



For Lease

Campus Commons Center | 2335 American River Drive



OFFICE SPACE AVAILABLE
±1,722 to ±7,807 RSF

ALEXIS GARRETT
+1 916 491 4316
alexis.garrett@am.jll.com
RE License # 01836361

BERNARDO HUBBARD
+1 916 491 4322
bernardo.hubbard@am.jll.com
RE License # 02140127



For Lease



Campus Commons Center | 2335 American River Drive



– **New creative Tenant Improvements!**

- Highly visible location
- Abundant parking 4.73/1,000 SF
- Secured covered parking available
- Excellent freeway access
- Tenant Improvement allowance available
- Move-in ready office space

- Situated near local restaurants and numerous retail
- Adjacent to Rio Del Oro Sports Club
- One block away from The UV retail center
- Two blocks from The Pavilions & Loehmann's Plaza

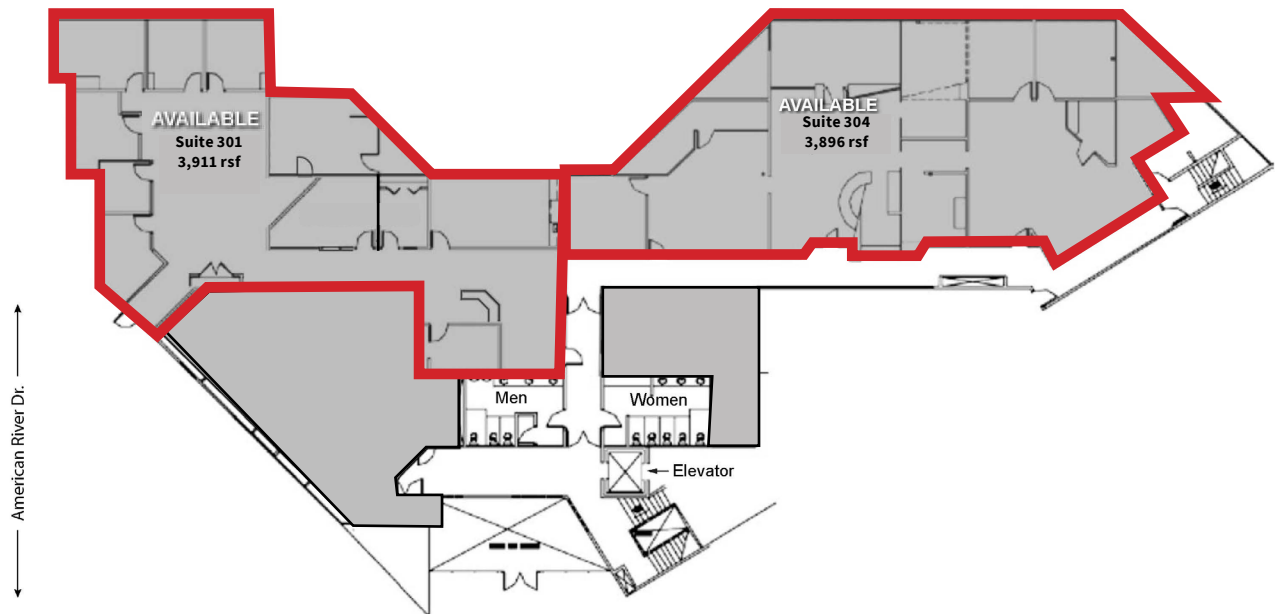
Third Floor

Suite 301 - ±3,911 rsf

Suite 301/304 Combined - ±7,807 rsf

[Suite 304 Virtual Tour](#)

Suite 304 - ± 3,896 rsf



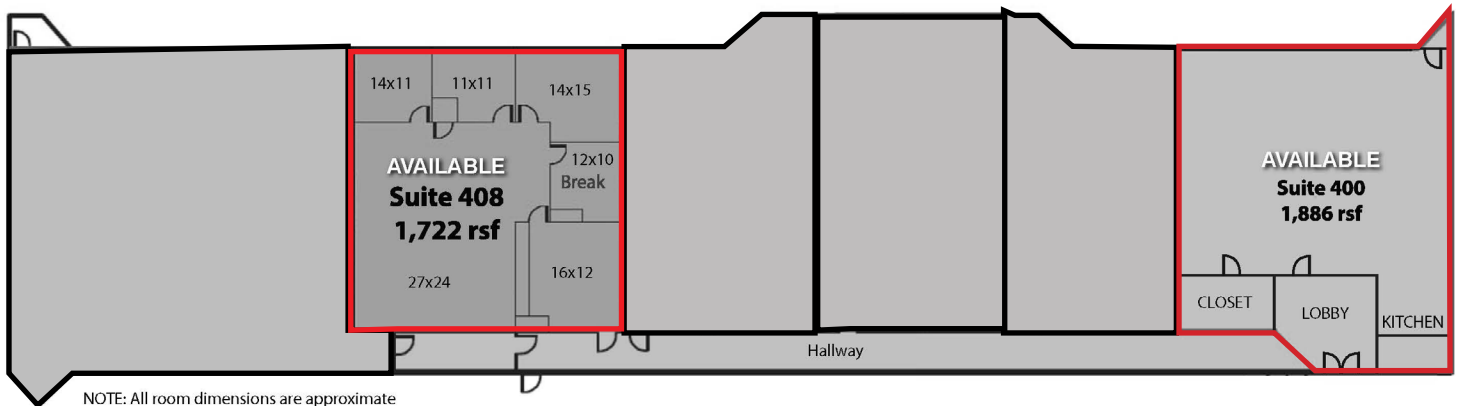
For Lease



Campus Commons Center | 2335 American River Drive



Fourth Floor



NOTE: All room dimensions are approximate

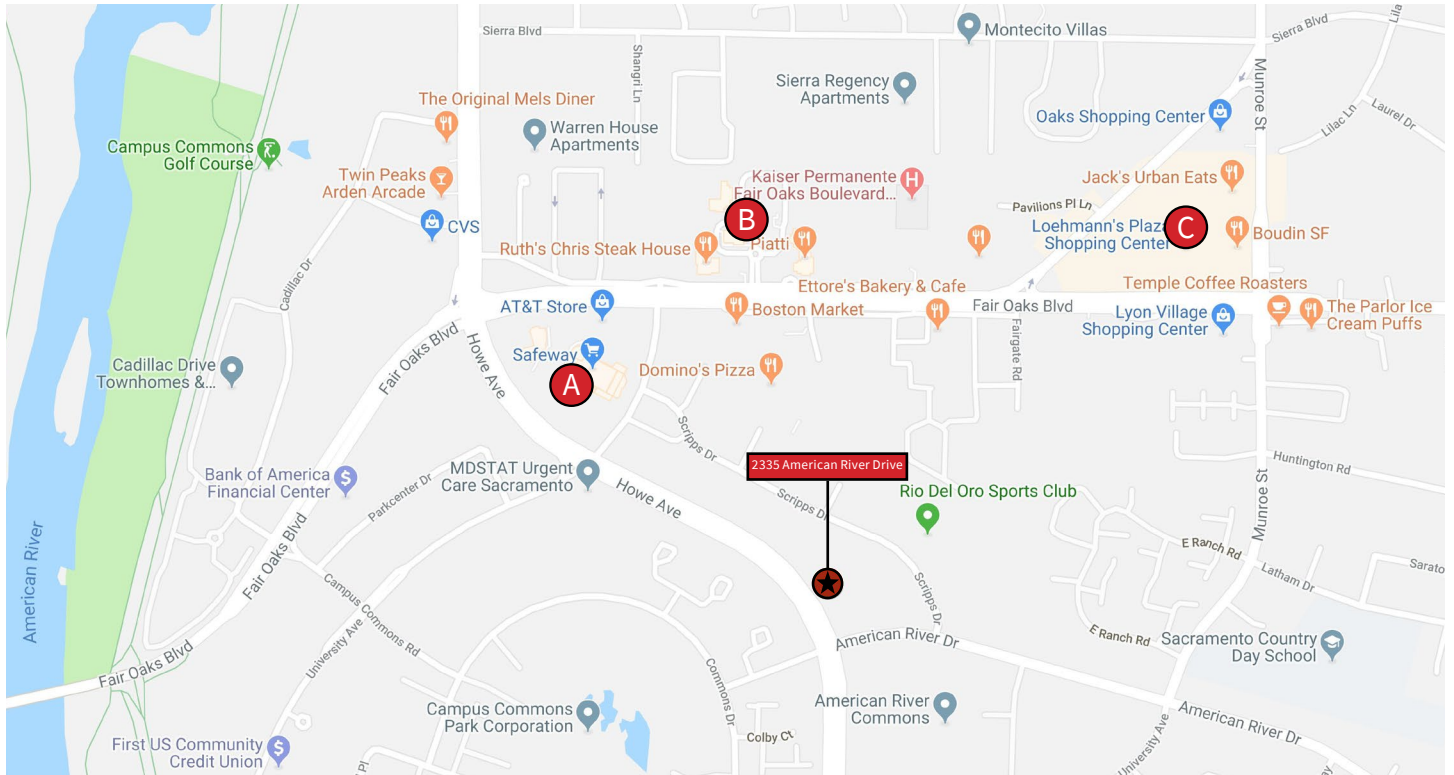
Suite 400 - ±1,886 rsf
Suite 408 - ±1,722 rsf



For Lease



Campus Commons Center | 2335 American River Drive



The UV A

- Starbucks
- Buckhorn Grill
- Drybar
- Poke Noke
- Zocalo
- AT&T
- Pieology
- Safeway

Pavilions B

- Cafe Bernardo
- Julius
- J.Jill
- Williams Sonoma
- Platti Ristorante
- Soma
- Talbots
- Ruth Chris Steakhouse

Loehmann's Plaza C

- Chipotle
- Jamba Juice
- GNC Live Well
- Smash Burger
- Jack's Urban Eats
- Noah's Bagels
- Papa Murpheys
- Grateful Bread

ALEXIS GARRETT

+1 916 491 4316
 alexis.garrett@am.jll.com
 RE License # 01836361

BERNARDO HUBBARD

+1 916 491 4322
 bernardo.hubbard@am.jll.com
 RE License # 02140127

© 2022 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.