

FOR SUBLEASE:

3600 American River Drive Sacramento

SUITE 280

±895 RSF

- Master Lease expires 12/31/2026
- Large open area with 2 large offices & kitchen area
- The office complex offers a range of desirable amenities for tenants including on-site property management, common conference room, tenant lounge, gym with lockers & showers
- Key-card entry systems provide around-the-clock security and convenience.



NEWMARK

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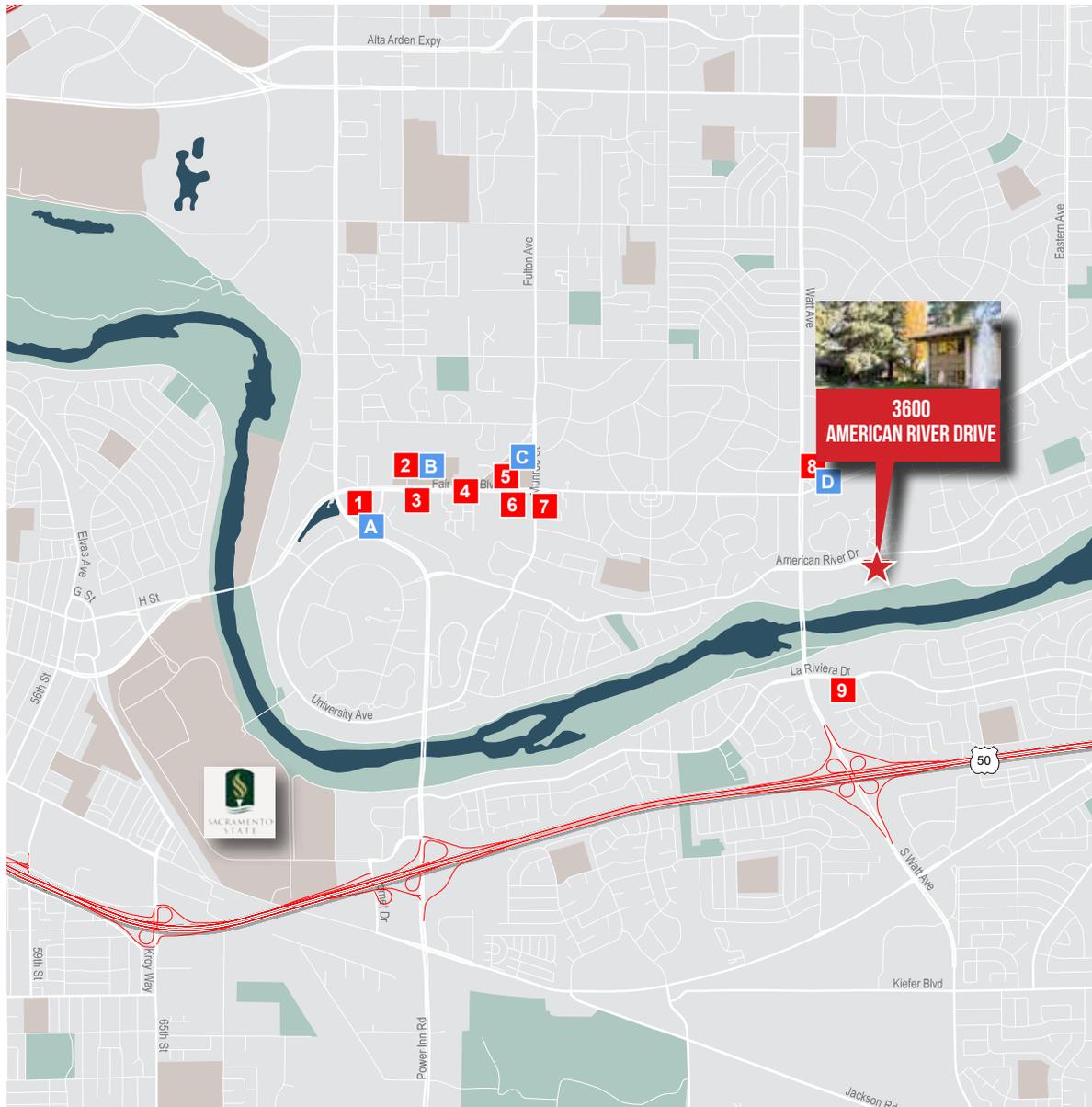
JODIE ROBINSON

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LOCATION, LOCATION, LOCATION



RESTAURANTS

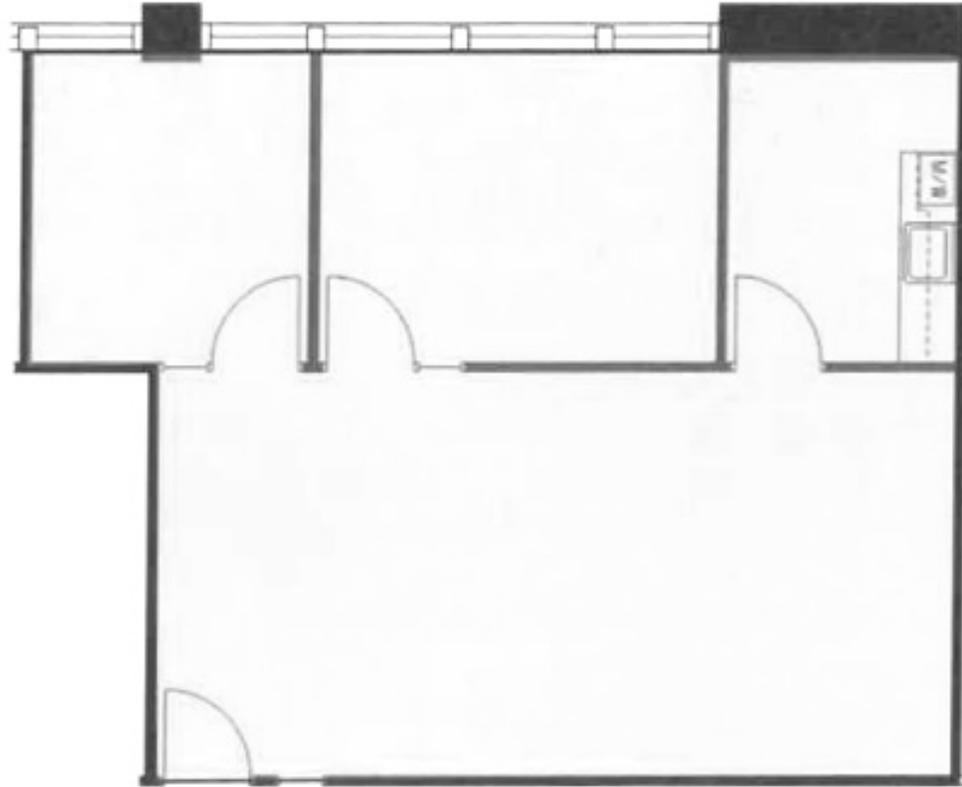
- 1** Pieology, Starbucks, Menchie's, Aji, Zocalo, Organic Coup, Buckhorn Grill, Capitol Beer & Tap Room
- 2** Wildwood Kitchen & Bar, Cafe Bernardo, Ruth's Chris Steakhouse, Piatti
- 3** McDonald's Domino's Pizza
- 4** Ettore's Bakery & Cafe, Roxy Restaurant & Bar
- 5** Noodles and Company, Jamba Juice, Boudin SF, Smashburger, Noah's Bagels, Nothing Bundt Cake, Chipotle, Beach Hut Deli, Jacks Urban Eats, Lemon Grass, Thai House
- 6** Pete's Coffee, Miyagi Bar & Sushi
- 7** Temple Coffee Roasters, Heat Shabu Baru, The Parlor Ice Cream Puffs
- 8** Starbucks, Dukes Plates and Pints, Danielle's Creperie, Vinoteca Restaurant & Bar
- 9** River's Edge Cafe, Jack in the Box, Pitch and Fiddle
- 10** Pine Tree House, TOGO's Sandwiches, A1 Foods

SERVICES/RETAIL

- A** Safeway, AT&T, Citibank, US Bank
- B** Williams-Sonoma, Chicos, Talbots, Jos A. Bank
- C** Save Mart, The UPS Store, Sports Clips, Bank of the West
- D** Chase Bank, Verizon, Golden 1 Credit Union

FLOOR PLAN

±895 SF - Suite 280



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