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Office space available for lease

2335 American River Drive
Sacramento, CA

Kris Reilly

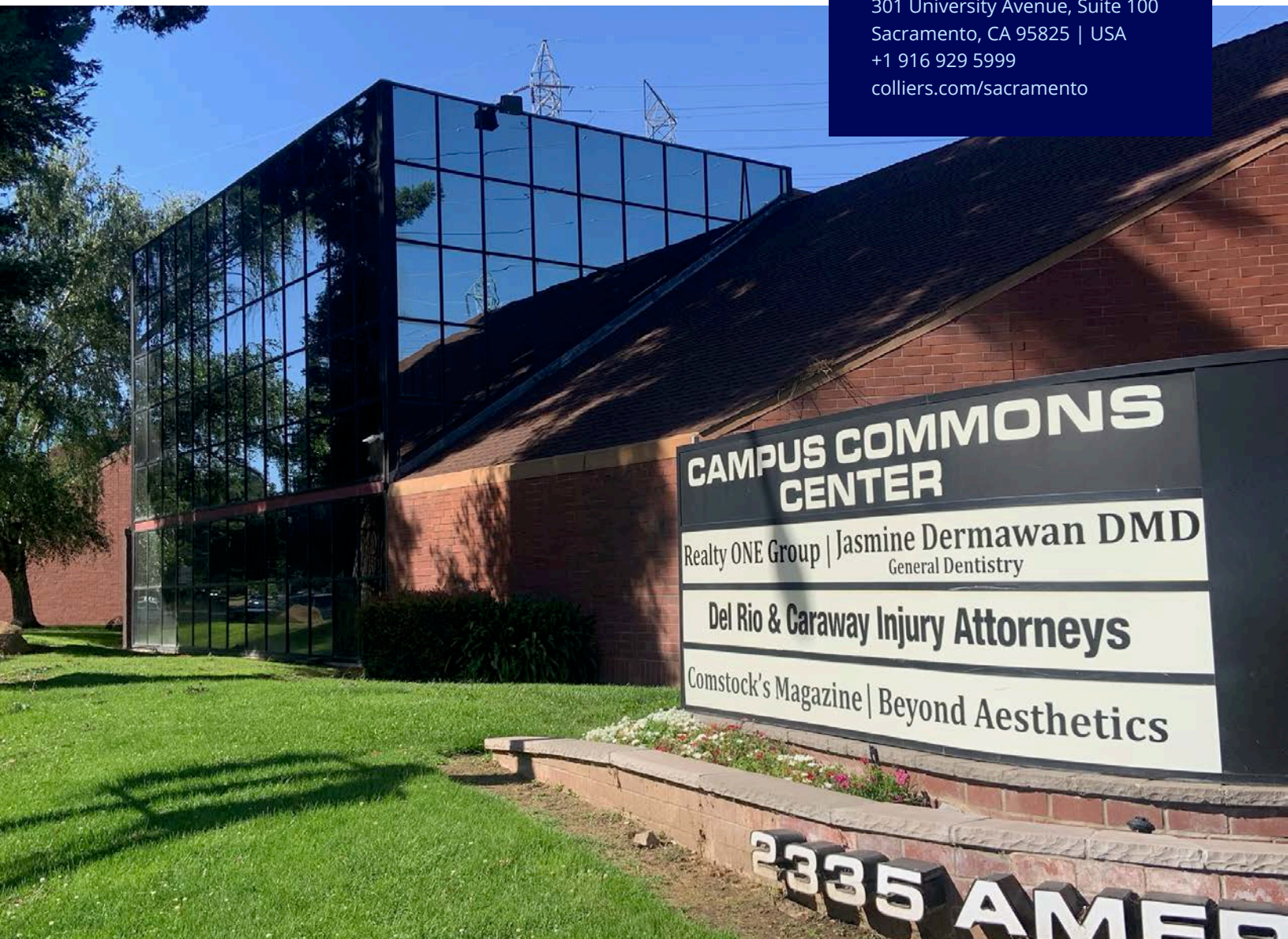
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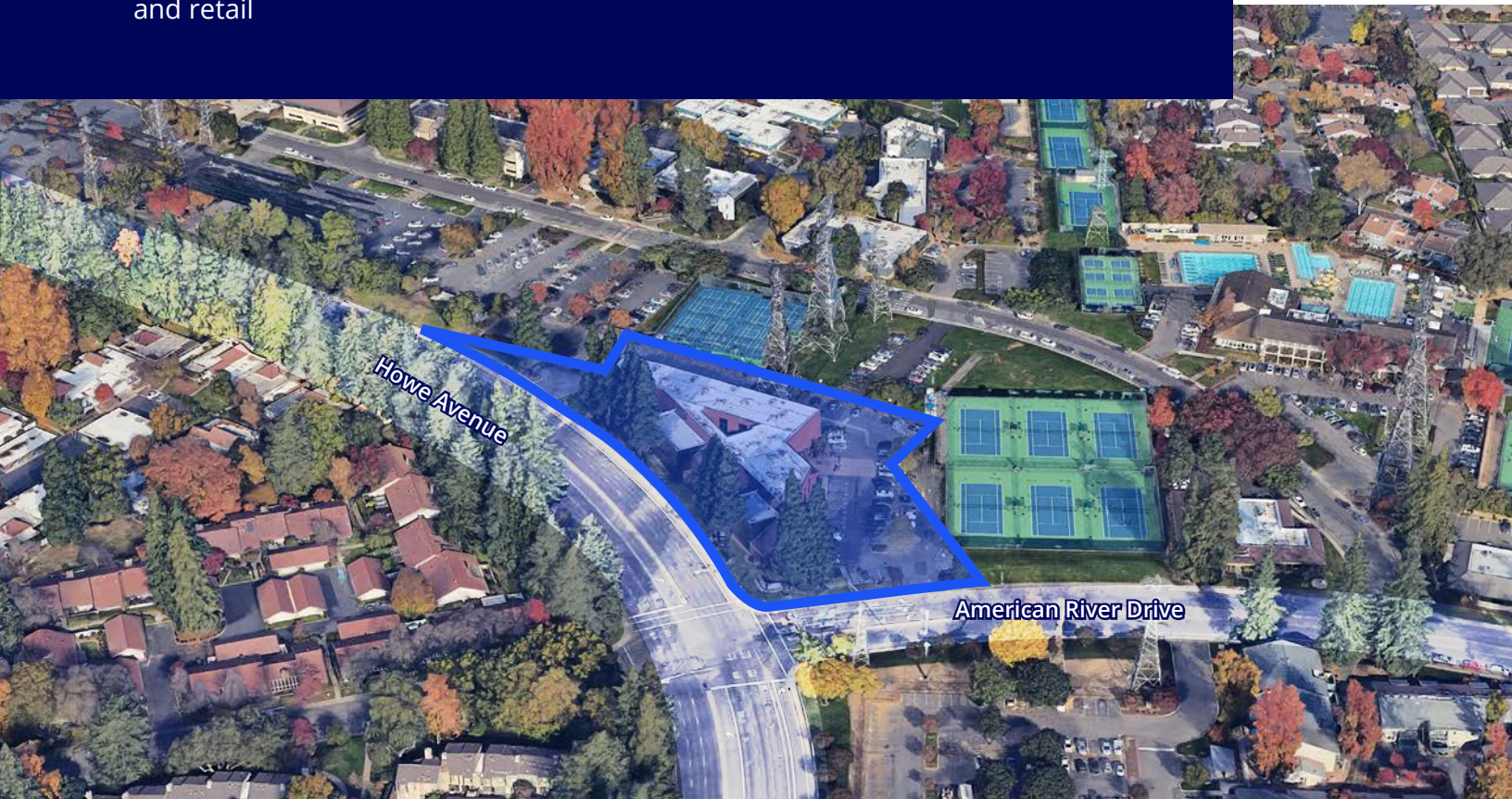


Located in one of Sacramento's most established office environments

Positioned along the highly traveled Howe Avenue corridor, 2335 American River Drive offers a strong combination of visibility, identity, and accessibility in one of Sacramento's most established office environments. The building's distinctive red brick and glass façade creates a professional presence, complemented by both monument and building signage opportunities that enhance tenant exposure along two busy thoroughfares. Recent renovations to the common areas, including the lobby and restrooms, provide a clean, updated interior experience that aligns with today's tenant expectations. Covered parking adds convenience for both employees and visitors, while the signalized corner location allows for efficient access and strong daily traffic counts. Surrounded by mature neighborhoods and in close proximity to the American River Parkway, the property offers a balanced setting that combines professional appeal with nearby amenities and outdoor access—an increasingly important draw for tenants seeking both functionality and environment.

Highlights

- Move-in ready office space
- Highly visible location
- Situated near numerous restaurants and retail
- Excellent freeway access
- Creative tenant improvements
- Monument signage opportunities





Tenant Suite



First Floor Lobby

Availabilities

- Suite 200: ±11,945 RSF
- Suite 301: ±3,911 RSF
- Suite 304: ±3,896 RSF
- Suite 301/304: ±7,807 RSF
- Suite 400: ±1,886 RSF
- Suite 404: ±1,126 RSF



Courtyard Entrance



Monument Sign

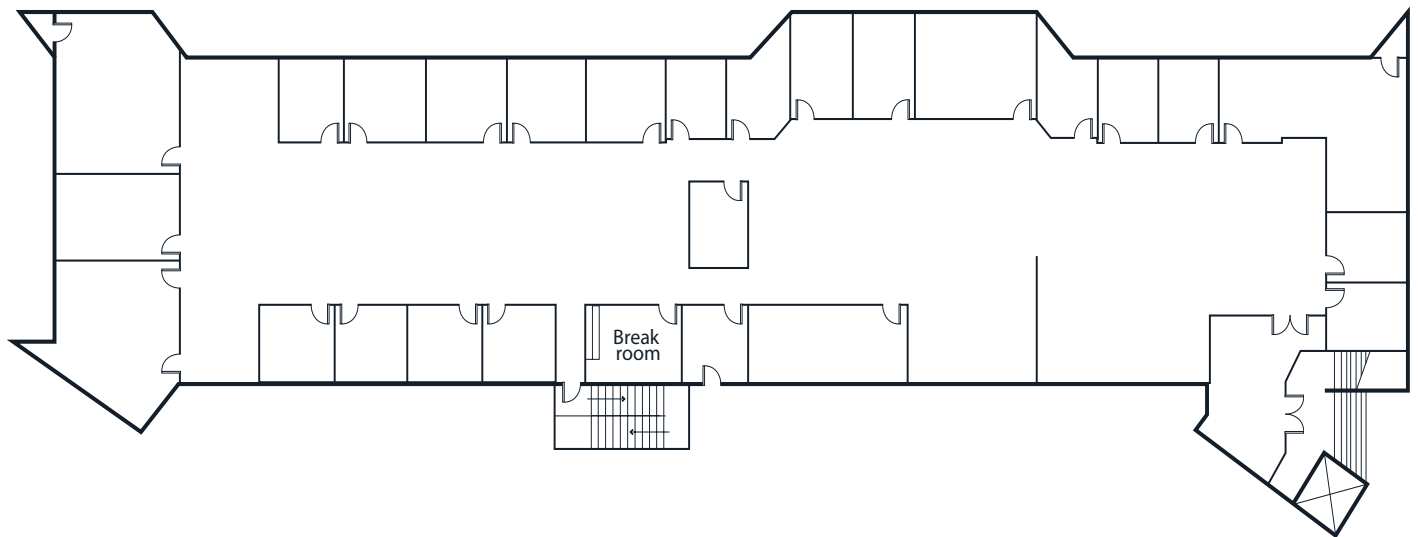


Underground Parking

Floor Plan

Second Floor

Suite 200: ±11,945 RSF



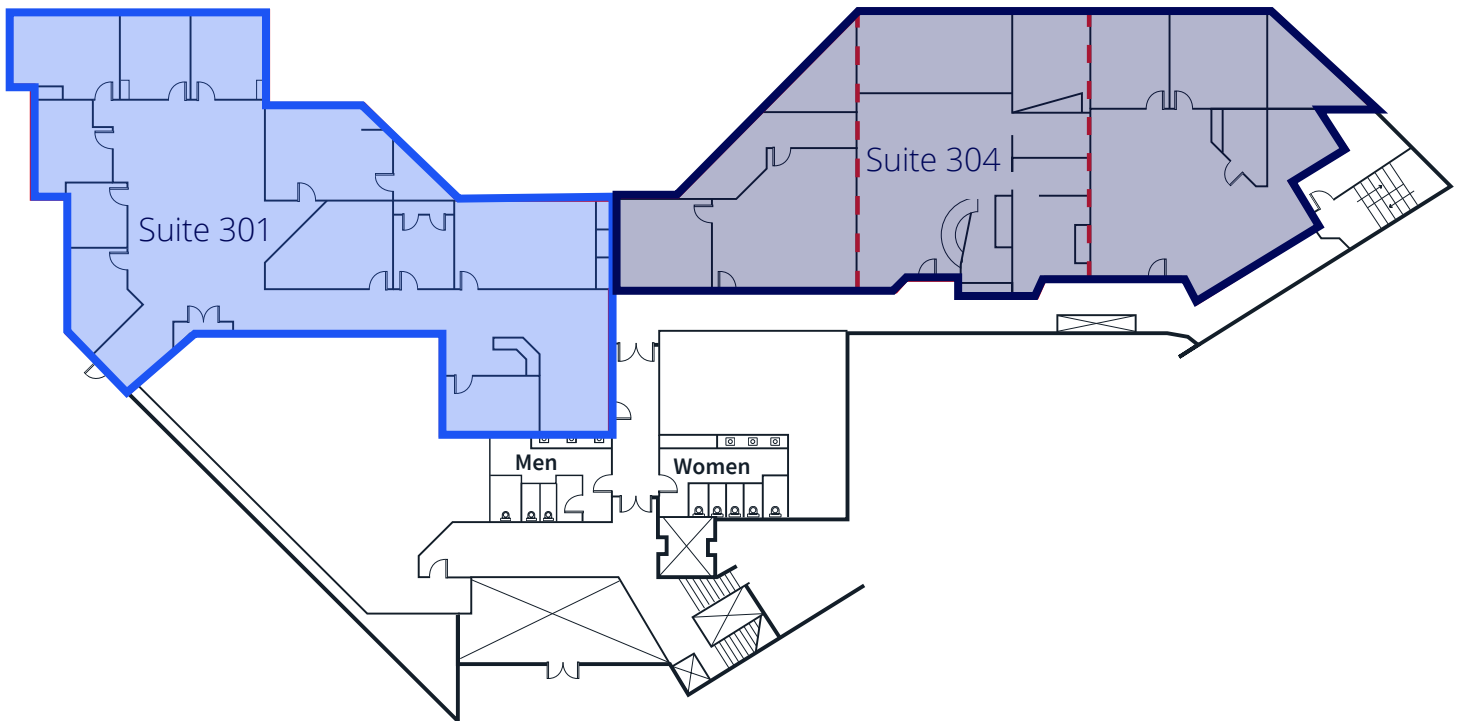
Floor Plan

Third Floor

Suite 301: ±3,911 RSF

Suite 304: ±3,896 RSF

Suite 301/304: ±7,807 RSF

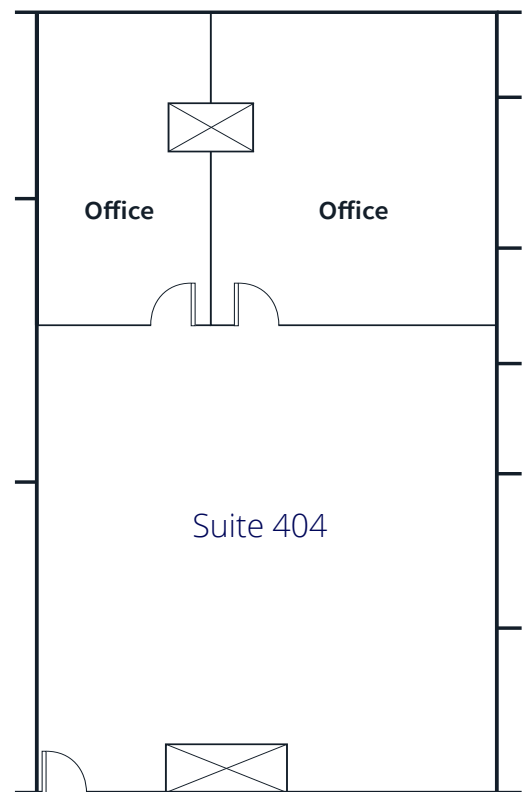
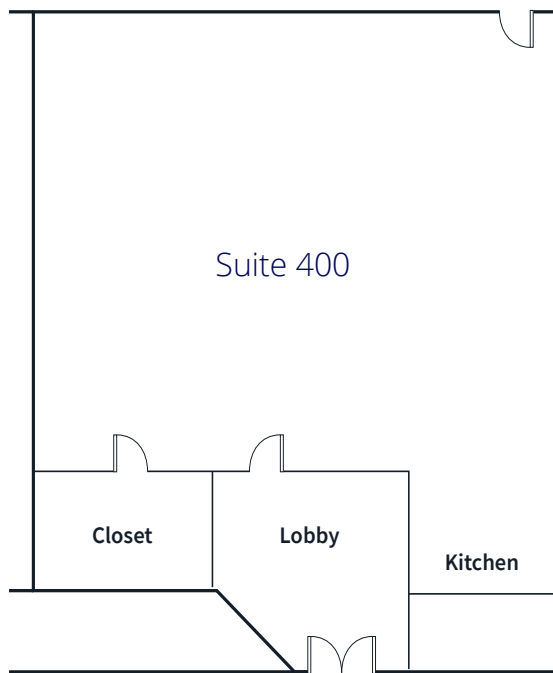


Floor Plan

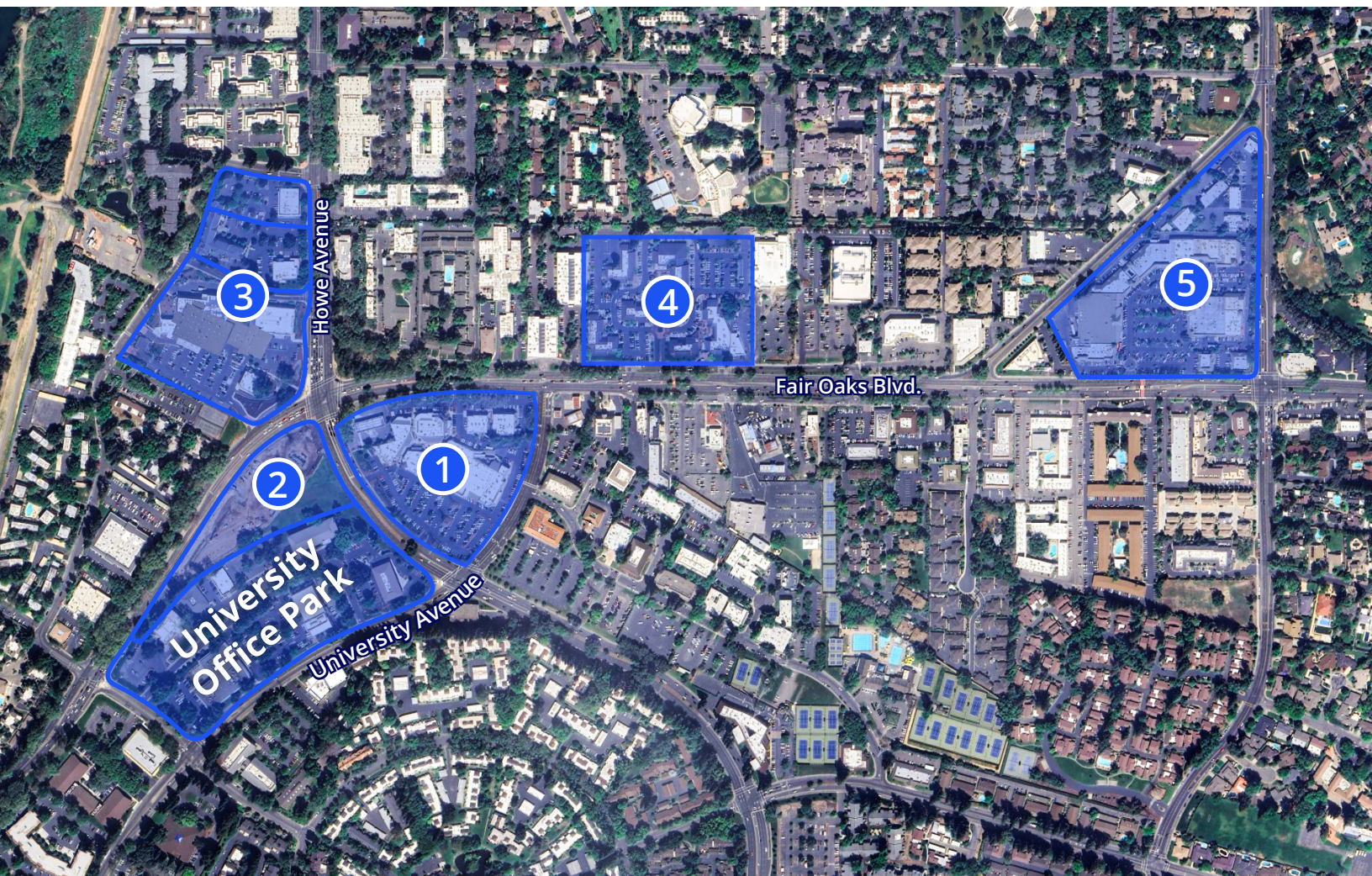
Fourth Floor

Suite 400: ±1,886 RSF

Suite 404: ±1,126 RSF



Nearby Amenities



#1 > THE UV

- › Buckhorn BBQ
- › Zocalo
- › Menchie's Frozen Yogurt
- › Bennett's Kitchen & Bar

› Capitol Beer and Tap Room

- › Citi Bank
- › Noble Nails
- › Dry Bar
- › AT&T

#2 > THE BOULEVARD

- › Urban Plates
- › Tasty Dumpling
- › Sweetgreen
- › Cold Stone Creamery
- › The Melt

#3 >

- › Raley's
- › Starbucks
- › CVS
- › Orange Theory Fitness

#4 > THE PAVILIONS

- › Ruth's Chris Steak House
- › Wildwood Kitchen & Bar
- › Cafe Bernardo
- › Piatti Ristorante & Bar

#5 > LOEHMANN'S PLAZA

- › Thai House Restaurant
- › Jacks Urban Eats
- › Beach Hut Deli
- › Chipotle Mexican Grill

› Noah's Bagels

- › Jamba Juice
- › Boudin SF
- › Bento Box
- › Bank of the West

2335

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