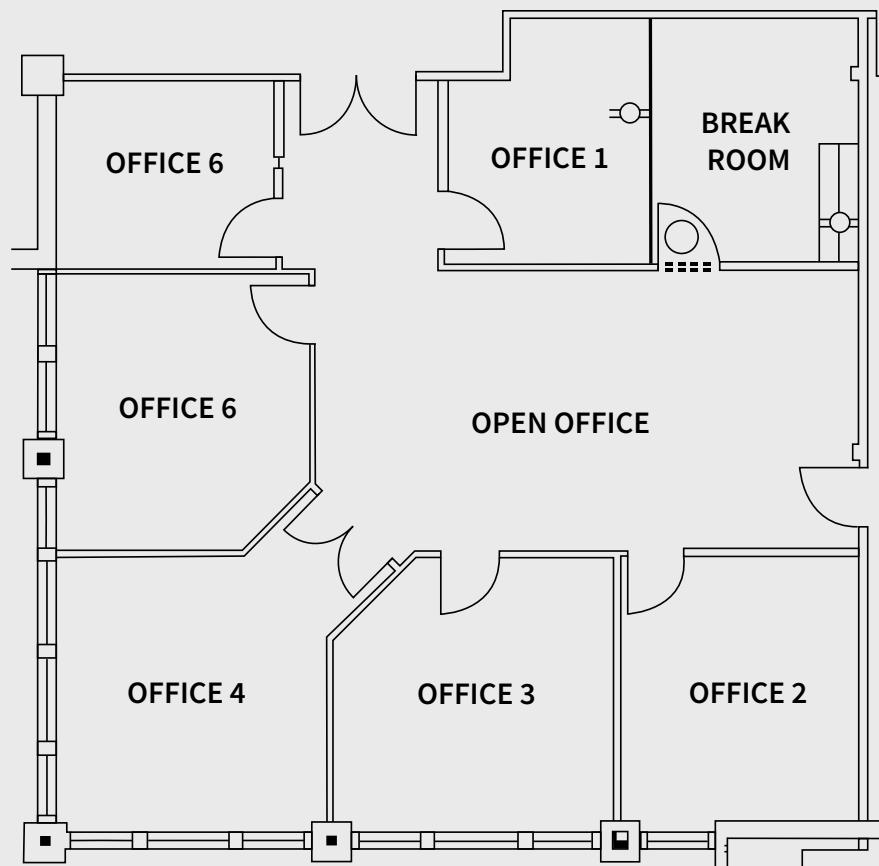




# 3600

AMERICAN RIVER DRIVE

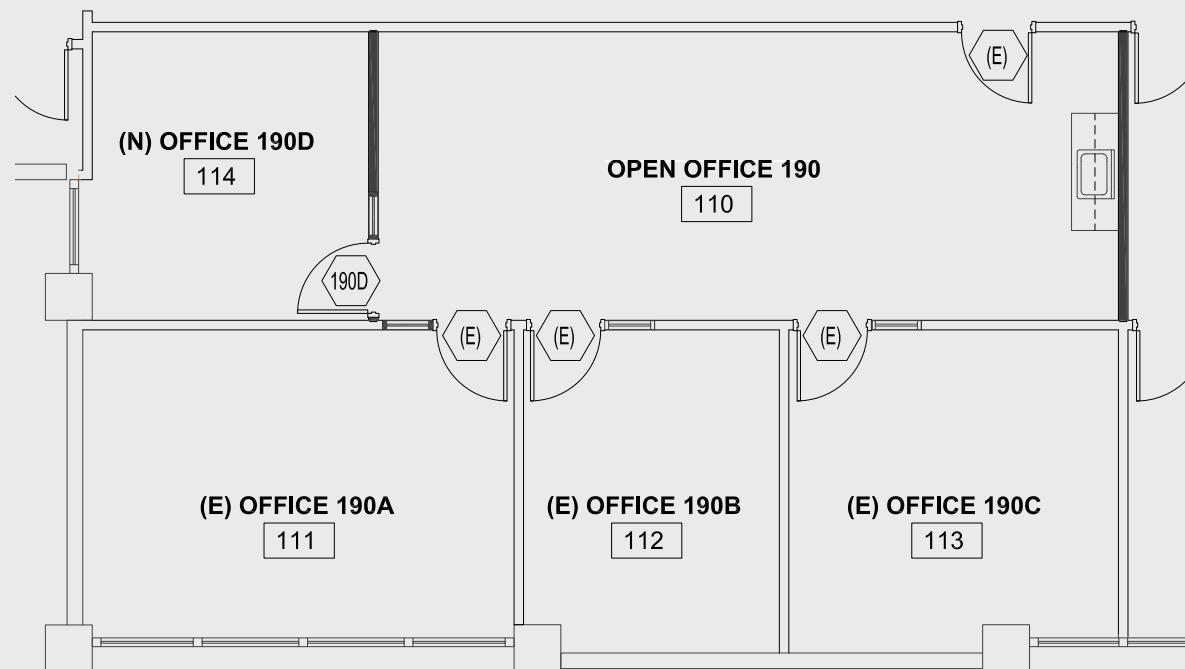
SUITE 105 | ±1,991 SF



# 3600

AMERICAN RIVER DRIVE

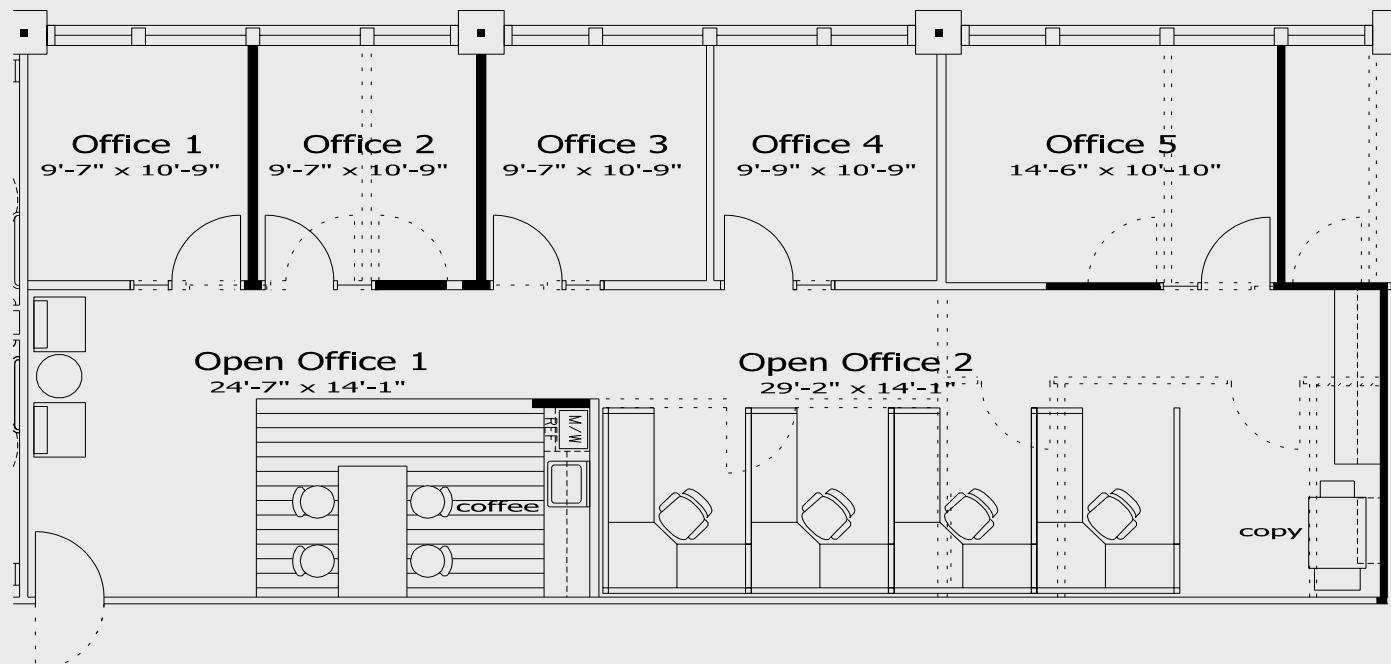
SUITE 190 | ±1,355 SF



# 3600

AMERICAN RIVER DRIVE

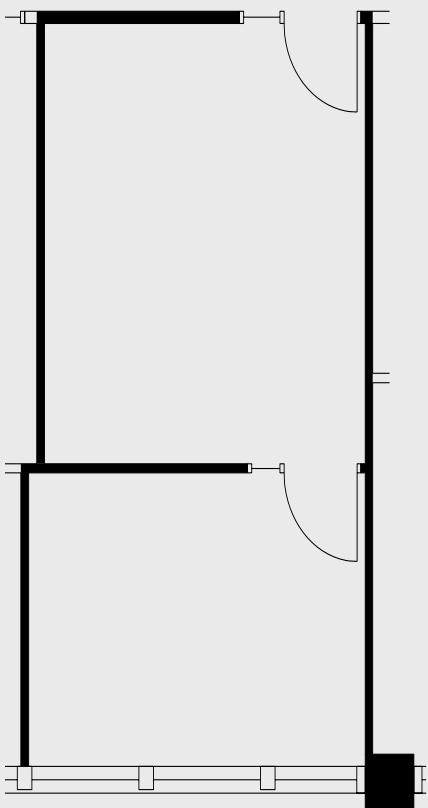
SUITE 260 | ±1,706 SF



# 3620

AMERICAN RIVER DRIVE

SUITE 114 | ±410 SF

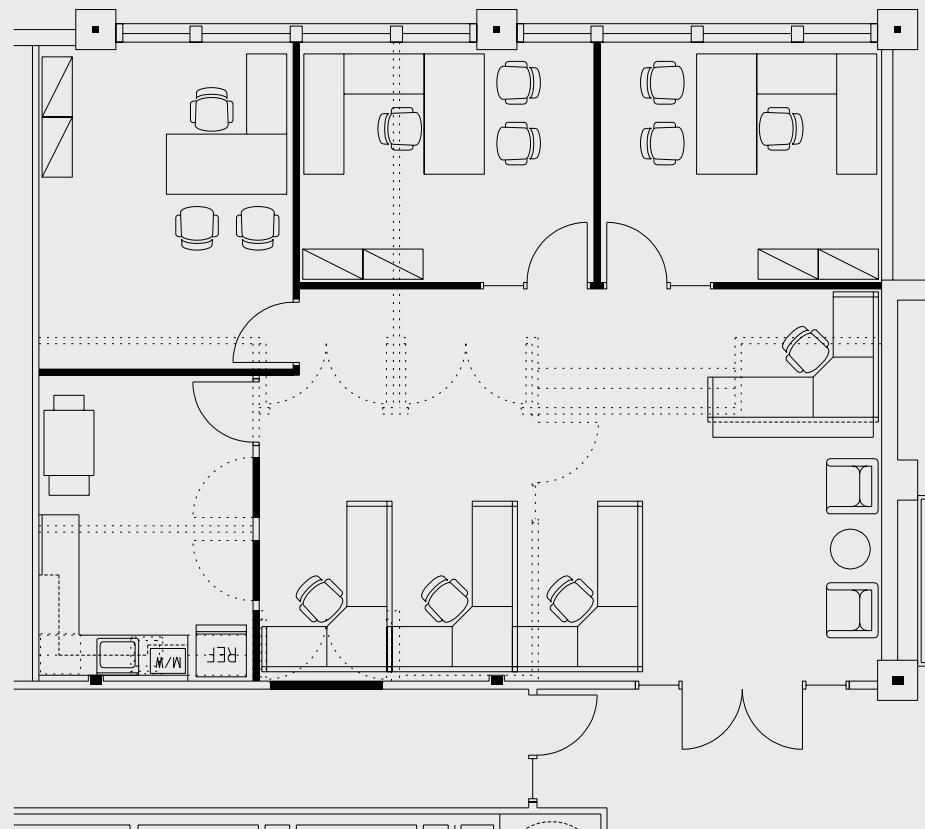


# 3620

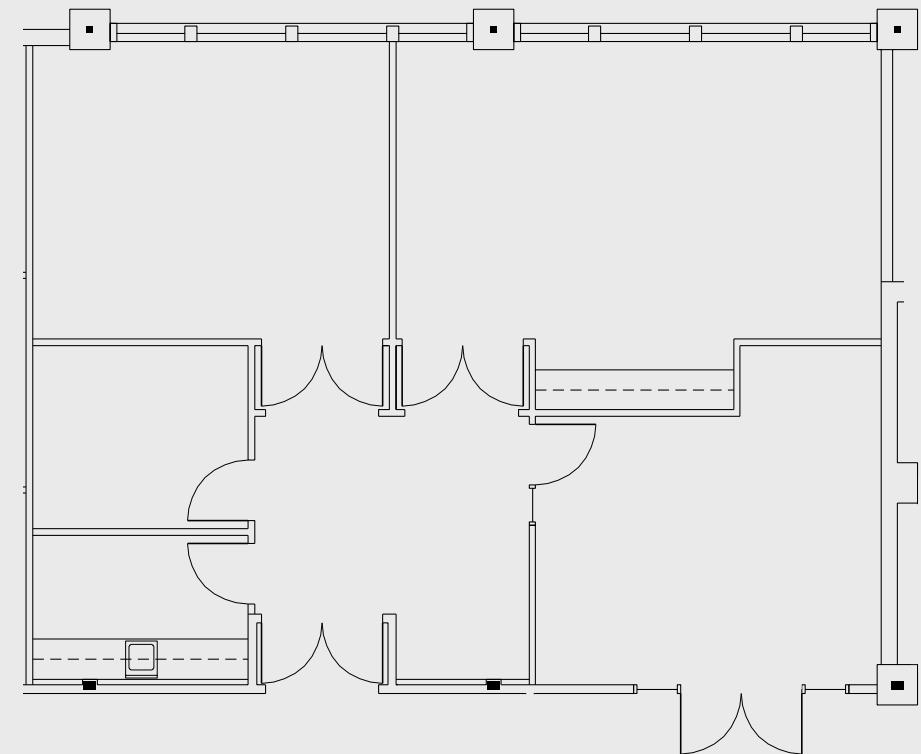
## AMERICAN RIVER DRIVE

SUITE 160 | ±1,575 SF

SPECULATIVE BUILD-OUT



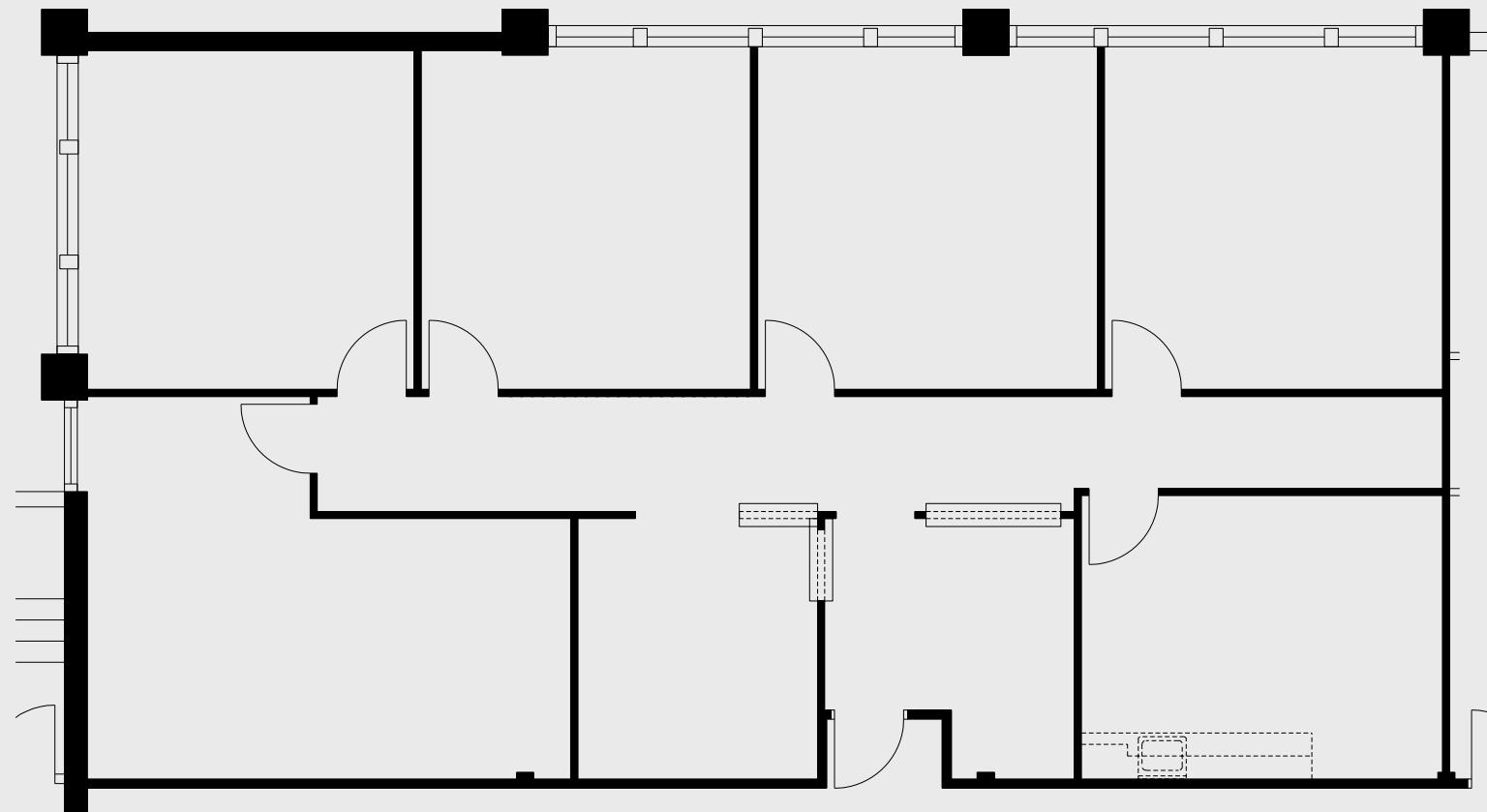
EXISTING BUILD-OUT



# 3620

AMERICAN RIVER DRIVE

SUITE 215 | ±2,209 SF

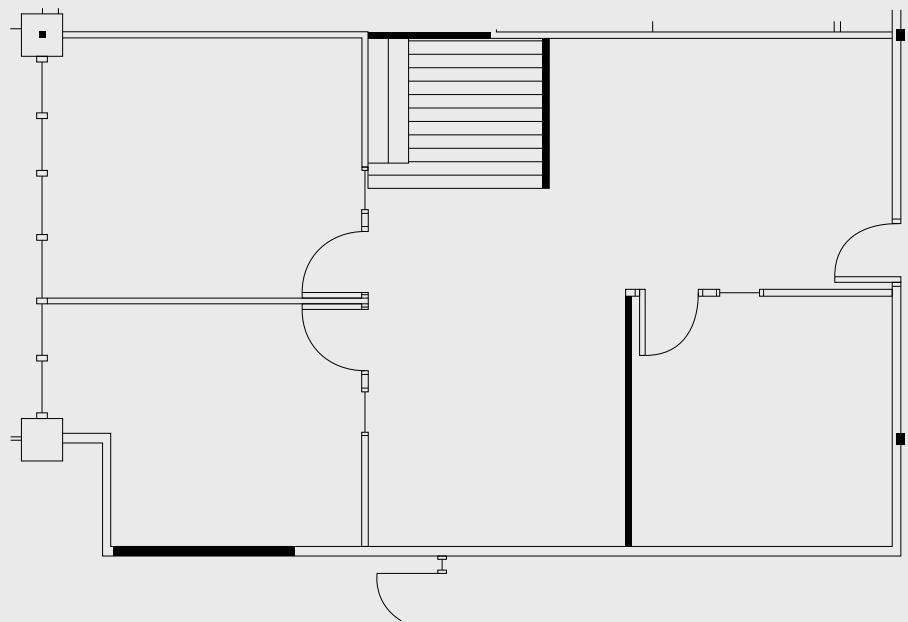


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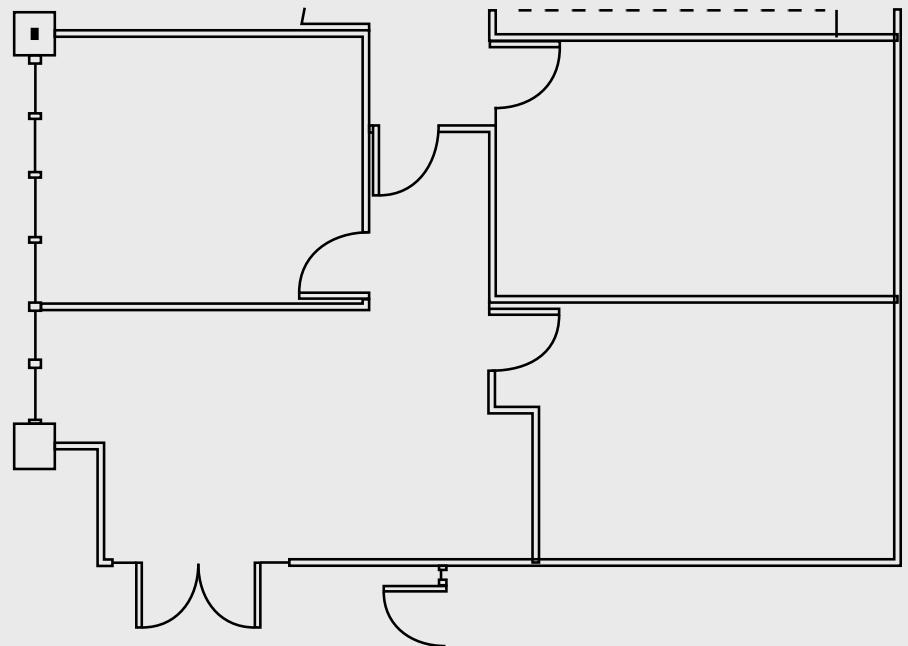
AMERICAN RIVER DRIVE

SUITE 235 |  $\pm 1,215$  SF

SPECULATIVE BUILD-OUT



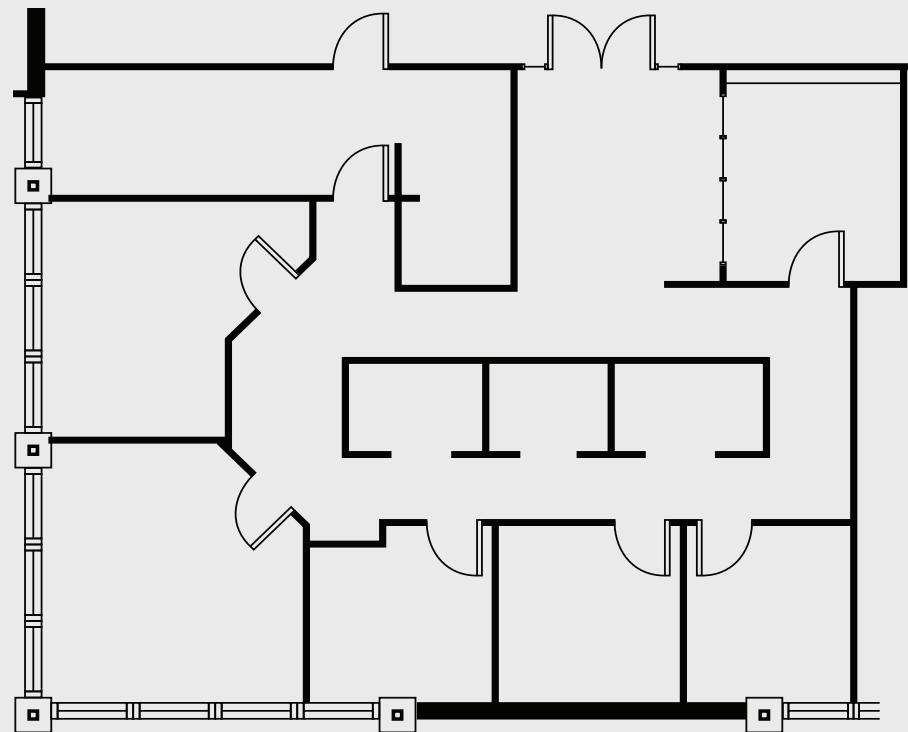
EXISTING BUILD-OUT



# 3620

AMERICAN RIVER DRIVE

SUITE 250 | ±1,908 SF





FOR MORE INFORMATION, CONTACT

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